



NEXT
NGAWEST
NORTH ST. LOUIS

*The catalytic anchor to create
a vibrant urban community*







**OFFICE OF THE MAYOR
CITY OF ST. LOUIS
MISSOURI**

**FRANCIS G. SLAY
MAYOR**

December 11, 2015

**CITY HALL - ROOM 200
1200 MARKET STREET
SAINT LOUIS, MISSOURI 63103-2877
(314) 622-3201
FAX: (314) 622-4061**

Mr. Robert Cardillo, Director
National Geospatial-Intelligence Agency
7500 GEOINT Drive
Springfield, Virginia 22150

Dear Director Cardillo,

The City of St. Louis is very proud to be home to the National Geospatial-Intelligence Agency (NGA) and its dedicated employees, which have played an important role not only in our nation's history, but also in our City's. I am convinced that the NGA has an even greater part to play in our future.

The NGA is vital to our City's economic health, and its relocation to North St. Louis will reinvigorate a significant urban area of our community. Moving the NGA to North St. Louis City would create the biggest economic impact out of the four sites under consideration. The City of St. Louis is the only location that stands to lose if not selected. There is real, tangible economic harm to the City if it does not retain the NGA; unlike the other three locations, which stand to gain but have nothing to lose if not chosen.

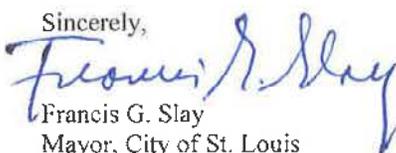
The NGA has the ability to become an anchor catalyst for development in a neighborhood that has experienced decades of disinvestment and still suffers the effects of a failed federal housing project. It has the promise of moving a community forward, bolstered by multiple federal initiatives in and around its potential new neighborhood; including, Strong Cities, Strong Communities (SC2), Promise Zone, and Choice Neighborhood.

The many benefits to the future of both St. Louis and NGA are immeasurable, promising and exciting. As this project will more closely connect the City's North side to a thriving Downtown, this opportunity will be the pivotal moment in the history of the neighborhood and the City.

I take pride in the development of our City and how resilient we have been, and I strongly believe that the NGA will be the driving force to pull this neighborhood back into its glory. It has a diversity of housing opportunities and the population to support new amenities and infrastructure enhancements, which will be built by a skilled labor force. The benefit to the community and the City will be unprecedented.

We are honored to have the NGA in the City of St. Louis and committed to making the decision to keep it here as easy as possible.

Sincerely,


Francis G. Slay
Mayor, City of St. Louis



“each Federal agency shall make achieving environmental justice part of its mission by identifying and addressing, as appropriate, disproportionately high and adverse human health or environmental effects of its programs, policies, and activities on minority populations and low-income populations ”

— Presidential Executive Order 12898

Intent of this Document, Second Edition:

This is a second edition briefing book that summarizes the proposal to the National Geospatial-Intelligence Agency (NGA) on behalf of the City of St. Louis. New items are identified in blue text.

It includes a section to address content in the Draft Environmental Impact Statement (DEIS) and available public comments.

Upon review of the DEIS findings, the City of St. Louis is confident that our site is the **best strategic decision** for NGA, its employees and the Nation.

The North St. Louis site is endorsed by overwhelming federal, state and local support and two Presidential Executive Orders. However, it is imperative that ethical factors are also key determinants for the location of NGA. The decision for NGA to stay in the City will not only have a positive affect on **NGA employee retention and recruitment**, but also on the quality of life of both existing and future residents of the City. This decision will be the stimulant for the **revival of a community**. NGA's strong presence and their commitment to embrace this neighborhood will have unparalleled positive effects for decades.

Table of Contents

Executive Summary	
Regional Context.....	1
Next NGA West Site.....	4
DEIS Response.....	12
North St. Louis NGA Initiative.....	20
NorthSide Regeneration, LLC Redevelopment Plan Summary.....	24
Conclusion	26
Letters of Support.....	27

***Addition of information for Second Edition**

Executive Summary

Selecting North St. Louis for the next NGA West headquarters will energize the **next great St. Louis neighborhood**. We are a city of great neighborhoods, and all the planning, regulatory and financial pieces are in place to make this area prosper. The City is committed to making a series of bold infrastructure, transportation and park investments under the North St. Louis NGA Initiative, described herein. These public investments will provide improved access, not only to the next NGA West site, but to a host of public and privately owned land surrounding the site. The City and State have both passed legislative action providing over \$100 million for the City to complete site preparation for the next NGA West including; site assemblage under one ownership, environmental cleanup, demolition of structures, street and alley vacation, re-routing of utilities, and improved access to the site from major interstates. The City has taken all steps necessary to secure commitments and funding to deliver a unified, clean site of 99 acres.

This proposal is led by the City of St. Louis with the support and cooperation of regional and state agencies. The selection of this site for the next NGA West headquarters will create an economic stimulus to revitalize the community and support the North St. Louis NGA Initiative. The most important attributes of the site are its **urban location and connectivity**. This site offers the following attributes that are most valued by employees:

- Urban location with many social, economic and lifestyle opportunities
- Proximity to downtown St. Louis
- Access to Missouri and Illinois living opportunities
- Access to the region's most desirable neighborhoods
- Access to diverse housing choices and price points
- Access to a diversity of education, recreation, entertainment and cultural activities
- Alternative transportation choices
- Proximity and access to Lambert International Airport

“Executive Order 12072, entitled “Federal Space Management,” requires all Executive agencies that have a mission requirement to locate in an urban area to give first consideration to locating Federal facilities in central business areas, and/or adjacent areas of similar character, to use them to make downtowns attractive places to work, conserve existing resources, and encourage redevelopment. It also directs Executive agencies to consider opportunities for locating cultural, educational, recreational, or commercial activities within the proposed facility.”

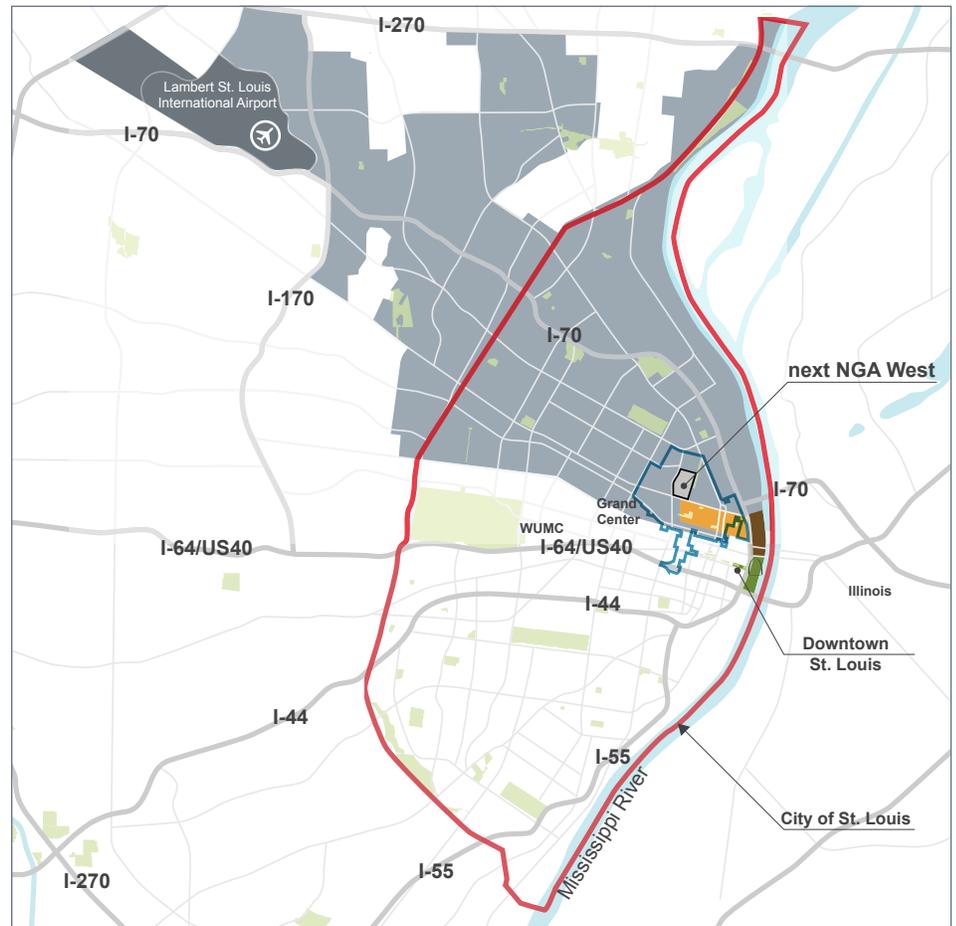
— Cornell University Legal Information Institute



Downtown St. Louis has enjoyed a growing revitalization in recent years, from renovated historic loft buildings to a growing scene of new restaurants, shops and services. St. Louis is rising once again with an influx of people and investment into downtown. According to the 2015 Downtown St. Louis Residential Occupancy Report downtown population has increased 133% in the last 10 years to 8,300 residents. This economic revitalization has spread rapidly west through Grand Center and has now extended to the Cortex Innovation Community and Washington University Medical Center. Here there has been a rapid increase in high tech and life sciences innovators at Cortex, a new IKEA store, and multiple new buildings under construction including over \$1.5 billion in new clinical and research facilities.

These investments, combined with downtown successes, are attracting new young creative professionals into the city. Property values are increasing and development is happening. In the past 10 years the area known as Old North St. Louis has gone from a neighborhood of urban pioneers to a stable, vibrant and diverse community. The NorthSide Regeneration Redevelopment Plan was approved in 2009 with an associated \$390 million in Tax Increment Financing (TIF) focused on bringing new infrastructure, transportation, parks and amenities to North St. Louis. The plan will yield improved sustainable infrastructure along with thousands of permanent jobs and over 10,000 new construction jobs.

The next NGA West site location in North St. Louis will leverage federal support.



- 2014 Strong Cities, Strong Community
- NorthSide Regeneration, LLC TIF Boundary
- 2015 Promise Zone
- 2015 Choice Neighborhood
- 2015 North Riverfront Open Space and Redevelopment Plan
- 2015 CityArchRiver

Important **federal initiatives** are also committed to North St. Louis. In January 2015, Urban Strategies, a local non-profit, received a \$500,000 **Choice Neighborhood** Planning Grant to plan the revitalization of Preservation Square housing and the surrounding area. A Transformation Plan is now underway to create opportunities for people to access better housing, education, health and economic development. The neighborhood will soon be eligible for an Implementation Grant to make the Plan a reality with a potential \$30 million in federal funding. **Strong Cities Strong Communities (SC2)** is collaborating with the City of St. Louis providing technical advice and expertise from federal inter-agency teams for City and Regional planning with the goal of creating jobs and opportunities for communities to regain economic stability. In addition, St. Louis was named as one of eight federal **“Promise Zones,”** creating an opportunity to address poverty for the next 10 years with technical assistance, federal staff support and preferential access to federal funding.



*“You can’t rely on bringing people downtown,
you have to put them there.”*

— Jane Jacobs, *The Death and Life of Great American Cities*



North St. Louis has numerous operating businesses, schools and churches in the area.

Photo courtesy of Civitas, Inc.

The next NGA West will create an estimated **1,350** construction jobs for the \$1.6 billion project. In addition, the North St. Louis NGA Initiative planned infrastructure improvements will add thousands of additional construction jobs and a significant number of new permanent jobs with the addition of new office, retail, hospitality and health amenities to the community.

The site is surrounded by City and NorthSide Regeneration, LLC owned land, making near term development imminent. One of the largest pieces of that land, the former Pruitt-Iggoe site, is one of the first logical sites for the development of community services and amenities. In fact, this site location has a recently approved Certificate of Need (CON) and is moving forward with the approval process for design and construction of a three bed urgent care facility. This effort is underway for final approvals and development, with a proven successful health care organization to operate the facility. The overall site will be divided into urban-sized blocks to support compact mixed-use development and additional community and healthcare services.

We are excited and ready to go!

***Adjustment of information for Second Edition due to extension of construction period to 5 years from original assumption of 2 years.**

“We understand that NGA will not, by itself, stay ahead of technology trends. Thus, we must become better at finding and exploiting the innovations of others.”

— Robert Cardillo, Director, NGA

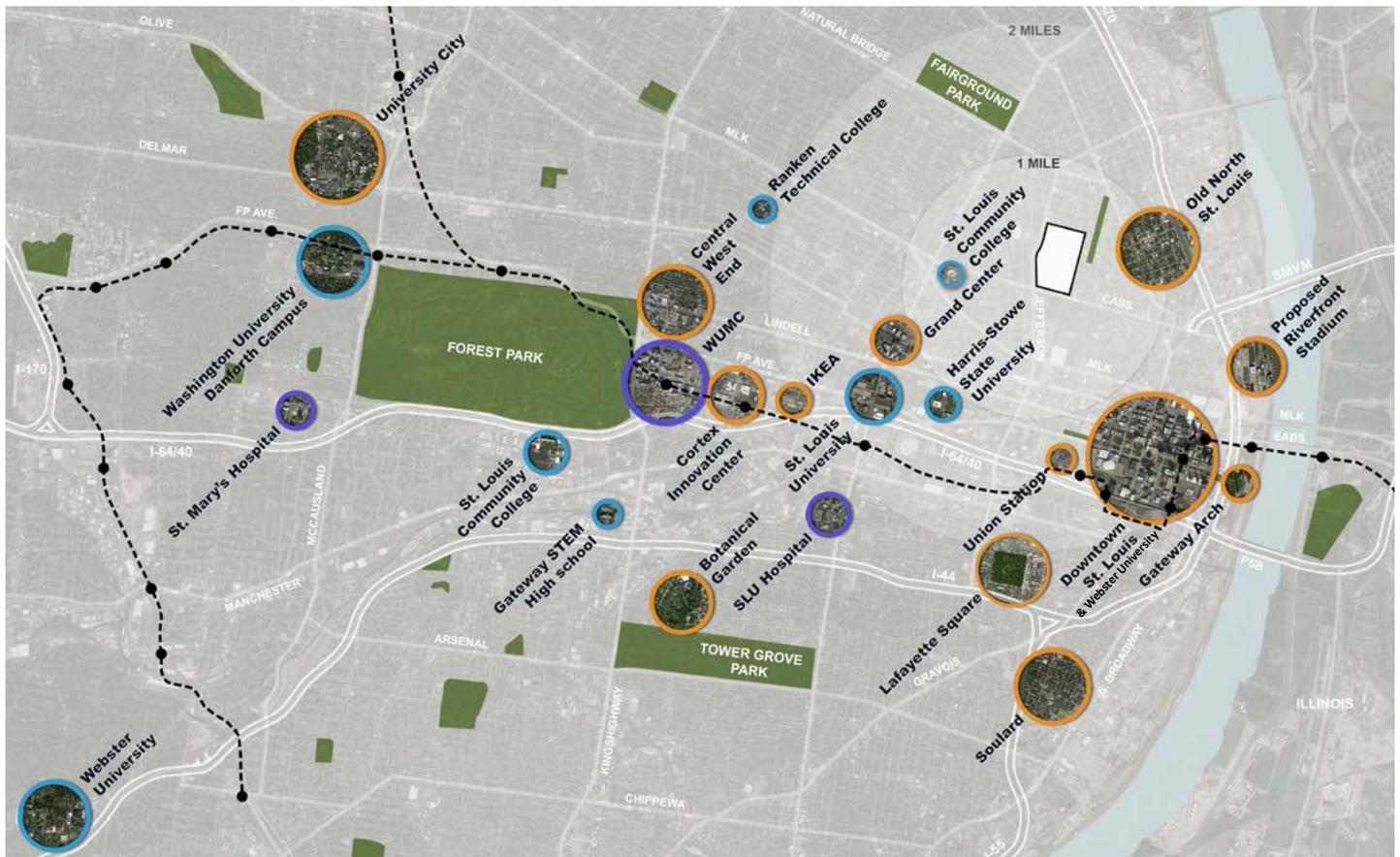


Regional Context

The North St. Louis next NGA West site is adjacent to downtown and less than five miles from the existing NGA site. It is at the center of a well-planned and funded urban development area. The site is connected with an urban street grid, bus services, nearby MetroLink, bicycle network, and a mix of uses and destinations. A multitude of amenities, health services and entertainment venues already exist in the area, and additional amenities are envisioned as part of multiple planned projects.

A large number of higher education institutions and technology related businesses are located nearby as well, offering a unique opportunity for collaboration and recruitment and retention of employees. **For over forty years Webster University has had a downtown campus and recently moved into the newly renovated Arcade Building. Their “Gateway Campus”, as it is called, is the**

base of operations for Webster’s Cyber Research Institute (CRI). The Institute offers a Masters in Cybersecurity and has declared its mission as being a global research learning environment for fostering advancement in, and understanding of, the nature of cyberspace and its impact on the human condition. We feel certain if NGA employees are newly located just five minutes north of the Gateway Campus they will take advantage of the education offered at the CRI. Another downtown venue, T-REX, offers a coworking space and technology incubator, bringing together a diversity of talent and opportunity. In addition, Cortex Innovation Community, a growing innovation hub and technology district, is only two miles away, adjacent to the Washington University Medical Center. The combined Medical Center/Cortex district already includes 30,000 employees and is experiencing explosive growth, with over \$1.5 billion in new investment currently underway.



- Health Facilities
- Educational Facilities
- Neighborhoods/Key destinations

St. Louis great neighborhoods, destinations and local amenities.

*Addition of information for Second Edition

Numerous projects recently completed or underway have brought energy and continued investment into the area. The downtown Citygarden on the Gateway Mall has been transformative with its constantly high level of activity. The CityArchRiver project is under construction at the Gateway Arch, which includes a deck over the freeway and a major enhancement to the Jefferson National Expansion Memorial museum. The energy is extending north with a new North Riverfront Open Space and Redevelopment Plan and the recently released Riverfront Stadium Plan.

The next NGA West location fits directly into the highly effective Downtown Next Vision Plan, the NorthSide Regeneration Plan, the 5th Ward Neighborhood Plan, and is supported by the current North St. Louis NGA Initiative. The City's concerted efforts in planning have sparked \$4.5 billion in new investment in the downtown area, and the opening of a new IKEA store at Cortex signals that new investments in growth and housing are here to stay.



"Washington University's mission is to discover and disseminate knowledge, and protect the freedom of inquiry through research, teaching, and learning." - Washington University in St. Louis website
Photo courtesy of Washington University in St. Louis



St. Louis Avenue north of the next NGA West site proudly displays the history of the neighborhood with stunning architecture.
Photo courtesy of Civitas, Inc.



"Saint Louis University is a major research institution where premier researchers tackle local and global challenges. With a commitment to community service, many courses integrate service into academics with over a million service hours each year."
-Saint Louis University website
Photo courtesy of romeofthewest.com

MetroLink carries almost 54,000 riders a day and connects to a series of MetroBus lines at the Civic Center station on N. 14th Street.
Photo courtesy of Citizens for Modern Transit

Existing Vehicular & Transit Access

The site is accessed directly from I-70 on the north from N. Jefferson Avenue, by the new Stan Musial Veterans Memorial Bridge on Cass Avenue which connects 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 regional bus routes and the closest MetroLink stop is only 1.5 miles from the site, making it easy to take a bus or bicycle. Approximately 50,000 residents live within a two mile radius of the intersection of N. Jefferson and Cass Avenues. Approximately 2/3 of NGA employees currently reside in Missouri.



- Major Streets
- MetroLink
- Freeways
- Next NGA West Site

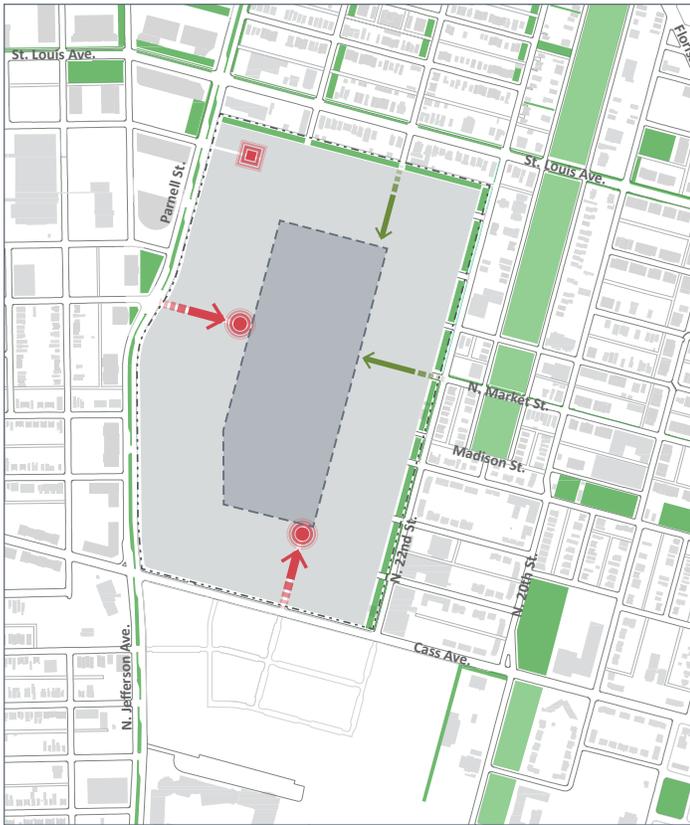
Existing & Planned Open Space

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 Great Rivers Greenway (GRG) regional trails and 150 miles of Bike St. Louis 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.



- MetroLink
- Existing bike access
- - - Planned bike access
- Parks

*Addition of information for Second Edition



Next NGA West Site

General Site Framework

With a 500 foot security buffer, this 99-acre site allows for approximately 15 acres of secure building area for the NGA building program as well as future expansion. Within the buffer area there is ample room for softball fields, water quality areas, and additional landscape amenities.

The opportunity exists for several access points from main arterial streets, depending on the final design of the next NGA West site. Shown here is one alternative where vehicular access control points are located on both Cass and N. Jefferson Avenues, with access to the remote inspection facility from N. Jefferson Avenue/Parnell Street.

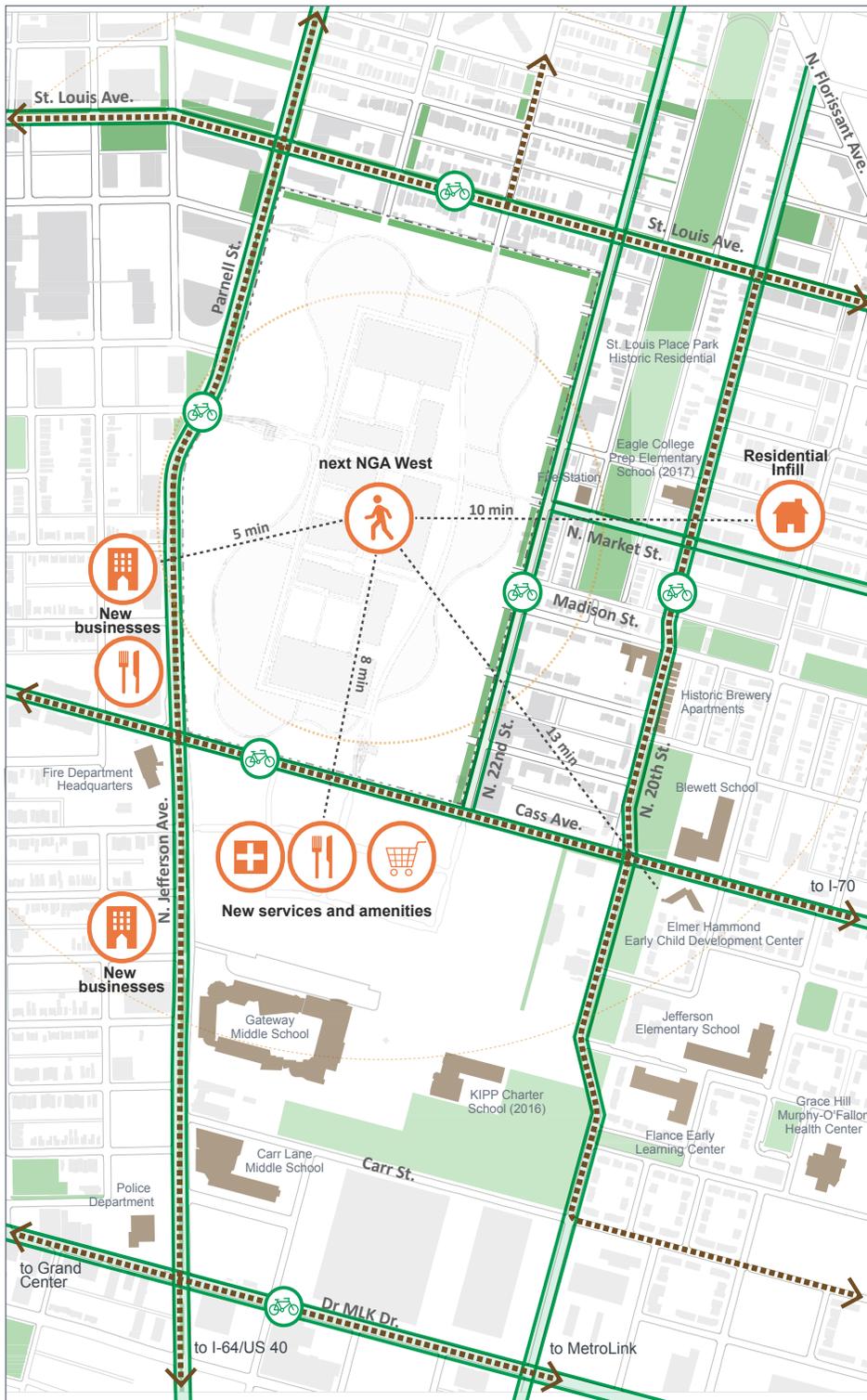
- SECURE BUILDING AREA
 - 5 STORY MAX. BUILDINGS (+/- 900,000 SF)
 - STRUCTURED PARKING (1 million GSF)
- 500' BUFFER AREA
 - SURFACE PARKING (175,000 GSF)
- REMOTE INSPECTION FACILITY
- VEHICULAR ACCESS CONTROL POINTS
- ← PEDESTRIAN ENTRIES



Arrival Diagram

There are three major streets surrounding the site that provide direct access to I-70, I-64/40, I-44 and I-55. These offer access in all four directions, with direct access to Illinois less than one mile to the east. In addition, there are planned interchange improvements at I-64/40 and N. Jefferson Avenue to make the existing half-interchange a full interchange, providing enhanced access from westbound I-64/40.

- MAIN VEHICULAR ACCESS
- SECONDARY VEHICULAR ACCESS
- PEDESTRIAN CIRCULATION



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

Amenities

The direct connection to Downtown and Grand Center provides this site with easy access to multiple types of entertainment, retail and services. In addition, a number of highly-rated child care centers exist within close proximity of the site, some within walking distance. Almost a dozen existing schools are within a one mile radius of the site—a new KIPP Charter School is planned for 2016 and a new Eagle College Preparatory School is planned for 2017. In addition, multiple community and retail amenities are planned for the near term adjacent to the site.

With multiple local businesses nearby and a police station less than 1/2 mile away on N. Jefferson Avenue, this site not only offers great amenities, but also existing neighbors. The immediately adjacent amenities are shown in the diagram on the left.

A MetroLink station, serving both the red and blue line routes, is only 1.5 miles to the south at Union Station. There are existing MetroBus routes surrounding the site and a direct bike connection from the MetroLink station.

Concept Renderings

There are many options for the exact location and orientation of the next NGA West. This alternative shows the buildings in a more compact urban grid that creates several plaza and open space opportunities for employees. This potential building alignment follows the basic urban grid of the existing streets, creating a visual connection across the site as well as pedestrian and bike connections for employees through the site. The outer landscape buffer is large enough for softball fields and other outdoor sports fields and for a more naturalized landscape with walking / running trails and multiple seating and picnic areas.



This illustration shows one potential site layout for the Next NGA West looking northeast towards the Old North St. Louis neighborhood and the Stan Musial Veterans Memorial Bridge that connects Cass Avenue to Illinois.





“Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody.”

— Jane Jacobs, *The Death and Life of Great American Cities*



This illustration shows one potential site layout for the Next NGA West looking southeast towards downtown and the planned mixed-use development south of Cass Avenue on the former Pruitt-Igoe site.



“Yes, the pace of change is accelerating — but it is also exhilarating. Within every momentous change, we will find equally momentous opportunity.”

— Robert Cardillo, Director, NGA





This illustration shows one potential site layout for the next NGA West site in North St. Louis and the concept plan for new mixed-use development on the former Pruitt-Igoe site. This building layout embodies a typical urban street grid and provides an opportunity for smart, sustainable growth on the site in the future.

"In order to recruit a diverse workforce that is capable of driving us to the future, we have had to start operating more like a Fortune 500 company than a federal government agency." - Alex Berger, director of NGA Human Development Talent Management Office



“Siting the Next NGA West Campus at the St. Louis City Site could result in major benefits from the change in visual character at the site. Additional non-major benefits would include health and safety improvements, construction spending, induced employment, cleanup of existing hazardous contamination, land use improvements, and the reduction of weed species.”

— DEIS

DEIS Reponse

The following section is the City's response to concerns identified in the Draft Environmental Reponse (DEIS) Report, including those from Appendix 1c: Scoping Meeting Comments. **It is critical for the City to work with NGA to identify the best location for all stakeholders.**

Categories of concern from DEIS:

SOCIOECONOMICS

LAND USE & COMMUNITY COHESION

HEALTH & SAFETY

TRAFFIC & TRANSPORTATION

NOISE

HAZARDOUS MATERIALS & SOLID WASTE

UTILITIES

CULTURAL RESOURCES

VISUAL RESOURCES

BIOLOGICAL RESOURCES

AIR QUALITY & CLIMATE CHANGE

Top ten community concerns from Appendix 1c:

Community Impacts

Traffic

Commuting Impacts

Safety in North St. Louis

Security

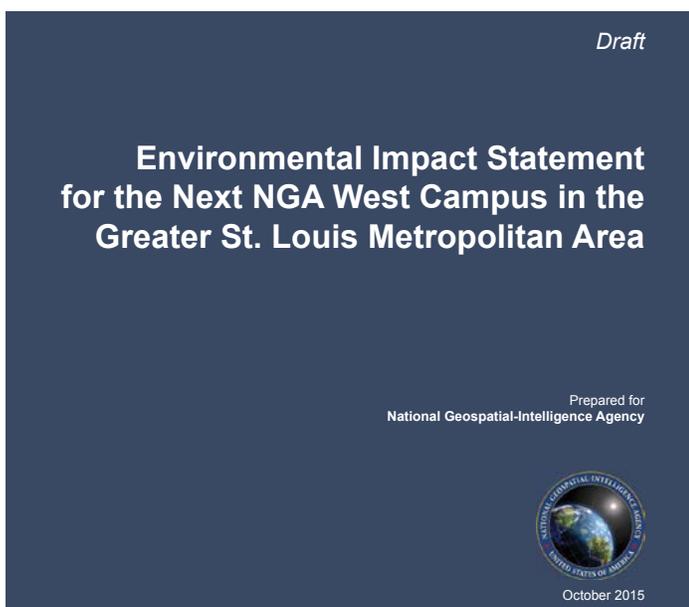
Employee Impacts

Environmental

Amenities

Public Transit

Design



Together these topics can be grouped into the following categories and will be discussed as they relate to the City of St. Louis:

1. Cultural
2. Community
3. Safety
4. Traffic
5. Construction
6. NGA Employees

Relocating the next NGA West to an urban setting is the only responsible solution for NGA.

Endorsed by overwhelming federal, state and local support and two Presidential Executive Orders, the North St. Louis site would maximize federal funding and associated efforts. Re-investing in urban neighborhoods has proven to stimulate new development in entire regions. Not only will this site choice help revitalize a critical neighborhood in the City, it will also have the least impact on existing NGA employees. This site offers continuity for employees given its proximity to the current location, offering a seamless transition to the new facility without having to uproot families from their homes or have an extended commute that will disrupt their lives.

The urban street grid surrounding this site offers multiple locations for traffic to disperse, creating a cohesive network that can properly support the addition of NGA employees.

St. Louis was recently named by Forbes as #10 for highest paying technology jobs in the nation. The top ten locations are all urban areas - this fact is critical to thinking about how to retain current NGA employees and create future recruitment opportunities. "Technology professionals have the power to negotiate and also be selective about their opportunities". According to Forbes, St. Louis has had the largest salary gain in the country with a 23% increase. The recent successes of the local technology communities, such as Cortex and TRex, further display commitment by the technology sector to locate in St. Louis urban areas. In addition, the ArchGrants nonprofit attracts global attention by retaining and attracting innovative entrepreneurs and new business incubators to the St. Louis region.

Note: All text in *italics* are direct from the DEIS.

1. CULTURAL

The Cultural section examines the benefit and impact on historic and archeologic features in and around the North St. Louis site. A small portion of the 99 acre site is currently in a National Register of Historic Places (NRHP) historic district and one structure, the Buster Brown Shoe Factory, is individually listed on the NRHP.

The City will ensure that historic structures on site are fully documented to capture the relevance of the buildings to the neighborhood for historical reference. This will include photographic documentation and potentially three-dimensional building

scans. In addition the City will develop interpretive programs to tell the stories of residents who lived in the neighborhood. Oral history will provide a more complete view of what life was like during the second half of the 20th Century. Providing this material in the form of short videos on a website will make it available to a wide audience and younger generations in particular. The City is committed to integrating pieces of the buildings into the neighborhood fabric. For example, bricks will be salvaged and either incorporated into the design of the base for the NGA security fence or into walking paths through the community. Historic markers could also be incorporated for educational opportunities.

Without this development many more historic structures will be in jeopardy given the history of continued disinvestment into the area. We believe the loss of a few buildings for a development like NGA will provide leverage for better preservation throughout the entire neighborhood, particularly in nearby historic districts where demolition can be avoided with the use of historic tax credits.

Benefit:

HAZARDOUS MATERIALS

- *commensurate with the severity of contamination to be remediated*

Impact:

CULTURAL RESOURCES

- *impacts to known historic properties as result of demolition of NRHP-listed buildings or contributing resources to an NRHP-listed historic district*
- *impacts to unidentified archaeological resources from construction*

“NGA and USACE will consult with the Missouri State Historic Preservation Officer (SHPO) to determine the appropriate mitigation measures”

“Comply with Unintended Discovery Plan as a mitigation measure if prehistoric- or historic-period archeological sites are encountered”

Archeology has been addressed as part of a programmatic agreement using a targeted approach to discovery. This approach includes identification of areas of interest and exploring ways to efficiently identify any underground items.



The Buster Brown Shoe Factory is individually listed on the NRHP.

2. COMMUNITY

The Community section explores the benefit and impact of NGA locating in this urban neighborhood. A large catalyst like NGA will encourage private development on the vacant land surrounding the site and reestablish cohesion in the neighborhood to make it a contributing asset to the City once again. Due to the current lack of community cohesion and large amount of vacant land, the community has not been able to develop such a large area on its own.

Benefit:

COMMUNITY COHESION

- *on-site land use*
- *surrounding land use*
- *stabilizing influence in community*
- *NGA operations*

VISUAL RESOURCES

- *changing the overall visual quality of the site from low to high*

BIOLOGICAL RESOURCES

- *management and removal of noxious weeds in landscaped areas*

Impact:

SOCIOECONOMICS

- *loss of property tax paid to municipality*

COMMUNITY COHESION

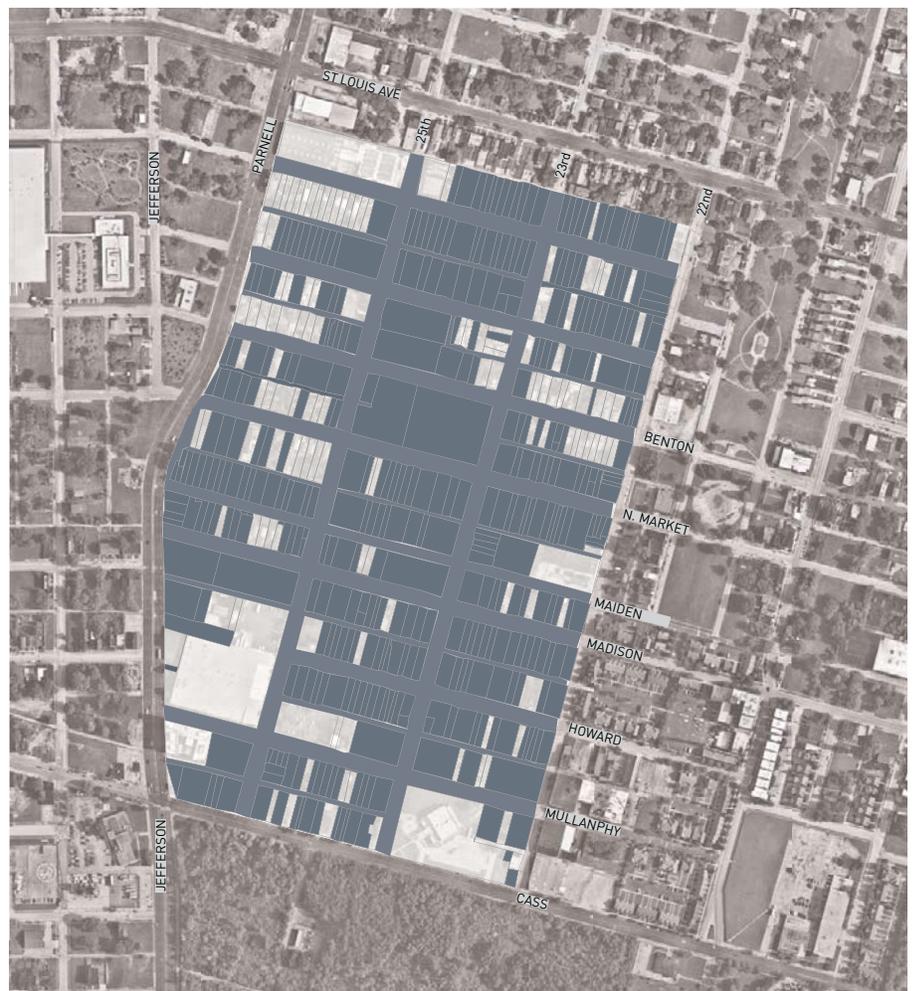
- *displacement and relocation of current residents and businesses*

“The 2015 Blighting Study designated the area blighted based on factors such as high vacancy rates, deteriorated and inadequate site improvements and street layouts, unsafe and unsanitary conditions, and conditions that endanger life or property by fire or other causes”

The City has been following all protocol for Missouri relocation statues for acquisition and relocation and has been sensitive to all property owners. Given the vacant property on the site, very few residents and businesses are being relocated by this project, however, relocation plans are being discussed to **ensure they remain in the neighborhood.**

In addition to removing noxious weeds, development in the area will also bring the opportunity for **parks and open space** that can contribute to a more healthy community and higher quality of life.

The loss of property tax for the City is minor in comparison to the earnings tax lost if NGA locates outside the City. It is expected that with new development surrounding the site spurred by NGA's presence, **property taxes will increase exponentially.** In addition the rehabilitation of the existing NGA facility, if acquired by a non-governmental agency, has the potential to earn property tax.



The existing vacant land on the site, illustrated above in gray, has created a lack of community cohesion.

■ Vacant land

3. SAFETY

The Safety section examines the benefit and impact of locating the NGA facility in North St. Louis. With the introduction of NGA into this community, **a flow of reinvestment** is expected by federal, state, and private investors. This will bring increased security for the entire neighborhood through both cohesive community efforts and increased funding opportunities for infrastructure and security improvements. Consistent with the recent reinvestment in the nearby Old North St. Louis neighborhood, the City expects grassroots community-led efforts to also occur.

By 2021 when the NGA facility is ready to open its doors, the City will have improved the current state of neighborhood infrastructure, which will grow the population, strengthen community spirit and visually improve the

public realm, **making it a safe place to live and work**. The redevelopment of the adjacent former Pruitt-Igoe site will act as a connector between NGA and Downtown, creating a series of walkable and bikeable places for the employees and community members to enjoy.

The increased population in the area will bring ‘eyes on the street’, decreasing the opportunity for crime. The nearby mixed-income development, the Renaissance Place at Grand Center, has proven to reduce crime with an 88% crime rate reduction from 1989 to 2014.

Due to anticipated street closures for the NGA site, emergency response calls west of NGA will be dispatched from the Cass and N. Jefferson Avenue facility, rather than Fire Station 5 on Market and N. 22nd Streets. This strategy is expected to maintain or improve emergency response time.

The Police Department is only a half mile from the site and enhanced security features will be part of the City Initiative. The City will implement a pilot program for new security protocols connecting additional security cameras throughout public areas, through the proposed internet grid, to a connected system of emergency response teams.

Benefit:

HEALTH & SAFETY

- occupational health
- crime
- child safety

Impact:

HEALTH & SAFETY

- impact on emergency response time and demand due to 3 minute increase in response time
- cumulative impacts to emergency response times

“NGA will coordinate its site plans with local emergency response times”



Fire Station 5 is directly adjacent to the site on the east.



Street improvements such as dedicated bike lanes, landscaped medians, new sidewalks, street furniture and street trees are planned as part of the City Initiative.

4. TRAFFIC

This section considers the benefit and impact of additional NGA employee traffic into the neighborhood and identifies a mitigation strategy. This site has excellent vehicular and transit access and its location within the **urban street grid allows for traffic distribution** around the site, reducing the peak hour conflicts that arise with a singular entry and exit point.

The North St. Louis site is less than a 5 mile drive from the existing NGA location and is adjacent to Downtown. The two main arterials at the edge of the site offer direct access to three interstate highways, I-64, I-44, I-55 and I-70, at multiple interchanges.

Benefits not identified in the DEIS are: 1. minimal impact to the current employee commute and 2. additional development will stimulate funding of improvements to existing street network. Although there are vehicular points of access from all directions that provide a solid traffic network, improvements will be made as needed to support traffic capacity and to enhance the pedestrian and bicycle experience.

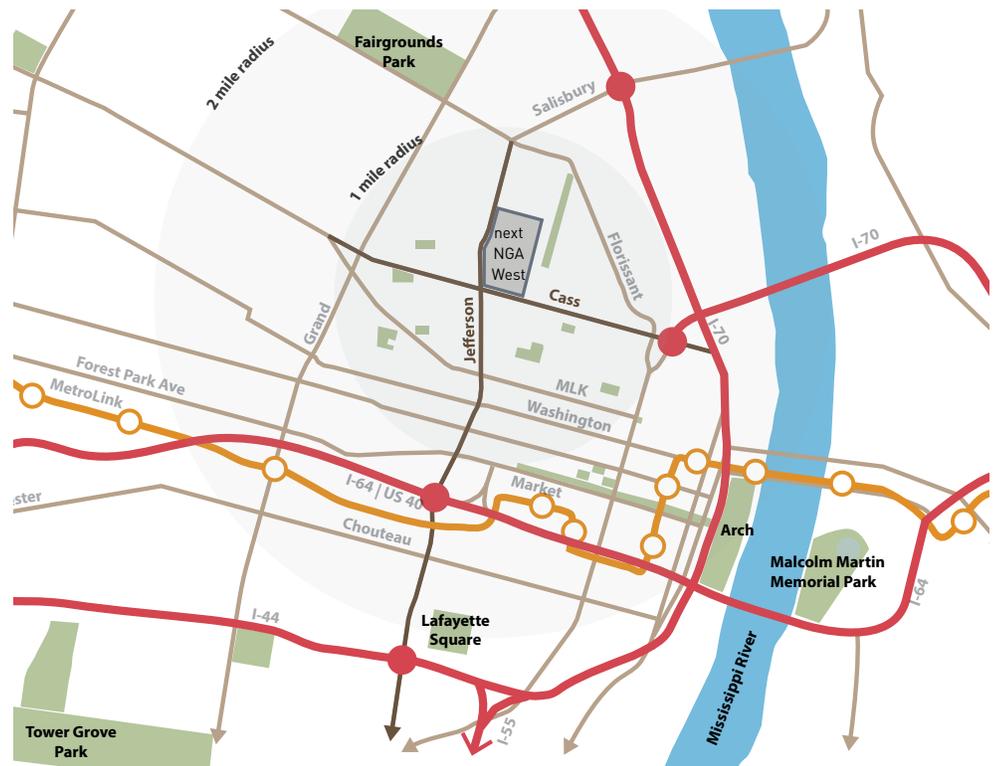
As part of the City Initiative, street, traffic signal and streetscape improvements are planned, which will include planning for increased traffic from NGA employees and other potential new development. **The City will ensure all traffic issues are addressed before NGA opens its doors.** The streetscape improvements will allow for enhanced bicycle and pedestrian access, with new detached sidewalks, street trees, bike lanes, street furniture and enhanced pedestrian street crossings. These improvements will help with traffic as well as increase the safety of pedestrians and bicyclists.

All these improvements not only make the NGA employee commute more pleasurable, but it also offers them the opportunity to utilize alternative modes of transportation such as the MetroLink, MetroBus and/or bicycle.

Impact:

TRAFFIC & TRANSPORTATION

- long term effects on existing year level of service
- long term effects on future year level of service



The urban street grid around the site offers multiple locations for traffic to disperse, creating a cohesive network that can properly support the addition of NGA employees.

5. CONSTRUCTION

The Construction section examines the benefit and impact of a large, phased construction project involving both NGA and the City improvements envisioned for the area.

Benefit:

SOCIOECONOMICS

- *construction employment*
- *increased spending during construction*
- *induced employment*

Impact:

COMMUNITY COHESION

- *disruption from multiple ongoing construction projects*

TRAFFIC & TRANSPORTATION

- *impacts to traffic due to construction traffic*

NOISE

- *impact from construction noise*

HAZARDOUS MATERIALS & SOLID WASTE

- *impacts to solid waste disposal*

UTILITIES

- *disruption of service is not expected, however, a chance of impact to power, potable water, wastewater, stormwater, natural gas supply and communication is possible.*

AIR QUALITY & CLIMATE CHANGE

- *impact due to construction-related emissions*

“Relocations would precede development, minimizing impacts to residents of the development area. Construction traffic, noise, and air quality impacts could disrupt or reduce the quality of community activities and interactions within nearby neighborhoods and at nearby community resources. However, construction would likely occur only on weekdays during normal working hours and would be unlikely to disrupt neighborhood events and church activities.”

The City will ensure a construction website is created with information on schedule, road closures, and any potential interruption of services. City schedules will be coordinated with NGA's Construction Management Plan to ensure all closures are organized properly for the least amount of impact to local residents and businesses.

Standard construction hours and procedures will be followed by the City, including the St. Louis Noise Ordinance. Given the importance of new infrastructure and development in the neighborhood, the City believes the long-term benefit of construction far outweighs the short-term impact.

For site demolition, the City plans to relocate at least one brick home and will recycle other demolition materials as applicable.

The City is committed to a strong partnership with minority owned firms. SLDC works to promote business opportunities and capabilities of minority (MBE) and woman (WBE) owned enterprises, and works to eliminate barriers for equal economic opportunity for MBEs and WBEs in the marketplace. Through the M/WBE Program, the City has established certain policies for the utilization of minority and women businesses in its purchasing and contracting practices. The policy sets out a goal of at least 25% certified minority-owned business enterprise participation and at least 5% certified women-owned business enterprise participation for contracts and purchases where City funds are expended.



6. NGA EMPLOYEES

This section assesses the benefits and impacts expressed by the community and employees, not otherwise addressed in the DEIS. It is critical for these concerns to be highlighted since NGA employees will all be impacted regardless of the location chosen for the next NGA West headquarters. The DEIS addressed this concern by listing this requirement for their new campus to be:

“conducive to recruiting and retaining top-quality employees”

Benefit:

- least impact to employee commute
- recruitment and retention
- amenities
- public transit
- ease of maintaining existing educational relationships
- can remain in current home

“Site-specific housing data for the city of St. Louis are not provided because personnel can commute to this location and would not necessarily relocate”

Impact:

- continued earnings tax

“We recall when we were teenagers the campaign for an Earnings Tax for people who worked in St. Louis City. Although we lived in Kirkwood, Dad told us he was in favor of this proposal because, ‘it is the right thing for St. Louis and the area’.”

The urban location of the site ensures access to **public transit, bicycle facilities, pedestrian connections, and amenities**, both existing and proposed. This site offers the least impact to the existing employee commute, as illustrated below. The DEIS estimates the average roundtrip commute to the furthest location, the St. Clair County site, will increase by 38.1 miles a day. Using the 2015 federal mileage rate, 38.1 miles per day at 57.5 cents per mile = \$22 per day. With 250 working days a year, that totals \$5,500 for each employee in 2015 costs. This calculation does not include impacts to the environment or the added commute time, which can affect employee livelihood and morale, as well as hinder mission effectiveness with an increase in emergency response time. Although the change in average commute time to the North St. Louis site was not calculated, the commuting impact would be very small.

Employee **recruitment and retention** will also reign at this site due to its urban location, proximate amenities and opportunities for educational and technological partnerships. Other recruitment advantages include alternative transportation options, the diversity of housing choices, adjacency to Downtown and a variety of schools, and a local-favorite child care center just blocks away.

Although the 1% City earnings tax has been criticized as negative by some, the relocation of NGA to North St. Louis would not change the current financial situation of employees. Further, that earnings tax is used to fund the safety of the entire City in the form of police and fire departments and street and park maintenance. Currently 1.6% of the total City earnings tax is from NGA employees.



A simple straight-line map analysis clearly shows the proximity of the North St. Louis site to the current NGA site.

North St. Louis NGA Initiative

To support the next NGA West, the North St. Louis NGA Initiative will replace and improve critical infrastructure around the NGA site and throughout the area just north and west of Downtown. The restoration of this community will be phased over time to coordinate with the next NGA West construction, community development projects and financing opportunities.

Investment in infrastructure, improved pedestrian and bicycle facilities, street lighting and security protocols have been proven 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.



Old North St. Louis is reemerging as an active and historic neighborhood that has had several large investments made within it in recent years. The Old North St. Louis Restoration Group is a community-based nonprofit organization established “to revitalize the physical and social dimensions of the community in a manner that respects its historic, cultural, and urban character.”

Photo courtesy of onsl.org

New urban development will help create a safer community by increasing ‘eyes on the street’. An increased population and properly designed streetscapes and architecture will deter criminal activity. In addition, the City will implement a pilot program for new security protocols connecting additional security cameras throughout public areas to a connected system of emergency response teams. The site is currently surrounded by an internet grid and a proposed expansion of this grid is planned within each street improvement project to support this security camera effort.

Federal and State financing, along with the \$390 million NorthSide Regeneration Tax Increment Financing (TIF) plan, will be the support structure for this Initiative. Leveraging of partnerships between public and private sectors is critical to community growth, job creation and increased quality of life for the existing and future members of the community.



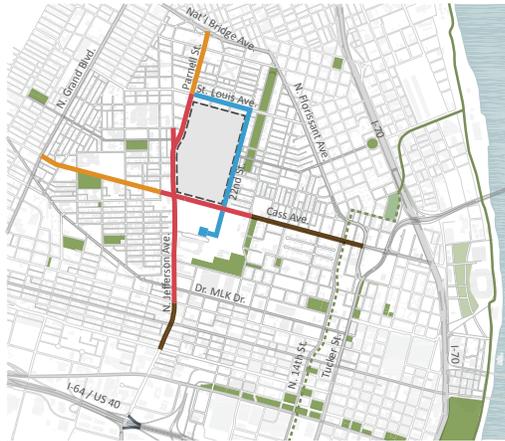
The North St. Louis NGA Initiative street improvements will be designed to allow for safe, comfortable bicycle and pedestrian connections to the already successful downtown streets and open spaces as well as the planned development surrounding the next NGA West site.

Photo courtesy of Civitas, Inc.

***Addition of information for Second Edition**

NORTH ST. LOUIS NGA INITIATIVE COMMUNITY ENHANCEMENTS

STREET INFRASTRUCTURE



- N. Jefferson Avenue
- Cass Avenue
- St. Louis Avenue
- N. 22nd Street
- Greenway Trail

MIXED-USE DEVELOPMENT



- Pruitt-Igoe
 - Healthcare
 - Neighborhood services and restaurants
- N. Jefferson Avenue's west side
 - Neighborhood services and restaurants
 - Business and office development
- SMVB landing Gateway to downtown
 - Neighborhood services, hospitality and restaurants
 - Office development

COMMUNITY INFILL



- Infill housing to connect to the Old North St. Louis neighborhood and Downtown
 - Housing Investment Trust (HIT)
 - Choice Neighborhoods Preservation Square redevelopment in Carr Square

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.

New developments are planned in the vicinity of the proposed next NGA West site. To the south, the former Pruitt-Igou site has the potential to transform into a **vibrant center** for the community with new mixed-use

buildings and **community services**. Storefronts are envisioned to line the streets providing a mix of amenities and places for social interaction where **pedestrian safety** is emphasized.

It is envisioned that the urban street grid will be reintroduced into the former Pruitt-Igou site to create this vibrant center. These urban streets are designed to provide for **all ages and abilities** and be a part of a **connected network** for all modes of transportation. Their design will also support a mix of uses such as retail, restaurants, service businesses, offices and a diverse variety of housing choices.



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

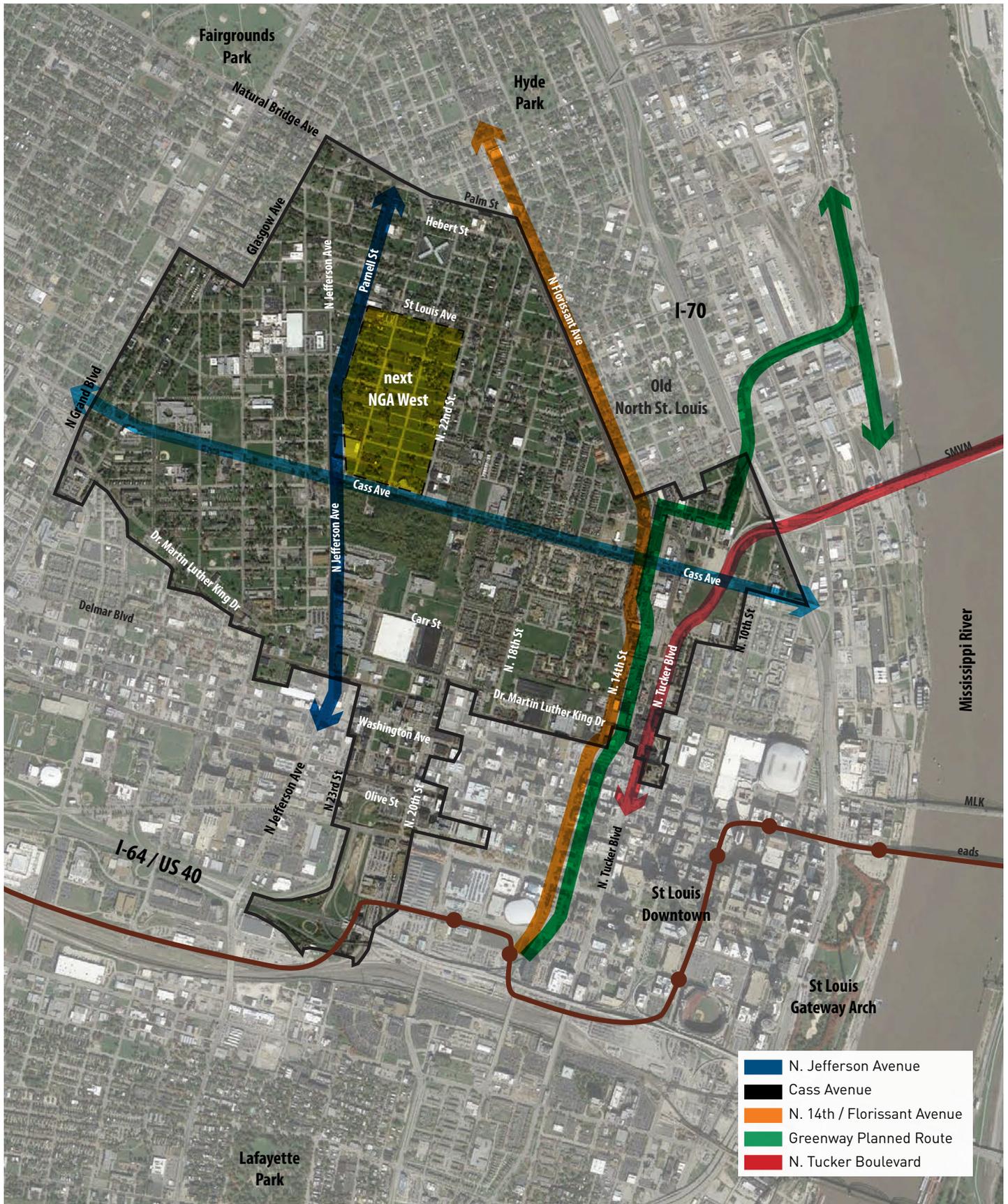


*“Our goal is to create a beloved community.
This will require a qualitative change in our souls
as well as a quantitative change in our lives.”*

— Dr. Martin Luther King



This illustration shows a vision for a new N. 23rd Street through the former Pruitt-Igoe site looking southeast towards downtown.



NorthSide Regeneration, LLC Context Map

NorthSide Regeneration, LLC Redevelopment Plan Summary

NorthSide Regeneration, LLC is the entity responsible for an approved Redevelopment Plan for 1500 acres in North St. Louis. With an associated \$390 million in Tax Increment Financing (TIF), that Redevelopment Plan focuses on bringing new infrastructure, transportation, parks and amenities to the neighborhood.

There are two basic organizing features of the NorthSide Redevelopment Plan. The first is N. Jefferson Avenue as the north-south connection through the site and the main employment corridor. The second is Cass Avenue as the east-west connection and the community amenity corridor. At the intersection of these two streets is an important redevelopment opportunity at the former Pruitt-Igou site. Due to its central location within the neighborhood, this site is well suited to a wide range of community amenities, including essential health services and access to fresh foods and quality retail and restaurants.

At the east end of Cass Avenue, the new Stan Musial Veterans Memorial (SMVM) Bridge offers a unique gateway into downtown and the City of St. Louis neighborhoods. The bridge landing area creates an ideal location for community commercial uses and medium to high-density office

buildings that will frame the stunning Gateway Arch and downtown views.

South of the Bridge landing, N. Tucker Boulevard is the main vehicular corridor into downtown, able to support medium density office development complementary to the existing city fabric. Just west of the SMVM bridge is the N. 14th Street and N. Florissant Avenue corridor running north-south. This corridor is envisioned as a community-oriented bike and transit spine that will support renovated and new residential development with a wide range of housing types and price points and a series of urban retail nodes.

An improved I-64 /US 40 interchange is envisioned to provide better access into the core of the Redevelopment Area. This interchange will allow for higher density downtown development to spread to the west end of the existing Gateway Mall.

NorthSide Regeneration, LLC is also planning a smart grid with [InteliCiti](#), which plans to further push this neighborhood into the future.

Plan Principles

Economic Development: preserve current jobs and create new ones while facilitating social equity and supporting growth opportunities for key industry sectors and employee capabilities.

Education: provide a variety of public and private education opportunities for all ages by rehabilitating existing schools and building new schools and job education centers.

Energy: provide a clean, reliable energy network through upgraded “smart” infrastructure, distributed power generation and on-site renewables.

Transit: design a safe transportation system that encourages walking, biking, mass transit and connects residential, commercial and retail areas.

Green Framework: integrate green space throughout and provide accessible, pleasant public places, as well as on-site water filtration and flood mitigation.

Community: foster a safe, healthy, and integrated community that embodies the aspirations of both current and future residents and offers a mixed diversity of home types, sizes and price points.

Historic Resources: maintain heritage by upholding the neighborhood’s historic urban structure.

**Addition of information for Second Edition*

Conclusion

The Next NGA West North St. Louis project represents a once in a life-time opportunity for the revitalization of a major urban area within our City. **As demonstrated in the DEIS the site location meets all the needs of the NGA and supports their strategic objectives.** The proposed area has received national recognition from the federal government as participants in the Promise Zone, Strong Cities/Strong Communities, EcoDistricts and a recipient of a Choice Neighborhood Planning Grant. The timing for this project is particularly positive given the growing revitalization of Downtown St. Louis and the recent investment of \$1.5 billion in retail, clinical, and research facilities at the Washington University Medical Center and Cortex Innovation Community.

The Next NGA West headquarters in this location will have the immediate effect of creating new jobs and opportunities for our City. It will also be the **economic engine** which will spur future revitalization of other areas of North St. Louis. SLDC looks forward to working with NGA to provide an excellent site for the development of their new facility. Our program is supported by neighbors, businesses, and the City and State governments, **as evidenced by the support letters on the following pages.** This project represents the greatest economic opportunity for our City and we are **100% committed to the next NGA West.**

“I’ve had this life not because of any great ability or predisposition, but because I had the courage to start a journey, just as you are about to do.”

— Sue Gordon, Deputy Director, National Geospatial-Intelligence Agency. Briar Woods High School Graduation



Letters of Support



Francis G. Slay
Mayor

Otis Williams
Executive Director

1520 Market Street, Suite 2000
St. Louis, MO 63103
(314) 657-3700
Fax (314) 613-7011
www.stlouis-mo.gov/sldc

December 14, 2015

NGA WEST
ATTN: Susan Pollmann
N2W Program Director, Mail Stop: L-5
3838 Vogel Rd
Arnold, MO 63010-6238

Subject: Relocation of the National Geospatial-Intelligence Agency Headquarters

Dear Ms. Pollmann:

The relocation of the National Geospatial-Intelligence Agency (NGA) Headquarters to North St. Louis is paramount to the economic climate in the City and to the redevelopment of one of its key neighborhoods. In addition to keeping 3100 highly skilled jobs in St. Louis, the NGA city earnings tax is a key contributor to the City budget. By remaining in the City, NGA will demonstrate its commitment to both its employees and the City, which has been its home for almost 200 years. We see this as an exciting opportunity for growth and continued success for both St. Louis and NGA.

This catalytic urban project will provide both short and long term benefits to the City, the community, NGA employees and the environment. It is backed by two Presidential Executive orders that 1) Establish an urban policy to locate and maintain Federal facilities in cities, and 2) Address environmental justice in minority and low income populations. Most importantly, this project will enhance the potential for allocation of federal and state financing for infrastructure improvements, community open space, and pedestrian and bicycle additions and enhancements throughout the adjacent area.

The North St. Louis site will be delivered on time, from one owner, environmentally clean, with all buildings and foundations removed, streets and alleys vacated, and utilities removed or relocated around site.

I hope you are able to envision the excellent opportunity this site has to offer to your company, existing employees and for new employee recruitment. I look forward to continuing to work with you and your team to answer any questions or supply additional information.

Sincerely,

Otis Williams
Executive Director

Clean Energy Development Board • Enhanced Enterprise Zone Board • Industrial Development Authority
Land Clearance for Redevelopment Authority • Land Reutilization Authority • Local Development Company
Planned Industrial Expansion Authority • Port Authority • Tax Increment Financing Commission

Wm. LACY CLAY
1ST DISTRICT, MISSOURI

COMMITTEES:
FINANCIAL SERVICES

Ranking Member,
SUBCOMMITTEE ON
DOMESTIC AND INTERNATIONAL
MONETARY POLICY

OVERSIGHT AND
GOVERNMENT REFORM

Member,
SUBCOMMITTEE ON
FEDERAL WORKFORCE,
U.S. POSTAL SERVICE AND THE CENSUS

Web Site: www.lacyclay.house.gov/

Congress of the United States
House of Representatives
Washington, DC 20515-2501

October 1, 2015

2418 Rayburn House Office Building
Washington, DC 20515
(202) 225-2406
(202) 226-3717 Fax

6830 Gravois Ave.
St. Louis, MO 63116
(314) 669-9393
(314) 669-9898 Fax

Thomas F. Eagleton U.S. Court House
111 S. Tenth Street, Suite 24.344
St. Louis, MO 63102
(314) 367-1970
(314) 367-1341 Fax

Mr. Otis Williams
Executive Director, St. Louis Development Corporation
1520 Market Street
Suite 2000
St. Louis, MO 63101

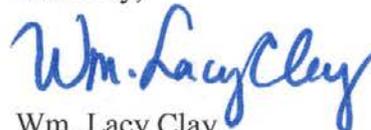
RE: Relocation of the National Geospatial-Intelligence Agency Headquarters

Dear Mr. Williams:

I am writing to express my strong support for the National Geospatial-Intelligence Agency relocation to the North St. Louis City site. With the federal directive to invest in urban areas, we believe this site is uniquely suited to become an excellent new home for the agency. By investing in this site, the federal government will not only see the highest economic return for every dollar spent, but also aid a distressed socio-economic area.

The presence of the NGA as an anchor catalyst will aid in the much needed transformation and development of this deserving neighborhood. I place my full support behind this project to save jobs and tax revenue that would severely impact the City of St. Louis and surrounding areas if it were lost.

Sincerely,



Wm. Lacy Clay
Member of Congress

United States Senate

WASHINGTON, DC 20510

October 19, 2015

Mr. Otis Williams
Executive Director
St. Louis Development Corporation
1520 Market Street
Suite 2000
St. Louis, MO 63101

Dear Mr. Williams:

As you are well aware, the National Geospatial-Intelligence Agency (NGA) is in the process of selecting a site for relocating the NGA complex that is currently in downtown St. Louis. We are writing to express our support for the NGA selecting the North St Louis City site. With the federal directive to invest in urban areas, we think this site is uniquely suited to becoming an excellent new home for this agency.

The selection of the North St. Louis City site would bring much-needed economic activity to the area and it would be a good investment for the federal government. In addition, with the current NGA facility located within the city of St. Louis, we believe it is appropriate to prioritize keeping these jobs and tax revenue in the City.

The City of St. Louis has a long and proud tradition of strengthening the national security of the United States. We feel strongly that the City is well-positioned to continue doing so in the years ahead.

Sincerely,



Claire McCaskill
United States Senator



Roy Blunt
United States Senator

Wm. LACY CLAY
1ST DISTRICT, MISSOURI

COMMITTEES:
FINANCIAL SERVICES

Ranking Member,
SUBCOMMITTEE ON
DOMESTIC AND INTERNATIONAL
MONETARY POLICY

OVERSIGHT AND
GOVERNMENT REFORM

Member,
SUBCOMMITTEE ON
FEDERAL WORKFORCE,
U.S. POSTAL SERVICE AND THE CENSUS

Web Site: www.lacyclay.house.gov/

Congress of the United States
House of Representatives
Washington, DC 20515-2501

2418 Rayburn House Office Building
Washington, DC 20515
(202) 225-2406
(202) 226-3717 Fax

6830 Gravois Ave.
St. Louis, MO 63116
(314) 669-9393
(314) 669-9898 Fax

Thomas F. Eagleton U.S. Court House
111 S. Tenth Street, Suite 24.344
St. Louis, MO 63102
(314) 367-1970
(314) 367-1341 Fax

November 20, 2015

Mr. Robert Cardillo
Director
National Geospatial-Intelligence Agency
7500 GEOINT Dr.
Springfield, Virginia 22150

Re: Relocation of National Geospatial- Intelligence Agency in St. Louis, Missouri

Dear Mr. Cardillo,

As members of Congress, we have encouraged and supported the relocation of the new NGA facility to the proposed site in North St. Louis. As you evaluate potential sites, we are hopeful the St. Louis proposal will stand out for multiple reasons, including the central location that the St. Louis site presents to current employees who could be called to work at a moment's notice in the case of a crisis.

We are all well aware of the importance of homeland security and the critical role that your agency plays in that process. We also believe that response time is imperative when it comes to thwarting and diffusing actual and/or potential threats. As nearly 70 percent of NGA's current 3,200 employees are based in Missouri, it is a vital security interest to have employees close and available to stand at the ready in the event of terroristic efforts. As the commute to St. Clair County is an average of 31.8 miles further, the agency could lose valuable response time in a crisis. Please see the Executive Summary of the Draft Environmental Impact Study (DEIS) on the final page which finds, "that an average roundtrip commute would increase from 26.4 miles to 58.2 miles based on current workforce zip codes." As members of Congress, the anticipated delay for employees is very disconcerting. Any lost time has the potential to increase lost lives.

The North St. Louis City Site has unsurpassed accessibility in close proximity to four interstate highways, I-70, I-55, I-64 and I-44, as well as many arterial roads in the City of St. Louis for employees to access in times of crisis. The St. Clair County Site is only accessible by I-64, with little to no arterial road or alternate access to the site. In a national emergency, if I-64 is blocked or clogged with traffic, NGA employees have absolutely no way to timely reach their offices and perform the essential national security work they do best.

NGA is a critical link in America's intelligence apparatus and the City of St. Louis Site offers a locale that is uniquely able to maintain the current 100 year partnership while upgrading the facility to strengthen our country's ability to respond to imminent threats. We urge you to retain your presence in the City of St. Louis and look forward as Members of the U.S. House of Representatives to working with NGA toward this end.

Sincerely,


Wm. Lacy Clay
Member of Congress

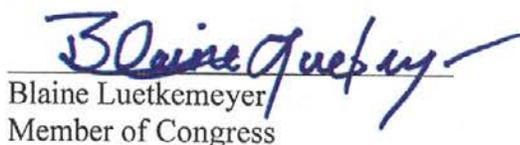

Ann Wagner
Member of Congress


Sam Graves
Member of Congress


Vicky Hartzler
Member of Congress


Jason Smith
Member of Congress


Emanuel Cleaver
Member of Congress


Blaine Luetkemeyer
Member of Congress


Billy Long
Member of Congress

CC: Senator Roy Blunt
Senator Claire McCaskill



KBS

**KIT BOND
STRATEGIES**

7733 Forsyth Blvd.
Suite 2224
St. Louis, MO 63105

October 1, 2015

Mr. Otis Williams
Executive Director
St. Louis Development Corporation
1520 Market Street
Suite 2000
St. Louis, MO 63101

Subject: Relocation of the National Geospatial-Intelligence Agency-West Headquarters

Dear Mr. Williams:

Please note my support for the National Geospatial-Intelligence Agency-West relocating to the North St. Louis City site. It has been my privilege to work with and support the NGA during my many years as a leader of the Senate Select Committee on Intelligence. The NGA provides our nation with critical geospatial intelligence that contributes and enhances daily our national security. Selection of this site will afford the NGA with a location closest to its existing facility that minimizes the disruption on current employees, in addition to meeting the needs of the NGA to carry out its paramount missions. Further, it will also allow the NGA to take advantage of numerous economic development incentives that have been made available by the State of Missouri and city of St. Louis.

With the federal directive to invest in urban areas and the St. Louis City location having been designated a federal "promise zone", selection of this site would provide tremendous economic return on an investment of federal funds. By investing in this site, the federal government has an opportunity to support a long-distressed socio-economic area and prevent a significant economic loss to the City of St. Louis.

Again, it is my pleasure to extend my full support behind this project and its relocation to the North St. Louis City site. My team and I look forward to working with you in support of retaining this tremendous national security asset, in addition to working with you to support the NGA as they execute their vital mission in the years to come.

Sincerely,

Kit Bond
United States Senator (retired)



GOVERNOR OF MISSOURI

JEFFERSON CITY

65102

JEREMIAH W. (JAY) NIXON
GOVERNOR

P.O. Box 720
(573) 751-3222

October 1, 2015

Mr. Otis Williams
Executive Director
St. Louis Development Corporation
1520 Market Street, Suite 2000
St. Louis, MO 63101

Dear Mr. Williams:

I write to offer my support for the National Geospatial-Intelligence Agency's (NGA) new headquarters in North St. Louis City.

Keeping this outstanding workforce in the State of Missouri is a top priority for my administration. That is why in June I signed legislation to provide significant state funding to retain NGA in our state. I understand how critical this project is to the economic vitality of the St. Louis region and our state. This \$1.6 billion project will have a significant impact on the St. Louis and Missouri economies, creating thousands of jobs and contribute nearly add \$1.4 billion annually to the Missouri economy.

The St. Louis City site fulfills all of the project criteria and requirements set forth in NGA's Request for Proposals. The site is easily accessible by four interstate highways as well as by public transit – a key asset for NGA employees, the majority of whom reside in Missouri. Moreover, this project will leverage the energy, activity and all of the amenities that downtown St. Louis offers.

Locating NGA's new facility in the City of St. Louis would provide an outstanding opportunity to create jobs through a transformative urban redevelopment that could position North St. Louis for economic prosperity for decades to come.

Sincerely,

A handwritten signature in black ink, appearing to read "Jay Nixon".

Jeremiah W. (Jay) Nixon
Governor



OFFICE OF THE COUNTY EXECUTIVE
SAINT LOUIS COUNTY
41 SOUTH CENTRAL AVENUE
SAINT LOUIS, MISSOURI 63105

STEVEN V. STENGER
COUNTY EXECUTIVE

(314) 615-7016

September 4, 2015

Mr. Robert Cardillo
Director
Geospatial- Intelligence Agency
7500 GEOINT Drive
Springfield, Virginia 22150

Re: Relocation of National Geospatial-Intelligence Agency

Dear Mr. Cardillo:

I want to express St. Louis County's unconditional support of the site presented by the City of St. Louis to the National Geospatial- Intelligence Agency (NGA), for the relocation of its new St. Louis headquarters.

NGA is a critical link in America's Intelligence apparatus and in order to carry out its vital mission it is imperative our region finds a suitable location for its current campus replacement. The City of St. Louis site offers NGA a unique opportunity to locate in an urban area with full access to necessary amenities nearby, close to its current campus, while distinctly meeting the requirements set forth in NGA's Request for Proposals.

This suggested location has unsurpassed accessibility in close proximity to four interstate highways, I-70, I-55, I-64 and I-44, as well as many arterial roads in the City of St. Louis and unrivaled public transit options.

The construction and labor force in this area is fully capable of delivering a quality facility in a timely manner. Furthermore, the central location of the City site also offers accessibility to a talented workforce supported by a significant number of educational institutions.

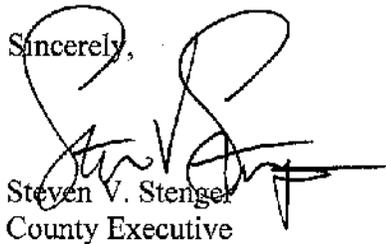
The City of St. Louis is very fortunate to be home to two major, nationally renowned hospitals as well as a veteran's and other smaller hospitals and urgent care facilities. The major hospitals, Barnes and St. Louis University, are both within five miles of the City's proposed

Mr. Robert Cardillo
September 4, 2015
Page Two

NGA site. A variety of cultural, entertainment and recreation destinations also are in abundance nearby. Major league sports as well as world renowned institutions are within a ten minute drive of the site. The zoo, art museum, botanical garden, and science center are just a few of the opportunities that are very easily accessible for your employees' enjoyment.

NGA has a rich and extraordinary history with St. Louis starting with the Lewis & Clark expeditions that are the foundation of NGA's enduring legacy. For this reason, as well as those stated above, the City of St. Louis is optimistic about this opportunity to locate the National Geospatial Intelligence Agency in North St. Louis City.

St. Louis County wholeheartedly supports this endeavor by the City, offers its unequivocal endorsement of the City of St. Louis location and calls upon our regional leaders at all levels of government to unite in support of this location.

Sincerely,

Steven V. Stenger
County Executive

SVS:ks

cc: Hon. Claire McCaskill
Hon. Roy Blunt
Hon. Wm. Lacy Clay
Hon. Francis Slay
Hon. Lewis Reed

Resolution Number 72
National Geospatial-Intelligence Agency Prioritization of St. Louis City location

WHEREAS, on June 4, 2014 the National Geospatial-Intelligence Agency (NGA) Chief News and Information Officer Christine Phillips confirmed the agency's plans to close its South City operations center and relocate more than 3,000 of its St. Louis City employees to a yet to be determined site, with many possible locations outside of the city of St. Louis; and

WHEREAS, our elected officials and development agency work diligently to retain and grow businesses within the city of St. Louis in an effort to increase the job base, and NGA is currently one of the largest employers in the city; and

WHEREAS, The 3,000 jobs housed at the current NGA location are vital to the economic health of the city of St. Louis, through earning tax revenues and economic support of surrounding businesses and restaurants; and

WHEREAS, the movement of the agency outside of our urban core contrasts with smart growth principles that encourage investment in high density areas that are easily accessible to mass transit; and

WHEREAS, the Board of Aldermen understands and appreciates the importance of the agency's mission in regards to our national security and intelligence and have long been proud of its location right here in our city; and

WHEREAS, if the NGA and the city work diligently together for a solution, the federal government's considerations of zoning, commuting, infrastructure, development suitability and quality of site can be met within the boundaries of the city of St. Louis; and

NOW THEREFORE BE IT RESOLVED by the Board of Aldermen of the City of St. Louis that we request the NGA to make keeping these jobs within the City of St. Louis a top priority as they consider relocation sites and we further direct the Clerk of this Board to spread a copy of this Resolution across the minutes of these proceedings.

Introduced on the 6th day of June, 2014 by:

Honorable Lewis E. Reed, President of the Board of Aldermen

Honorable Sharon Tyus, Alderwoman 1st Ward
Honorable Dionne Flowers, Alderwoman 2nd Ward
Honorable Freeman Bosley, Sr., Alderman 3rd Ward
Honorable Christine Ingrassia, Alderwoman 6th Ward
Honorable Phyllis Young, Alderwoman 7th Ward
Honorable Stephen J. Conway, Alderman 8th Ward
Honorable Kenneth A. Ortmann, Alderman 9th Ward
Honorable Joseph Vollmer, Alderman 10th Ward
Honorable Thomas Villa, Alderman 11th Ward
Honorable Larry Arnowitz, Alderman 12th Ward
Honorable Beth Murphy, Alderwoman 13th Ward
Honorable Carol Howard, Alderwoman 14th Ward
Honorable Jennifer Florida, Alderwoman 15th Ward
Honorable Donna Baringer, Alderwoman 16th Ward

Honorable Joseph Roddy, Alderman 17th Ward
Honorable Terry Kennedy, Alderman 18th Ward
Honorable Marlene E. Davis, Alderwoman 19th Ward
Honorable Samuel L. Moore, Alderman 4th Ward
Honorable Tammika Hubbard, Alderwoman 5th Ward
Honorable Craig Schmid, Alderman 20th Ward
Honorable Antonio D. French, Alderman 21st Ward
Honorable Jeffrey L. Boyd, Alderman 22nd Ward
Honorable Joseph Vaccaro, Alderman 23rd Ward
Honorable Scott Ogilvie, Alderman 24th Ward
Honorable Shane Cohn, Alderman 25th Ward
Honorable Frank Williamson, Alderman 26th Ward
Honorable Chris Carter, Alderman 27th Ward
Honorable Lyda Krewson, Alderwoman 28th Ward

Adopted this the 6th day of June, 2014 as attested by:


David W. Sweeney
Clerk, Board of Aldermen


Lewis E. Reed
President, Board of Aldermen



ALDERWOMAN TAMMIKA HUBBARD
CITY OF SAINT LOUIS, MISSOURI
FIFTH WARD



November 24, 2015

Mr. Otis Williams
Executive Director
St. Louis Development Corporation
1520 Market Street
Suite 2000
St. Louis, MO 63101

Re: Relocation of the National Geospatial-Intelligence Agency Headquarters

Dear Mr. Williams:

I am writing to express my support for the relocation of the National Geospatial-Intelligence Agency to the near NorthSide neighborhood within the City of St. Louis. Retaining this business in the City of St. Louis is critical to the City's continued success and growth of future jobs in the area.

The permanent jobs that will result from this economic activity is the facilitator that is needed to ensure the near NorthSide overcomes its blight and becomes an economic driver for the City.

Sincerely,

Tammika Hubbard
Alderwoman, 5th Ward



STATE CAPITOL
201 WEST CAPITOL AVENUE
JEFFERSON CITY, MO 65101-6806
TELE: (573) 751-4415
FAX: (573) 751-9758
E-MAIL: JAMILAH.NASHEED@SENATE.MO.GOV

DISTRICT OFFICE:
4032 OLIVE ST., APT. C
ST. LOUIS, MO 63108
TELE: (314) 385-6293

MISSOURI SENATE
JEFFERSON CITY

JAMILAH NASHEED
5TH DISTRICT

COMMITTEES:
APPROPRIATIONS
GOVERNMENT ACCOUNTABILITY AND
FISCAL OVERSIGHT
GUBERNATORIAL APPOINTMENTS
JOBS, ECONOMIC DEVELOPMENT AND
LOCAL GOVERNMENT

August 21, 2015

Mr. Otis Williams
Executive Director
St. Louis Development Corporation
1520 Market Street
Suite 2000
St. Louis, MO 63101

Subject: Relocation of the National Geospatial-Intelligence Agency Headquarters

Dear Mr. Williams:

I am writing to express my support for the National Geospatial-Intelligence Agency relocating to the near NorthSide neighborhood. With the federal directive to invest in urban areas, we think this site is uniquely suited to becoming an excellent new home for this company. By investing in this site, the federal government will see the highest economic return for every dollar spent and be aiding a distressed socio-economic area.

The presence of this highly innovative technology business will help to transform this community back into its once productive and vibrant state that it was at its inception. Without something of this size establishing itself in this area, the neighborhood development will continue to suffer, despite its adjacency to the vibrant and growing downtown.

Sincerely yours,

A handwritten signature in cursive script that reads "Jamilah Nasheed".

Jamilah Nasheed
State Senator

CAPITOL OFFICE
STATE CAPITOL, ROOM 321
201 WEST CAPITOL AVENUE
JEFFERSON CITY, MISSOURI
65101-6806
TELE: (573) 751-2173
FAX: (573) 526-5813



DISTRICT 32 OFFICE
408 E. 32nd STREET
JOPLIN, MISSOURI 64804
TELE: (417) 623-0022
FAX: (417) 623-3241
E-MAIL:
ronald.richard@senate.mo.gov

RON RICHARD
PRESIDENT PRO TEM
SENATOR
DISTRICT 32

October 22, 2015

Mr. Otis Williams
Executive Director
St. Louis Development Corporation
1520 Market Street
Suite 2000
St. Louis, MO 63101

Subject: Relocation of the National Geospatial-Intelligence Agency Headquarters

Dear Mr. Williams:

I am writing to express my support for the National Geospatial-Intelligence Agency relocating to the North St Louis City site. With the federal directive to invest in urban areas, we think this site is uniquely suited to becoming an excellent new home for this agency. By investing in this site, the federal government will see the highest economic return for every dollar spent and be aiding a distressed socio-economic area.

The presence of the NGA as an anchor catalyst will help to transform the needed development in this deserving neighborhood. I put my full support behind this project to save jobs and tax revenue that would severely impact the City if it is lost.

Sincerely,

A handwritten signature in cursive script that reads "Ronald F. Richard".

Ronald F. Richard
President Pro Tem

American Federation of Labor and Congress of Industrial Organizations



815 Sixteenth Street, N.W.
Washington, D.C. 20006
(202) 637-5000
www.aflcio.org

EXECUTIVE COUNCIL

RICHARD L. TRUMKA
PRESIDENT

Michael Sacco
Harold Schaitberger
Leo W. Gerard
Nancy Wohlforth
Randi Weingarten
Patrick D. Finley
Ken Howard
Terry O'Sullivan
Joseph J. Nigro
Laura Reyes
Kenneth Rigmaiden
James Grogan
Dennis D. Williams
Lori Pelletier

ELIZABETH H. SHULER
SECRETARY-TREASURER

Michael Goodwin
Edwin D. Hill
William Hite
Rose Ann DeMoro
Rogelio "Roy" A. Flores
Newton B. Jones
James Boland
Walter W. Wise
James Callahan
J. David Cox
Stuart Appelbaum
Paul Rinaldi
Cindy Estrada
Marc Perrone

TEFERE GEBRE
EXECUTIVE VICE PRESIDENT

Robert A. Scardelletti
Clyde Rivers
Larry Cohen
Fred Redmond
Fredric V. Rolando
D. Michael Langford
Bruce R. Smith
Lawrence J. Hanley
DeMaurice Smith
David Durkee
Harold Daggett
Mark Dimondstein
Capt. Timothy Canoll
Jorge Ramirez

R. Thomas Buffenbarger
Cecil Roberts
Gregory J. Junemann
Matthew Lueb
Diann Woodard
Baldemar Velasquez
Lee A. Saunders
Loretta Johnson
Sean McGarvey
D. Taylor
Bhairavi Desai
Harry Lombardo
Sara Nelson

July 27, 2015

Mr. Robert Cardillo, Director
National Geospatial-Intelligence Agency
7500 GEOINT Drive
Springfield, Virginia 22150

Dear Mr. Cardillo:

I am writing to urge the selection of St. Louis, Missouri for the location of the new National Geospatial-Intelligence Agency (NGA) West Campus headquarters. Selecting the Northside of St. Louis for this location will bring desperately needed jobs and redevelopment to economically distressed communities of color, thereby fulfilling Executive Order No. 12072, 43 Fed. Reg. 36,869 (Aug. 16, 1978), which requires consideration of the impact of federal site selection on the social and economic conditions of urban communities.

The economic benefits of building the new West Campus Headquarters on the Northside of St. Louis will help the local community heal the race and class divisions that have fractured the greater St. Louis metropolitan area. Northside St. Louis borders Ferguson, Missouri where Michael Brown was tragically killed last year. Northside St. Louis residents are 85 percent African American, the unemployment rate is an astounding 22 percent, and 45 percent of the population lives in poverty.

As you know, the NGA has outgrown its current West Campus Headquarters in downtown St. Louis. The NGA is currently one of the largest employers in the city of St. Louis, and the Northside location is one of four potential sites under consideration for the new West Campus Headquarters. Selecting the Northside location will not only keep 3,100 existing West Campus Headquarters jobs in St. Louis, but will potentially bring thousands of new NGA jobs to this location as it grows in the future.

Mr. Robert Cardillo
July 27, 2015
Page Two

The proposed 100-acre NGA West Campus Headquarters site is part of a now-underway \$8 billion urban community development project called NorthSide Regeneration. This project is developing a 1,500-acre area into approximately 3 million square feet of private sector commercial office space, 3,000 market-rate housing units, and a massive upgrade to the public infrastructure of roads, transit, parks, and open space. The area is adjacent to Downtown St. Louis, the Grand Center Arts District, and the CORTEX Innovation District.

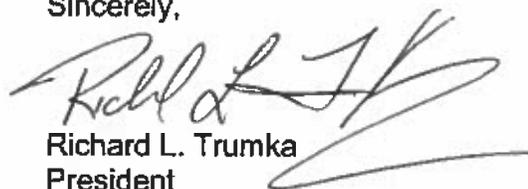
Public sector support for this redevelopment project includes up to \$360 million from the state of Missouri and \$390 million from the city of St. Louis in tax increment financing. The city of St. Louis has also placed a \$180 million General Obligation Bond issue for infrastructure improvements on the August ballot, including a major portion of the needed infrastructure in and around the proposed NGA West Campus Headquarters site. The private sector has invested over \$100 million in the NorthSide Regeneration development, with additional investments in process.

Construction of the new NGA West Campus Headquarters will create an estimated 15,000 construction jobs in St. Louis. To help create jobs for local residents, the St. Louis Building & Construction Trades Council has proposed a community workforce agreement that will provide local hiring and apprenticeship training. Working with NGA, this agreement will launch sustainable career opportunities with skilled jobs for a severely underserved community. It shows how different interests can come together to prioritize the well-being of the entire community.

Finally, locating the new NGA West Campus Headquarters in the Northside of St. Louis will strengthen the local community by providing new housing opportunities. To support this goal, the AFL-CIO Housing Investment Trust, of which I am a Board member, has issued a Letter of Interest to invest in the first 242 units of market rate housing next to the proposed NGA West Campus Headquarters site. The AFL-CIO Housing Investment Trust has over \$5 billion in net assets and extensive experience in financing multifamily housing in Missouri and nationally.

For these reasons, I hope you will agree that Northside St. Louis is the best location for the new NGA West Campus Headquarters. The job creation and economic development that the NGA West Campus Headquarters can bring to Northside St. Louis will provide long lasting benefits to the local community. If the AFL-CIO can be of assistance in this regard, please contact Heather Slavkin Corzo at 202-637-3900.

Sincerely,



Richard L. Trumka
President

RLT/HSC/sdw
opeiu #2, afl-cio



COLONEL D. SAMUEL DOTSON III, *COMMISSIONER OF POLICE*

Service, Integrity, Leadership And Fair Treatment To All.

METROPOLITAN POLICE DEPARTMENT

CITY OF ST. LOUIS • 1915 OLIVE STREET • ST. LOUIS, MISSOURI 63103

December 14, 2015

U.S. Army Corps of Engineers, Kansas City District
Attn: Amy Blair
Room 529
601 E. 12th Street
Kansas City, MO 64016

Re: Letter of Support for the NGA West Facility in North St. Louis

Dear Ms. Blair,

As Chief of Police for the City of St. Louis, I fully support and encourage the Next NGA West Facility moving to the North St. Louis (St. Louis City) location.

A large-scale development like NGA West would bring stability to the near north side, an area that has experienced decades of disinvestment. NGA would act as a catalyst for even more schools, grocery stores, churches, and community centers in the area. And, that's good for the entire City, because density and development are detractors for criminals.

The North St. Louis site offers an urban environment for NGA employees and leverages the current federal and national initiatives already in place in St. Louis, including Strong Cities, Strong Communities (SC2), the Federal Promise Zone designation, the EcoDistricts 2015 designation, a \$500,000 Choice Neighborhoods planning grant and 100 Resilient Cities.

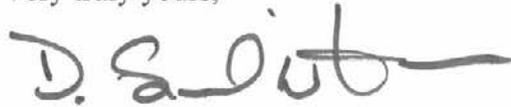
This site offers opportunities ranging from attracting Millennial that desire urban living to reclaiming blighted areas for new development and being a catalyst for enhancement in this economically distressed community. For NGA, the North St. Louis site offers:

- *Diversity of housing options for current and future employees*
- *High quality of life for employees with 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*
- *Proximity to downtown and institutions of higher learning, including Webster, Saint Louis University, Washington University and Harris-Stowe State University*
- *The least amount of impact to employees' commutes with 2/3 of employees being Missouri residents*
- *Public transit and alternative modes of transportation, which support the Department of Defense's sustainable initiatives*
- *Connections to three highways within two miles of the site (I-64/40, I-70 and I-44)*
- *Opportunities to revitalize a historic neighborhood*

The presence of the NGA as an anchor catalyst will help to transform the needed development in this deserving neighborhood. I put my full support behind this project to save jobs and tax revenue that would severely impact the City if it is lost.

A large number of partners, including myself, are committed to working together to keep the NGA headquarters within the City of St. Louis. I believe the North St. Louis site offers the best opportunities for NGA and its employees.

Very truly yours,

A handwritten signature in black ink, appearing to read "D. S. Dotson III", with a long horizontal flourish extending to the right.

D. Samuel Dotson III
Police Commissioner

Downtown STL, Inc.

October 1, 2015

Mr. Otis Williams
Executive Director
St. Louis Development Corporation
1520 Market Street
Suite 2000
St. Louis, MO 63101

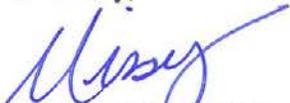
Subject: Relocation of the National Geospatial-Intelligence Agency Headquarters

Dear Mr. Williams:

I am writing in support of the relocation of the National Geospatial-Intelligence Agency to the near NorthSide neighborhood within the City of St Louis. Retaining this business in the City of St Louis and in close proximity to downtown, is critical to the continued success and growth of future jobs in the area.

The permanent jobs that will result from this economic activity is the facilitator that is needed to ensure the near NorthSide overcomes its blight and becomes an economic driver for the City.

Sincerely,



Melissa "Missy" Kelley
President & CEO



Building and Construction Trades Council of St. Louis, AFL-CIO

2300 Hampton Avenue • Suite B • St. Louis, MO 63139 • Phone: (314) 647-0628 • Fax: (314) 647-0631

JEFFREY P. ABOUSSIE
Executive Secretary/Treasurer
E-mail: jeff@stlbctc.org

MICHAEL MAHLER
President

DON BROWN
Vice President

AFFILIATED WITH THE
BUILDING AND CONSTRUCTION
TRADES DEPARTMENT
AFL-CIO

November 30, 2015

Affiliated Organizations

Boilermakers

Bricklayers

Cement Masons

Decorators and Displaymen
Awning & Tent Workers

Electrical Workers

Elevator Constructors

Glaziers

Hoisting Engineers

Insulators and Asbestos Workers

Iron Workers

Plasterers

Plumbers and Pipefitters

United Union of Roofers,
Waterproofer, & Allied Workers

Sheet Metal Workers —
Comm. & Res.

Sheet Metal Workers —
Kitchen Equipment Shopmen

Sprinkler Fitters

Teamsters

Terrazzo Finishers

Tile-Marble Setters & Finishers
Mosaic & Terrazzo Workers

Mr. Robert Cardillo, Director
National Geospatial-Intelligence Agency
7500 GEOINT Drive
Springfield, Virginia 22150

Dear Mr. Cardillo:

I am writing to express the support of the St. Louis Building and Construction Trades Council for the relocation of the National Geospatial-Intelligence Agency (NGA) West Campus Headquarters. Selecting the Northside of St. Louis for this location will bring desperately needed jobs and redevelopment to economically distressed minority communities while also ensuring the Agency is re-positioned in close proximity to its existing location to minimize disruption for its current employees.

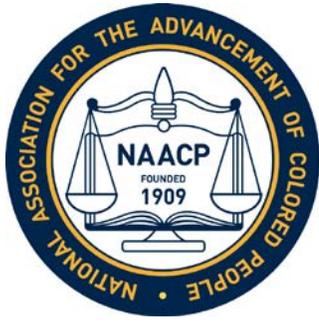
The economic benefits of building the new West Campus Headquarters on the Northside of St. Louis will help the local community heal the race and class divisions that have fractured the greater St. Louis metropolitan area. The presence at this site will provide a catalyst for future investments in the area and serve as an anchor in the community for employment and economic stability.

Construction of the new NGA West Campus Headquarters will create an estimated 1,350 construction jobs in St. Louis. To help create jobs for local residents, the St. Louis Building & Construction Trades Council has proposed a community workforce agreement that will provide local hiring and apprenticeship training. Working with NGA, this agreement will launch sustainable career opportunities with skilled jobs for a severely underserved community.

A large number of partners, including the St. Louis Building and Construction Trades Council, are committed to working together to keep the NGA headquarters within the City of St. Louis. Therefore, I strongly support the relocation of the NGA facility to North St. Louis. Please feel free to contact me if you have any questions.

Respectively,

Jeffrey P. Aboussie
Executive Secretary-Treasurer



NAACP

September 21, 2015

Robert Cardillo, Director
National Geospatial-Intelligence Agency
7500 GEOINT Drive
Springfield, Virginia 22150-7500

Subject: Proposed New Facility in the St. Louis Area

Dear Robert:

My name is Adolphus M. Pruitt, II, and I am President of the St. Louis Branch of the National Association for the Advancement of Colored People (NAACP). I am also the 1st Vice President of the Missouri NAACP Conference of Branches.

The NAACP is well aware of the need for your agency to move its western headquarters from its outdated, Civil War era campus in South St. Louis City; and the pledged to stay in the St. Louis region. We are also aware that you are considering several locations; including one in Illinois near Scott Air Force Base, and one in St. Louis City. Retaining the NGA's 3,100 well-paying jobs, adding a \$1.6 billion project and hundreds of construction jobs in the city, keeping millions of tax dollars in state and local economies is critical; but the city location (100-acre area north of downtown) adjacent to the demolished Pruitt-Igoe housing complex will be a Game Changer for this predominately African American neighborhood.

Economic Forces

Older urban areas were once the hubs of economic growth and activity, and were therefore major destinations for people in search of economic opportunity. However, the economies of many of these cities have since been eroded by complex economic transformations and shifting patterns in metropolitan development. These economic forces both racial and non-racial—are the direct result of actions, processes, or ideologies that explicitly reflect some form of racial bias. Nevertheless, they have accelerated neighborhood decline in the inner city and widened gaps in race and income between St. Louis City and its suburbs.

Ironically, policymakers have indirectly contributed to concentrated poverty in inner-city neighborhoods with decisions that have decreased the attractiveness of low-paying jobs and accelerated the relative decline in the wages of low-income workers. In particular, in the absence of an effective labor market policy, policymakers have tolerated industry practices that undermine worker security—including the erosion of benefits and the rise of involuntary part-time employment.

Disparate Impact

In sum, federal government policies and decisions, even those that are not explicitly racial, have had a profound impact on inner-city neighborhoods. These impacts have been felt in many cities across the country, but they perhaps have been felt more in the older central cities of the Midwest (such as St. Louis) and Northeast—the traditional Rust Belt— where depopulated, high-poverty areas have experienced even greater problems.

Cultural forces

With the departure of higher-income families, the least upwardly mobile in society—mainly low-income people of color— are left behind in our north-city neighborhoods with high concentrations of poverty and deteriorating physical conditions. These neighborhoods offer few jobs and typically lack basic services and amenities, such as banks, grocery stores and other retail establishments, parks, and quality transit. They also suffer from substandard schools, many with run-down physical plants. Two of the most visible indicators of neighborhood decline are abandoned buildings and vacant lots; St. Louis's Land Reutilization Authority — which takes over real estate if taxes aren't paid — counts almost 10,000 properties, mostly vacant land, in its inventory. Thousands more vacant parcels are held by private owners.

A symbiotic Relationship

From the beginning, and through the decades the NGA has had an indescribable and indelible connection with those who lived, played, and worked within and just beyond its walls. The relocation of NGA out of the City will impact this City, and its population in so many ways, because NGA represents both the history and the future of the City; and particularly the north St. Louis area proposed for its relocation.

The City of St. Louis has been caught between countervailing forces that have left it and those connected to it — for more than a year — in a perpetual period of transition. While giving priority to the criteria of military value, the human impact of NGA's relocation and the possible economic, and other effects on the City and its underserved populations is a priority for the NAACP; and should not have a disparate impact on the populations we represent.

Sincerely,



Adolphus M. Pruitt, II, 1st Vice President
NAACP Missouri State Conference of Branches, &
President - St. Louis City Branch NAACP
P.O. Box 23455, St. Louis, Mo. 63156



For a clean, green, connected St. Louis region

www.grgstl.org

November 19, 2015

Mr. Otis Williams
Executive Director
St. Louis Development Corporation
1520 Market Street
Suite 2000
St. Louis, MO 63101

Subject: Relocation of the National Geospatial-Intelligence Agency (NGA) Headquarters

Dear Mr. Williams:

I am writing to show my support for NGA relocating to North St. Louis and remaining within the City of St. Louis.

We are fully committed to the development of a network of greenways and open spaces north of Downtown. Collectively, these public facilities will function as a catalyst to vastly improve the environmental quality and livability of north side neighborhoods:

- **The Trestle** – a planned one mile elevated park reutilizing an historic railroad trestle
- **McKinley Bridge Bikeway** – an existing multiuse path linking the greenway networks in Missouri and Illinois via the McKinley Bridge
- **14th Street Greenway** – a planned dedicated multiuse path and landscaping through the heart of the Choice Neighborhood Zone following 14th Street linking the Gateway Transportation Center, City Hall, Central Library, Washington Avenue, Loretta Hall Park, Preservation Square and the Trestle
- **North Riverfront Open Space and Redevelopment Plan** – a planned redevelopment between Eads and Stan Musial Bridges utilizing an emerging network of open space
- **North Riverfront Trail** – an existing 14-mile trail along the Mississippi River between the Gateway Arch and the Old Chain of Rocks Bridge
- **Bike St. Louis** – an existing partnership with the City of St. Louis to expand the on-street bicycle network throughout the city, including neighborhood in and around Downtown

These projects will enhance the substantial investment Great Rivers Greenway is making at the Gateway Arch and Central Riverfront, as part of the collaborative CityArchRiver project. With proposed connections along Cass Avenue and North Jefferson, the greenway facilities will also add value for the thousands of NGA employees, providing commuting and recreational opportunities with safe and convenient access to Downtown, the Riverfront and a variety of transit facilities.

The **Great Rivers Greenway** District

The presence of NGA in the neighborhood will help transform this blighted area of the City, spurring new development, street improvements and bicycle facilities. Furthermore, it has the opportunity to offer a high quality of life for employees with walkable neighborhood amenities, public transit access, nearby public open spaces and connections to institutions of higher learning, including Webster, Saint Louis University, Washington University and Harris-Stowe State University. This site also offers the least amount of impact to current employee commutes and its urban location is ideal for recruitment of new employees.

I look forward to working with you on the development of a safe and connected Greenway and bicycle network in the near North St. Louis site.

Sincerely,



Susan Trautman
Executive Director
Great Rivers Greenway

November 24, 2015

U.S. Army Corps of Engineers, Kansas City District
Attn: Amy Blair
Room 529
601 E. 12th Street
Kansas City, MO 64016

Re: Cortex support letter for the NGA West Facility in North St. Louis

Dear Ms. Blair,

I would like to express my support for the NGA West Facility moving to a location within North St. Louis (City of St. Louis).

The Cortex Innovation Community is a 200-acre urban innovation District that is a 10 minute drive from the proposed NGA St. Louis site. We are a mixed-use technology hub that supports over 200 companies in the bioscience, IT and engineering sectors. We expect to grow the district to over 300 technology-related companies in the next five years by leveraging the intellectual assets of our academic partners (Washington University, St. Louis University and the University of Missouri-St. Louis) and the region's Fortune 500 companies. We believe that having NGA facilities near Cortex will significantly increase the economic impact of NGA in the City of St. Louis by encouraging startup technology companies aligned with NGA's mission to find a home in the Cortex District where they can be supported by the entrepreneurial environment and programs that we provide our companies.

The North St. Louis site offers an urban environment for NGA employees and leverages the current federal and national initiatives already in place in St. Louis, including: Strong Cities, Strong Communities (SC2), the Federal Promise Zone designation, the EcoDistricts 2015 designation, a \$500,000 Choice Neighborhoods planning grant and 100 Resilient Cities.

Cortex has been at the center of St. Louis' efforts to attract and retain a Millennial workforce who increasingly seek an urban live-work-play lifestyle. NGA is perfectly positioned in North St. Louis to take advantage of this emerging demographic trend, since Millennials are also urban pioneers transforming once marginal neighborhoods into trendy urban communities.



Just as Cortex has been the anchor that is transforming a tired industrial midtown St. Louis neighborhood, the NGA can serve as the anchor that transforms and reclaims a deserving North St. Louis neighborhood. I put my full support behind this project to save jobs and tax revenue that would severely impact the City if it is lost, as well as to grow new entrepreneurial companies and jobs in the Cortex Innovation Community.

Please let me know if I can provide further insight into my perspective of the importance of a North St. Louis NGA presence.

Sincerely,



Dennis Lower
President & CEO





Urban League of
Metropolitan St. Louis, Inc.

**Empowering Communities.
Changing Lives.**

October 28, 2015

Mr. Otis Williams
Executive Director
St. Louis Development Corporation
1520 Market Street
Suite 2000
St. Louis, MO 63101

Subject: Relocation of the National Geospatial-Intelligence Agency Headquarters

Dear Mr. Williams:

I am writing to express my support for the relocation of the National Geospatial-Intelligence Agency to the near NorthSide neighborhood within the City of St. Louis. Retaining this business in the City of St. Louis is critical to the City's continued success and growth of future jobs in the area.

The permanent jobs that will result from this economic activity is the facilitator that is needed to ensure the near NorthSide overcomes its blight and becomes an economic driver for the City.

Sincerely,

Michael P. McMillan
President & CEO

Michael P. McMillan
President/CEO

Officers 2015-2016

Richard H. Miles
Chair

Keith Williamson
Vice-Chair

Mark Levison
2nd Vice-Chair

Robert E. Wallace
Treasurer

Steven Sullivan
Secretary

Jovita Foster
General Counsel

Board of Directors

Phyllis Anderson
Mary Atkin

Shannon L. Bagley
Steven M. Barney

Oscar Berryman
Michael Burns

Thomas Caccamo
David B. Cade

Christine Chadwick
Marv Danielski

Beth Davis
Karen Davis

Debra Denham
Melanie DiLeo

Bishop G. Vincent Dudley, Sr.
Frankie Eichenberger

Richard Eichwald
Akberet Boykin Farr

Jovita Foster
Frankie M. Freeman

Frank Harnsher
Kristina Hazley

E. Areal Hoosman
Thomas J. Irwin

Allan D. Ivie, IV
Darryl T. Jones

Stephen C. Jones
Mark Levison

Benjamin A. Lipman
Juanita Logan

Charles Lowenhaupt
Daniel J. Ludeman

Eric M. Madkins
John Mandelker

Dr. Art McCoy
Manyika McCoy

Richard H. Miles
Charles R. Miller

Michael L. Moehn
John Moten, Jr.

Arnie E. Needham
Kathleen T. Osborn

Dr. Gwendolyn Packnett
Michael Panicola

Dr. John A. Pieper
Emily Pitts

Arvetta Powell
Eric Rhone

Stan Roux
William Rusnack

John Schicker
Todd R. Schnuck

Malissa Shaw
Rev. E.G. Shields

Patrick J. Sly
Ronald Smith

John Sondag
Charles A. Stewart, Jr.

Dr. Elizabeth Stroble
Julio Suárez

Dr. Donald Suggs
Steven Sullivan

Trish Muyco-Tobin
Gene R. Todd

Michelle Tucker
Robert E. Wallace

Randy Weller
Keith Williamson

Donald L. Wolff
Col. William H. Young



Affiliated with the National Urban League

Proud member of

United Way
of Greater St. Louis



September 29, 2015

Mr. Otis Williams
Executive Director
St. Louis Development Corporation
1520 Market Street
Suite 2000
St. Louis, MO 63101

RE: Relocation of the National Geospatial-Intelligence Agency Headquarters

Dear Mr. Williams:

I am writing to express my support for the relocation of the National Geospatial-Intelligence Agency to the near NorthSide neighborhood within the City of St Louis. Retaining this business in the City of St Louis is critical to the City's continued success and growth of future jobs in the area.

The permanent jobs that will result from this relocation is the facilitator that is needed to ensure the near NorthSide overcomes its blight and becomes a fiscal driver for the City. This development is sure to produce not only economic empowerment but also stimulate a more inclusive community.

If I can provide any further information in support of the relocation of the National Geospatial-Intelligence Agency please phone me at (314) 246.8250.

Sincerely,



Nicole N. Roach
Associate Vice President for Diversity and Inclusion
Senior Director for Community Engagement
Webster University
nroach@webster.edu

Mark S. Wrighton
Chancellor

November 18, 2015

The Honorable Robert T. Cardillo
Deputy Director of National Intelligence
National Geospatial-Intelligence Agency
7500 Geoint Drive
Springfield, VA 22150-7500

Dear Director Cardillo:

For decades, the National Geospatial-Intelligence Agency and its precursors have been an important part of St. Louis area. Friends and neighbors employed by the NGA can't always tell us what they are working on, but we know the services they provide to the nation are vital to our security and well-being. We are reminded every day that the Agency is part of the fabric of our community, not just another government building embedded within a military facility.

As the NGA evaluates proposed locations for a new facility, we are pleased that the Agency has pledged to stay in the St. Louis region, and I urge you to pay particular attention to the option of keeping the NGA within the City of St. Louis.

Like you, part of my professional responsibilities includes helping to attract and retain talented individuals. Washington University in St. Louis is assisted in this regard by being located in a diverse, exciting area with many amenities. The quality of life of our students, employees, and their families are enriched by the parks, museums, and other cultural institutions of the region. The University increasingly attracts people excited by the City's ability to gather and focus entrepreneurs, generating opportunities for talented and motivated individuals to share ideas and create a more vibrant St. Louis.

We hope that the NGA considers Washington University a resource as well. We aggressively identify and produce a very talented pool of students that should be of interest to the Agency for both internships and employment.

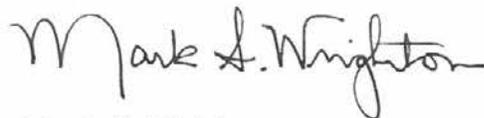
The Honorable Robert T. Cardillo
November 18, 2015
Page 2

We provide high-quality advanced education opportunities that should be attractive to your St. Louis employees. There are also areas of the University's research expertise of potential interest to the NGA, such as the School of Engineering & Applied Science and the Department of Earth and Planetary Sciences. We stand ready to speak with you at any time about how ties between Washington University and the NGA could be enhanced in the future.

The City of St. Louis is made stronger by the institutions and people it attracts. We hope that the National Geospatial-Intelligence Agency remains within the City, continuing to play an important role in the St. Louis community.

With best regards,

Sincerely yours,



Mark S. Wrighton

MSW:js

STEVEN H. LIPSTEIN
President and Chief Executive Officer

November 16, 2015

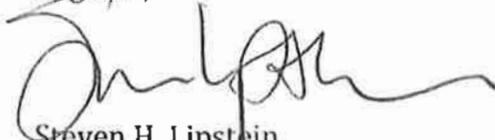
Mr. Otis Williams
Executive Director
St. Louis Development Corporation
1520 Market Street
Suite 2000
St. Louis, MO 63101

Dear Mr. Williams:

Fostering a vibrant urban core that offers stimulating employment, residential and entertainment opportunities is vital to the greater St. Louis community. As the largest health care provider and largest employer in the region, BJC HealthCare is committed to the City of St. Louis.

As you consider the relocation of the National Geospatial-Intelligence Agency, we encourage you to keep this long-time St. Louis business within the City by selecting the near NorthSide neighborhood development site. The NorthSide site is primed to meet the needs of the NGA West campus headquarters, including any future expansion. In turn, the NGA headquarters would provide a significant catalyst and economic stimulus for the NorthSide neighborhood development. This development is a critical component in stabilizing, strengthening and revitalizing the St. Louis urban core for the betterment of the entire region.

Regards,



Steven H. Lipstein
President and Chief Executive Officer



One North Grand Boulevard
St. Louis, MO 63103
Phone: 314-977-7777
Fax: 314-977-7105
www.slu.edu

SAINT LOUIS
UNIVERSITY

Office of the President

November 17, 2015

Mr. Robert Cardillo
Director, National Geospatial-Intelligence Agency
7500 GEOINT Drive
Springfield, Virginia 22150

Dear Director Cardillo:

I am writing to express support for the relocation of the National Geospatial-Intelligence Agency (NGA) facility to the site currently under consideration in North St. Louis City. With the federal government's commitment to invest in our nation's disadvantaged communities, I believe the selection of this site would be an excellent opportunity to help revitalize a struggling area of the St. Louis region.

Selecting this location will bring desperately needed jobs and redevelopment to an economically distressed area of the City while also ensuring the Agency is re-positioned in close proximity to its existing location to minimize disruption for its current employees. Additionally, the presence at this site will provide a catalyst for future investments in the area and serve as an anchor in the community for employment and economic stability.

Again, I strongly support the relocation of the NGA facility to North St. Louis. Should you have any questions, please do not hesitate to let me know.

Sincerely,

Fred P. Pestello, Ph.D.
President



University of Missouri–St. Louis

Thomas F. George
Chancellor / Professor of Chemistry and Physics
401 Woods Hall
One University Boulevard
St. Louis, MO 63121, USA
1-314-516-5252
1-314-516-5378 (fax)
tfgeorge@umsl.edu
<http://www.umsl.edu/chancellor>

November 23, 2015

U.S. Army Corps of Engineers, Kansas City District
Attn: Amy Blair
Room 529
601 E. 12th Street
Kansas City, MO 64016

Re: Letter of Support for the NGA West Facility in North St. Louis

Dear Ms. Blair,

I would like to express my support for the NGA West Facility moving to a location within North St. Louis (St. Louis City).

The North St. Louis site offers an urban environment for NGA employees and leverages the current federal and national initiatives already in place in St. Louis, including Strong Cities, Strong Communities (SC2), the Federal Promise Zone designation, the EcoDistricts 2015 designation, a \$500,000 Choice Neighborhoods planning grant and 100 Resilient Cities.

This site offers opportunities ranging from attracting Millennials that desire urban living to reclaiming blighted areas for new development and being a catalyst for enhancement in this economically distressed community. For NGA, the North St. Louis site offers:

- Diversity of housing options for current and future employees
- High quality of life for employees with 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

- Proximity to downtown and institutions of higher learning, including Webster, St. Louis University, Washington University and Harris-Stowe State University
- The least amount of impact to employees' commutes with 2/3 of employees being Missouri residents
- Public transit and alternative modes of transportation, which support the Department of Defense's sustainable initiatives
- Connections to three highways within two miles of the site (I-64/40, I-70 and I-44)
- Opportunities to revitalize a historic neighborhood

The presence of the NGA as an anchor catalyst will help to transform the needed development in this deserving neighborhood. I put my full support behind this project to save jobs and tax revenue that would severely impact the City if it is lost.

A large number of partners, including myself, are committed to working together to keep the NGA headquarters within the city of St. Louis. I believe the North St. Louis site offers the best opportunities for NGA and its employees.

Sincerely,

A handwritten signature in black ink that reads "Thomas F. George". The signature is written in a cursive style with a large initial "T" and a long horizontal stroke extending to the left.

Chancellor
University of Missouri–St. Louis



National Society of Black Engineers “Says Keep in the NGA in St. Louis City”

The National Geospatial Agency (NGA) should continue to operate in the corporate limits of the City of St. Louis. Keeping the NGA in the City is vital to help stabilize our more challenged residential communities and can serve as a regional technology showpiece. We believe that the NGA is like a large fruit tree with deep roots. The NGA’s deep roots are its history as a corporate citizen and the over 3000 employees who work, live and play in the region. A fruit tree’s roots provide structural stability to the tree and transform nutrients from the soil through the branches. Transplanting the NGA to the proposed Northside site will help convert an area that has declined significantly over the decades and bring economic vitality to the surrounding neighborhoods. Like the leaves of the tree that convert light into oxygen necessary for the environment, the NGA site will bring much needed jobs, and green infrastructure that will literally improve the health of the residents of the area.

The City of St. Louis site is ideal for the entire region due to its proximity to mass transit, colleges and universities, easy access to Lambert Airport and situated near several major interstate routes. The biggest attribute of this project is the rebirth of a Blue Zone: an area that has minimal footprint on the environment, where workers can walk, bike or take mass transit to work. With this re-investment will come commerce that is within walking distances, bike trails, and new greenspace. New homes will rise up with solar panels; rainwater harvesting will reduce the demand on area sewers systems.

Missouri is a financially stable state with a functional legislature and the St. Louis City location is centrally located. With NGA located in St. Louis, it will have maximum economic benefit to the region and it will have the least amount of negative impact on the environment and help maintain the vitality of our region’s urban core. NSBE (National Society of Black Engineers) will continue to work to ensure that there is a thriving STEM (Science, Math, Engineering and Math) K-12 pipeline of future engineers, technologists and to support the NGA’s workforce as well as other economic development that will improve by the NGA’s presence at the City of St. Louis site.

The St. Louis Gateway Chapter of the National Society of Black Engineers supports retaining the NGA in the City of St. Louis and pledges its resources as a community stakeholder to ensure its long-term success.

The National Society of Black Engineers

St. Louis Gateway Chapter



Catholic Charities

ARCHDIOCESE OF SAINT LOUIS

4532 LINDELL BOULEVARD ST. LOUIS, MO 63108-2002
PHONE: 314.367.5500 WWW.CCSTL.ORG

November 20, 2015

U.S. Army Corps of Engineers, Kansas City District
Attn: Amy Blair
Room 529
601 E. 12th Street
Kansas City, MO 64016

Re: Letter of Support for the NGA West Facility in North St. Louis

Dear Ms. Blair,

This letter serves as my submission of public comment and support on behalf of Catholic Charities of St. Louis on the draft Environmental Impact Statement for the proposed new Western HQ for the National Geospatial-Intelligence Agency (NGA) in St. Louis.

Founded in 1912, Catholic Charities of St. Louis has long been committed to the citizens of St. Louis and betterment of our community. I first joined the Board of Catholic Charities in 2008 and became the President of the organization in 2013. As one of the largest providers of social services in Missouri, Catholic Charities of St. Louis helps 124,000 people a year and has annual revenue of approximately \$86 million. We appreciate the support we receive from various government entities at the local, state, and federal level, which amounts to 40% of our funding.

Organized as a federation of eight agencies, Catholic Charities assists people through more than 100 programs and serves 11 counties in the St. Louis metropolitan area. In this regard, Catholic Charities plays a significant role in St. Louis City and the Region.

The North City NGA Site will act as an anchor catalyst and will help to transform the needed development in this deserving neighborhood. The 7,200 proposed jobs on the North City NGA project could play a very important role for both our city and the clients Catholic Charities serves. I put my full support behind this project to save jobs and tax revenue that would severely impact the City if it is lost.

Catholic Charities urges the federal government and the NGA to make their NGA West HQ site decision a "double bottom line return on investment" by selecting the North City NGA Site.

Sincerely,

Theresa E. Ruzicka, CPA
President
Catholic Charities of St. Louis

cc: Robert Cardillo, National Geospatial-Intelligence Agency

BOARD OF DIRECTORS
Executive Committee
Con Franey, *Chair*
Judy Navarre, *Vice Chair*
Daniel Holmes, *Treasurer*
Cheryl Archibald, *Secretary*

Members

Robert Bouché, *Ex-Officio*
Malcolm Briggs
Scott Dolan
Mark Dunn
John Ebeling
Angela Forte
Craig Franklin
Thomas Gregory
Mary Elizabeth Grimes
W.M. Donovan Hiemenz
Joseph Holland II
Patricia Hughes
Scott Layton
Susan Mangels
Gigi McKinzie
Matthew Nordmann
Edward Puzzella
Martha Leticia Seitz
Rev. Daniel Shaughnessy
Mark Siedband
Kathy Surratt-States
Timothy Thompson
Wm. Randolph Weber
Theresa E. Ruzicka, *Ex-Officio*
President, Catholic Charities



FAMILY AND WORKFORCE CENTERS OF AMERICA

October 1, 2015

Mr. Otis Williams
Executive Director
St. Louis Development Corporation
1520 Market Street
Suite 2000
St. Louis, MO 63101

Subject: Relocation of the National Geospatial-Intelligence Agency Headquarters

Dear Mr. Williams:

I am writing to express my support for the relocation of the National Geospatial-Intelligence Agency to the near NorthSide neighborhood within the City of St Louis. Retaining this business in the City of St Louis is critical to the City's continued success and growth of future jobs in the area.

The permanent jobs that will result from this economic activity is the facilitator that is needed to ensure the near NorthSide overcomes its blight and becomes an economic driver for the City.

Sincerely,

Carolyn D. Seward
President/CEO
Family and Workforce Centers of America
6347 Plymouth Avenue
St. Louis, MO 63133
314-746-0752
cseward@fwca-stl.com

Washington Metropolitan

African Methodist Episcopal Zion Church

Reverend Dr. Anthony Witherspoon
Pastor

613 North Garrison Avenue
Saint Louis, Missouri 63103
(314) 533-0316 Office
(314) 533-4177 Fax
washmetamez@sbcglobal.net

October 1, 2015

Mr. Otis Williams, Executive Director
St. Louis Development Corporation
1520 Market Street Suite 2000
St. Louis, MO 63101

Subject: Relocation of the National Geospatial-Intelligence Agency Headquarters

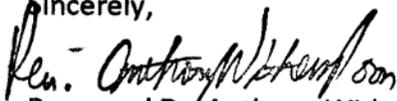
Dear Mr. Williams:

On behalf of Washington Metropolitan African Methodist Episcopal Zion Church, I am excited about the city of Saint Louis' opportunity to attract the National Geospatial-Intelligence Agency and them to our neighborhood. Our housing corporation owns and manages more than four hundred apartment units in the area, the Metropolitan Village Apartments and Lucas Heights Apartments. We believe that these units will provide the residents with additional resources to become employees with your organization.

As a neighbor to the proposed relocation of the National Geospatial-Intelligence Agency near the Northside neighborhood within the City of St Louis, we unequivocally support the proposed relocation, posthaste.

The estimated 3,100 permanent jobs that will result from this economic activity is the kind of catalyst that is needed to ensure the continued revitalization of the near Northside. Please do not hesitate to further share how else we can be of support to you, as our city is in need of opportunities such an organization will provide.

Sincerely,



Reverend Dr. Anthony Witherspoon,
Pastor, Washington Metropolitan African Methodist Episcopal Zion Church



2060 Craigshire Road
St. Louis, MO 63146

314.241.8188 *p*
314.241.0125 *f*

December 9, 2015

Mr. Otis Williams
Executive Director
St. Louis Development Corporation
1520 Market Street
Suite 2000
St. Louis, MO 63101

Subject: Relocation of the National Geospatial-Intelligence Agency Headquarters

Dear Otis,

I want to take this opportunity to add KAI to the list of those who support the Near Northside site at Jefferson and Cass for the future site of the NGA Headquarters. As I am sure you know, KAI has spent the last 36 years designing, developing, and building major projects in the vicinity of the proposed site; projects such as the Samuel Shepard Gateway Schools, Residences at Murphy Park, Valshon High School, and The Harrison Education Center to only name a few (see attached map). Although our projects have made a significant impact toward the revival of that historic neighborhood, the arrival of a business such as the NGA's Headquarters would be the catalytic engine for a full revitalization of the Near Northside.

KAI is fully committed to continuing to be a part of the Near Northside community, and I look forward to collaborating with you again as the neighborhood continues to develop.

Sincerely,

Michael E. Kennedy, RA
Chairman & CEO
KAI Design & Build



November 23, 2015

U.S. Army Corp of Engineers Kansas City District
Attention: Amy Blair
601 S. 12th Street
Room 529
Kansas City, MO 64106

Re: Letter of support for the city of St. Louis' NorthSide NGA Site

Dear Ms. Blair,

CIC-St. Louis would like to express its full support for the City's NorthSide NGA Site. Since our founding in Cambridge, MA in 1999, more than 1,400 companies have chosen CIC as their home and more than \$1.8B of venture capital has been invested in companies that were headquartered at CIC. Our vision is simple: "Startups make the world much better. We can help them by setting up and managing their office for them so they can focus on their business". With that vision in mind, it is easy to understand why we are so deeply committed to supporting initiatives such as this. In fact, it is the type of bold thinking that we saw in parts of this city that led us to select St. Louis as our first expansion location in 2014.

The planned new one million square foot NGA West HQ, in which the federal government will invest \$1.2 billion to construct and another \$200 million in related site improvements, will have the capacity to not only house the existing 3,200 South City-located NGA employees, but the new NGA West HQ also will have the potential to house over 7,000 NGA and related employees.

Since coming to St. Louis, I have had the opportunity to meet with Paul McKee to learn first hand about this project. The success of his other projects were also of real interest to CIC. Much of our decision to expand to St. Louis was based on our confidence in another mixed use development, Cortex, so our belief in the value of this project is sincere. McKee's WingHaven Development was key to retaining MasterCard Global Operations HQ, as was the 550-acre NorthPark Redevelopment in retaining the corporate HQ of ExpressScripts. The fact that both MasterCard and ExpressScripts now occupy office space CIC further illustrates the longstanding impact of McKee's past initiatives.

Please let me know if there is anything we can do to further exemplify our support and dedication to the City's NorthSide NGA Site.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dougan Sherwood', is written over a light blue horizontal line.

Dougan Sherwood

Co-Founder & Managing Director

CIC St. Louis



31 YORK DRIVE
ST. LOUIS, MO
63144

November 23, 2015

National Geospatial — Intelligence Agency
Attn: Robert Cardillo
7500 GEOINT Drive
Springfield, Virginia 22150-7500

Re: Support North St. Louis for the NGA West Facility

Dear Mr. Cardillo,

I am writing to express my support for locating the new NGA West facility in the City of St. Louis.

There are a multitude of reasons to choose the city over the other three locations. But from my perspective, the most compelling is the abundance of talented people, particularly millennials, and their preference to live, work, and play in the city.

The site is minutes away from the revitalized downtown technology corridor. This area along Washington Avenue offers residential lofts, restaurants, bars, boutiques, and a vibrant start-up entrepreneurial business culture.

The area has played a vital role for St. Louis to attract and retain graduates from our local universities. Further, we are seeing more and more technology companies from other parts of the country and the world relocate here for our unique combination of culture, talent, and cost-of-living.

I'm sure you're receiving letters from proponents of all four sites identifying the many social and economic benefits of the NGA to them. However, the benefit of choosing the St. Louis City site is reciprocal. Yes, St. Louis will benefit from the NGA, but the NGA will also greatly benefit from staying in the City of St. Louis.

Sincerely,

A handwritten signature in black ink, appearing to read "T Shipley", is written over a light gray rectangular background.

Tom Shipley
Principal, Cole-Dalton, LLC

GATEWAY DEVELOPMENT, LLC

**314 West Parker Street
Pinckneyville, IL 62274
(618) 357-9253**

October 23, 2015

Mr. Otis Williams
Executive Director
St. Louis Development Corporation
1520 Market St., Suite 2000
St. Louis, Missouri 63103

RE: NGA

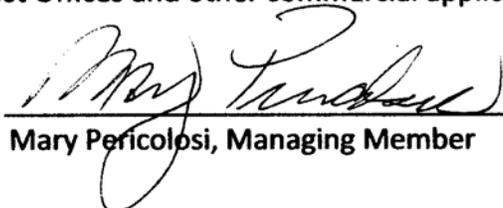
Dear Sir;

I am writing to indicate my company's interest in building and marketing new homes for residents in the area surrounding the proposed NGA development.

We are a family of companies; however our Saint Louis Company is Gateway Development, LLC, of which I am the sole and managing member. Gateway Development is an authorized builder for our modular housing manufacturing company Contempri Industries. We are also a registered dealer with Missouri Public Service Commission and Gateway Development LLC is a recognized WBE in the city of Saint Louis.

Our companies have been building homes in the city of Saint Louis for more than thirty years. We are currently building in the 5th Ward in the subdivision know as Betty's Walk with the support of the Affordable Housing Trust.

Contempri Industries manufactures high quality pre-engineered building components which are delivered and then assembled on site by a qualified Contempri Homes builder, Gateway Development in the City of Saint Louis. We have used these pre-engineered building components to construct residential homes both single and multifamily, Assisted Living facilities, office buildings, hotels and U.S. Post Offices and other commercial applications.



Mary Pericolosi, Managing Member



TW CONSTRUCTORS

November 23, 2015

U.S. Army Corps of Engineers, Kansas City District
Attn: Amy Blair
Room 529
601 E. 12th Street
Kansas City, MO 64016

Re: Letter of Support for the NGA West Facility in North St. Louis

Dear Ms. Blair,

I would like to express my support for the Next NGA West Facility moving to a location within North St. Louis (St. Louis City).

TW Constructors recognizes the important benefits the NGA project provides to North City, and commends them for choosing to stay in St. Louis Area. As a minority contractor in St. Louis, the potential growth and opportunity available provides a benefit to not only our construction industry, but the residence and the community as a whole.

The North St. Louis site offers an urban environment for NGA employees and leverages the current federal and national initiatives already in place in St. Louis, including Strong Cities, Strong Communities (SC2), the Federal Promise Zone designation, the EcoDistricts 2015 designation, a \$500,000 Choice Neighborhoods planning grant and 100 Resilient Cities.

This site offers opportunities ranging from attracting Millenials that desire urban living to reclaiming blighted areas for new development and being a catalyst for enhancement in this economically distressed community. For NGA, the North St. Louis site offers:

- Diversity of housing options for current and future employees
- High quality of life for employees with 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
- Proximity to downtown and institutions of higher learning, including Webster, Saint Louis University, Washington University and Harris-Stowe State University



TW CONSTRUCTORS

- The least amount of impact to employees' commutes with 2/3 of employees being Missouri residents
- Public transit and alternative modes of transportation, which support the Department of Defense's sustainable initiatives
- Connections to three highways within two miles of the site (I-64/40, I-70 and I-44)
- Opportunities to revitalize a historic neighborhood

The presence of the NGA as an anchor catalyst will help to transform the needed development in this deserving neighborhood. I put my full support behind this project to save jobs and tax revenue that would severely impact the City if it is lost.

A large number of partners, including myself, are committed to working together to keep the NGA headquarters within the City of St. Louis. I believe the North St. Louis site offers the best opportunities for NGA and its employees.

Sincerely,

TW CONSTRUCTORS, LLC

Todd Weaver

President

TW Constructors

weavert@twconstructors.com

October 30, 2015

Mr. Otis Williams
Executive Director
St. Louis Development Corporation
1520 Market Street
Suite 2000
St. Louis, MO 63101

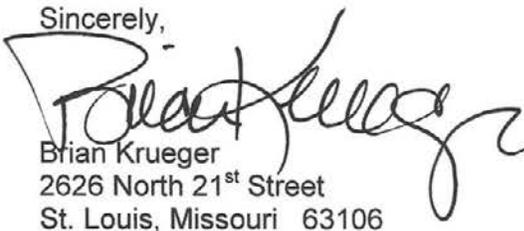
Subject: Relocation of the National Geospatial-Intelligence Agency Headquarters

Dear Mr. Williams:

I am writing to show my support for the NGA headquarters relocation to the near NorthSide neighborhood. This neighborhood has struggled for decades to revive itself from long-term neglect. The arrival of a business such as NGA will help to support the existing residents, businesses, schools and churches that have been committed to the community over the years. After participating in yesterday's Public Meeting with the NGA, I am even MORE enthused to be offering our support.

We are fully committed to continuing to be a part of the near NorthSide community and I look forward to collaborating with you as this neighborhood continues to develop.

Sincerely,



Brian Krueger
2626 North 21st Street
St. Louis, Missouri 63106



World Wide Technology, Inc.

November 13, 2015

U.S. Army Corps of Engineers, Kansas City District
Attn: Amy Blair
601 E. 12th Street – Room 529
Kansas City, MO 64016

Re: Letter of Support for the NGA West Facility in North St. Louis

Dear Ms. Blair,

I would like to express my support for the Next NGA West Facility moving to a location within North St. Louis (St. Louis City).

The North St. Louis site offers an urban environment for NGA employees, leveraging the current federal and national initiatives already in place in St. Louis, including Strong Cities, Strong Communities (SC2), the Federal Promise Zone designation, the EcoDistricts 2015 designation, a \$500,000 Choice Neighborhoods planning grant and 100 Resilient Cities.

This site offers opportunities ranging from attracting Millennials that desire urban living to reclaiming blighted areas for new development and being a catalyst for enhancement in this economically distressed community. For NGA, the North St. Louis site offers:

- Diversity of housing options for current and future employees
- High quality of life for employees with 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
- Proximity to downtown and institutions of higher learning, including Webster, Saint Louis University, Washington University and Harris-Stowe State University
- The least amount of impact to employees' commutes with 2/3 of employees being Missouri residents
- Public transit and alternative modes of transportation, which support the Department of Defense's sustainable initiatives
- Connections to three highways within two miles of the site (I-64/40, I-70 and I-44)
- Opportunities to revitalize a historic neighborhood

The presence of the NGA as an anchor catalyst will help to transform the needed development in this deserving neighborhood. I put my full support behind this project to save jobs and tax revenue that would severely impact the City if it is lost.

A large number of partners, including myself, are committed to working together to keep the NGA headquarters within the City of St. Louis. I believe the North St. Louis site offers the best opportunities for NGA and its employees.

Sincerely,

David L. Steward
Chairman and Founder
dave.steward@wwt.com



“A great destination has at least 10 places within it, each with 10 things to do.”

— Project for Public Spaces





“Know the Earth... Show the Way... Understand the World”

National Geospatial-Intelligence Agency vision

