

MEMORANDUM

Community Development Agency

TO: Community Development Commission
FROM: Stephen Acree
SUBJECT: Approval of Amendment 01/97 (Art Museum Purchase of Arena site) to the 1995 Forest Park Master Plan
DATE: February 4, 1997

The Forest Park Master Plan was adopted by the Commission on December 5, 1995.

The Forest Park Advisory Board at its January 6, 1997 meeting approved the attached Advisory Board resolution recommending to the Community Development Commission approval of an amendment to the Forest Park Master Plan.

This Amendment revises the Master Plan to reflect that the Art Museum will not be purchasing the Arena site, and affirmatively states the Art Museum's financial contribution to Forest Park Improvements and Arena site redevelopment.

Attached please find the amendment to the Forest Park Master Plan, and as background information, also attached please find the documents submitted to the Forest Park Advisory Board related to this matter, including background and historical information.

Approval is requested of the attached amendment to the Forest Park Master Plan.

FOREST PARK MASTER PLAN

Approved at the Community Development Commission Meeting of December 5, 1995

AMENDMENT NO. 01/97

(ART MUSEUM PURCHASE OF ARENA SITE)

to

THE FOREST PARK MASTER PLAN

BACKGROUND:

The Master Plan as approved by the CDC in December 1995 refers in several places to a proposed expansion of the Art Museum on up to 4 acres on Art Hill , which included the proposed purchase of the Arena by the Forest Park Assistance Corporation (FPAC).

Since the Plan was adopted, the Land Clearance for Redevelopment Authority (LCRA), the Art Museum, and the Parks Department have agreed to a revised proposal (which is to be included in a Cooperation Agreement between the Art Museum and LCRA) that calls for an inclusive planning process for the Arena site (which will continue to be owned by LCRA during the planning process), and a substantial financial contribution by the Art Museum Subdistrict to Forest Park improvements, under its Forest Park lease. The Museum entities continue to commit \$11 million distributed as follows: \$7 million from the Museum Subdistrict to improvements in Forest Park outside of the Art Museum leased area (to be provided for in the Art Museum lease); up to \$1 million towards the holding costs and planning process for the Arena site; and \$3 million as an inducement to the developer to be used for improvements at or adjacent to the Arena Site, if the planning process and the Arena Master Plan will, in the Museum's sole judgment, produce a benefit to Forest Park and to the Museum, as a resident thereof, which justifies such level of funding; otherwise, the \$3 million will be for improvements in Forest Park, outside of the Existing Art Museum and the Leased Premises, as determined by the Museum.

The Forest Park Advisory Board approved a resolution recommending an amendment to the Forest Park Master Plan, reflecting this revised proposal, at its meeting of January 6, 1997, as contained in the supporting documentation attached hereto.

Accordingly, an amendment of the Master Plan is appropriate, as follows:

AMENDMENT NO. 01/97 TEXT

Upon the recommendation of the Forest Park Advisory Board, made by resolution on January 6, 1997, the Community Development Commission adopts as amendment 01/97 of the 1995 Forest Park Master Plan the following:

- a. Notwithstanding anything in the 1995 Forest Park Master Plan to the contrary, the Plan's recommendation regarding the Art Museum expansion in Forest Park including its lease of four additional acres, is not contingent on the purchase of the Arena site, but is

contingent on the provisions of the revised proposal as outlined in the Background to this Amendment.

- b. Page 17 of the Executive Summary of the 1995 Forest Park Master Plan, AREA 2, Site Specific Recommendations (St. Louis Art Museum) is revised as follows:

DELETE, the following line: -Purchase of the Arena site for park related uses.

ADD, in its place: -Compliance with the terms of the Cooperation Agreement between the Art Museum and the Land Clearance for Redevelopment Authority.

All other references to the Art Museum and the Arena in the 1995 Master Plan are hereby deemed consistent with these changes.

DEPARTMENT OF PARKS, RECREATION & FORESTRY
CITY OF ST. LOUIS

F O R E S T P A R K A D V I S O R Y B O A R D

January 6, 1997

PROPOSAL CONCERNING AMENDMENT NO. 01/97

to

THE FOREST PARK MASTER PLAN

EXECUTIVE SUMMARY:

The Forest Park Master Plan as adopted by the Community Development Commission on December 5, 1995 provides for a four acre lease expansion for the St. Louis Art Museum within Forest Park, and the purchase of the Arena site for park related purposes by the Forest Park Assistance Corporation (FPAC) at a total cost of \$11 million.

The City and the Art Museum Subdistrict have developed a lease for the four acres in the Park. An ordinance for the lease will be introduced this week. The lease will be presented to the Forest Park Advisory Board later this month. Under the lease the Art Museum Subdistrict will provide \$7 million for improvements in Forest Park.

The City of St. Louis, Land Clearance for Redevelopment Authority (LCRA), the St. Louis Art Museum and FPAC have arrived at a Cooperation Agreement between the St. Louis Art Museum entities and LCRA for the planning for the development of the Arena site. Formal action is expected by LCRA and the Art Museum Boards later this month. All parties consider that this agreement maintains the development intention of the Forest Park Master Plan. However, the Cooperation Agreement between the St. Louis Art Museum entities and LCRA necessitates the amendment of the Forest Park Master Plan with respect to the application of the \$11 million and for LCRA to retain ownership until such time as a development plan is completed.

The Forest Park Advisory Board is charged with review of significant modifications to the Plan. The actual amendment to the Forest Park Master Plan will be considered by the Community Development Commission after a public hearing later this month.

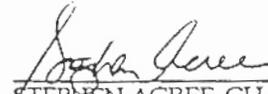
BOARD ACTION:

The Department of Parks, Recreation & Forestry requests that the Forest Park Advisory Board review and recommend to the Community Development Commission approval of an amendment to the Forest Park Master Plan.

ARENA SITE COOPERATION AGREEMENT FACT SHEET

- The plan that evolves for reuse of the St. Louis Arena site will be guided by a cooperative agreement between St. Louis Art Museum entities and the Land Clearance for Redevelopment Authority (LCRA).
- Under that agreement:
 - The Art Museum will pay up to \$250,000 to LCRA to fund a nationally recognized planner to help create a signature development plan for the 26-acre arena site;
 - The Art Museum will provide an additional \$750,000 to assist the city with the carrying costs during the planning process;
 - The Art Museum will provide a \$3 million incentive to the developer of the site to create uses that, in FPAC's opinion, will significantly benefit Forest Park;
 - If the \$3 million incentive is not awarded to the developer, the Art Museum will use it for improvements in Forest Park outside its leased premises; and
 - The Art Museum will provide an additional \$7 million for Forest Park improvements, as outlined in the lease, consistent with the Forest Park Master Plan.
- The agreement is contingent upon city approval of a lease for the St. Louis Art Museum that will allow for its expansion within the guidelines established by the Master Plan and approval of the cooperation agreement by the Land Clearance for Redevelopment Authority and the Art Museum entities.
- Completion of the agreement will trigger an inclusive planning process, under guidance of a nationally recognized planner selected by the city and approved by the Art Museum.
- An advisory committee that will include Forest Park advocates, the city, neighborhood representatives, the Career Academy, Forest Park Community College and the Art Museum will help determine best long-term uses of the site through the planning process.
- The planning process will be charged with creating a landmark plan for the arena site that maximizes benefits to the St. Louis community, Forest Park and the adjacent neighborhood.
- The goal of the \$3 million incentive is to tie the arena site to Forest Park in a meaningful way, a key objective of the 1995 formation of the Forest Park Assistance Corporation (FPAC), which submitted the original arena proposal.

FOREST PARK MASTER PLAN
AMENDMENT NO. 01/97
ATTESTED COPY

 2/5/97
STEPHEN ACREE, CHAIRMAN DATE
CDC

F O R E S T P A R K M A S T E R P L A N

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