

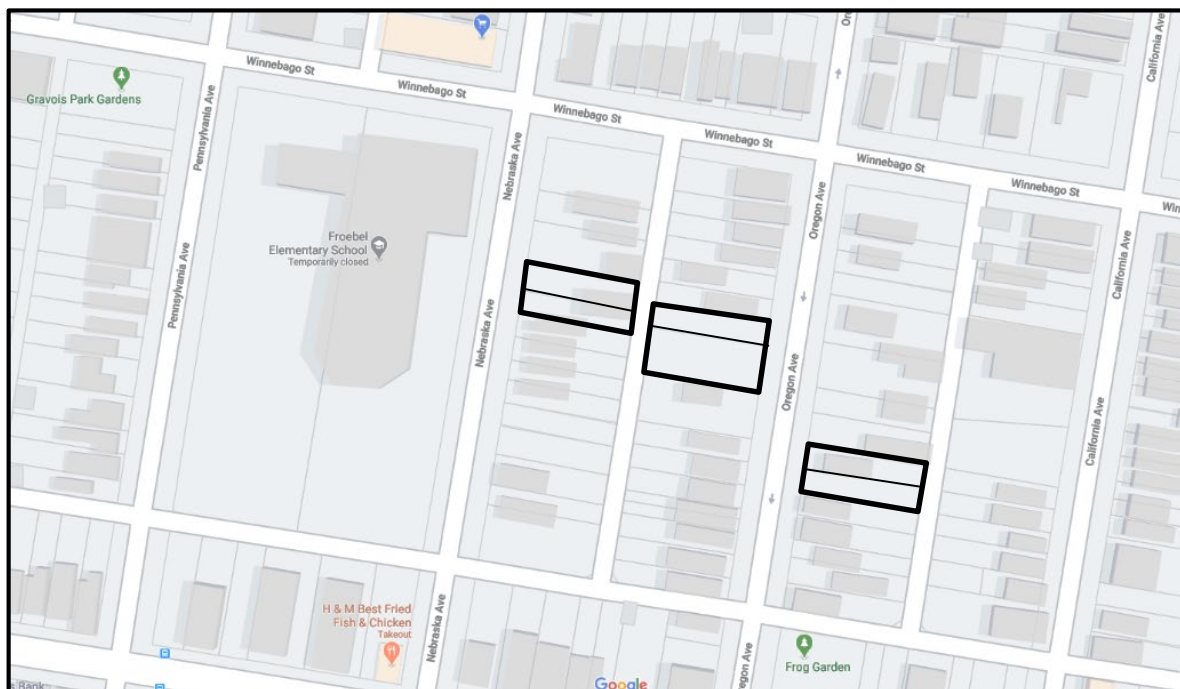
Summary of Action on Redevelopment Plans

From: Don Roe,
 Executive Director

Date: May 1, 2020

Under 1-acre Over \$1 million

PDA- #	18-LCRA- #	Prospective Use	Address	Neighborhood
041-20-RDRA	10567	Development of four single family homes and renovation of three existing homes	3712 & 3716 Nebraska ave & 3717, 19 & 28 Oregon Ave Area	Gravois Park
Description			Tax Incentive	SLUP Designation
<p>This redevelopment plan is for the rehabilitation of 3 existing homes, and the new construction of 4 homes in the Gravois Park Neighborhood. The prospective redeveloper, Habitat for Humanity, estimates the cost of this project at \$1.1 million.</p> <p>The Strategic Land Use Plan (SLUP) designation is Neighborhood Preservation Area (NPA). The SLUP states that this is where “existing housing and corner commercial building stock will be preserved and augmented with new infill residential and corner commercial development physically integrated with, and primarily serving the immediate neighborhood” This project aims to meet that goal by adding rehabilitating 3 existing single family homes, as well as providing 4 new infill homes. The site is also located in the Gravois Jefferson Historic Neighborhoods Plan (adopted Neighborhood Plan in May of 2018). The plan aims to encourage moderate rehabilitation as a strategy to preserve existing housing at more affordable development costs. Additionally, the neighborhood plan specifies that they wish to create a training ground for construction trades with tax-deductible incentives. Given that the project is spearheaded by Habitat for Humanity, which aims to build and improve the affordable housing market to build strong communities, staff finds the project in compliance with both the SLUP and the Gravois Jefferson Historic Neighborhoods Plan.</p>			10 years based on 95%	Neighborhood Preservation Area



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PDA- #	18-LCRA- #	Prospective Use	Address	Neighborhood
043-20-RDRA	10569	Renovation of a commercial building into a mixed use building	4500-10 S Kingshighway Blvd Area	Bevo Mill
Description			Tax Incentive	SLUP Designation
<p>This redevelopment plan is for the renovation of an existing commercial building into a mixed use building to include 10 2-bedroom and 4-bedroom apartments, as well as 15 office units. Residential rates would range between \$995 and 1195/month. The prospective developer is Garcia Properties at the approximate cost of \$2.4 million.</p> <p>The Strategic Land Use Plan (SLUP) designation is Regional Commercial Area (RCA). The SLUP states that the Regional Commercial Areas generally consist of areas where the development of existing commercial uses intended to serve a regional clientele should be encouraged. The proposed project aims to meet that goal by providing for the rehabilitation of an existing structure for significant office space, as well as residential. While residential is not typically permitted in the RCA designated areas, the site is adjacent to the Neighborhood Preservation Area (NPA) designation which allows for this mix of uses. Thus, staff finds the project in compliance with the SLUP.</p>			10 years based on 75%	Regional Commercial Area

