



To: City of St. Louis Planning Commission

From: Don Roe, Director

Subject: Chapter 99 Blighting Study and Redevelopment Plan
 (801-25 Ann Ave. *Redevelopment Area*)
 LCRA Plan #2111

Date: June 30, 2016

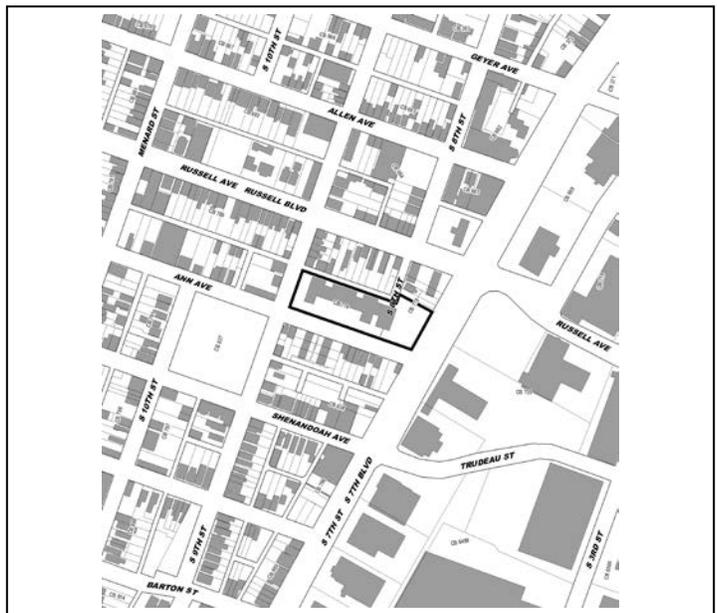
Summary

Submittal: Chapter 99 Blighting Study and Redevelopment Plan for Planning Commission review and recommendation.

Site: Approximately 1.59-acre area -- consisting of 1 parcel -- located along Ann Ave., between S. 9th St. and S. 7th St., in the Soulard neighborhood.

Existing Uses: A vacant school building, with an attached gymnasium -- the former Lafayette School -- and a related former parking lot.

Proposal: A renovation and conversion of the former school building and gymnasium into Lafayette Lofts -- a \$4 million development project consisting of 36 apartments and 50 off-street parking spaces. (In September 2015, the Planning Commission recommended approval of a rezoning of a portion of this Redevelopment Area from the “G” Local Commercial and Office District to the “D” Multiple-Family Dwelling District. The rezoning was subsequently approved by Ordinance 70129.)



Prospective Developer: 815 Ann, LLC (Advantes Development).

Eminent Domain: Does not provide for eminent domain.

Support Letter: An e-mail message was submitted by Alderman John Coatar (7th Ward).

Recommended Action

That the Planning Commission finds the Chapter 99 Blighting Study and Redevelopment Plan for the 801-25 Ann Ave. Redevelopment Area to be recommended declared as blighted and the proposed Redevelopment Plan to be in conformity with the City's Strategic Land Use Plan and **recommends approval** to the City's Board of Aldermen.

1.0 Background

- The 801-25 Ann Ave. Redevelopment Area consists of a single parcel in the Soulard neighborhood. The approximately 1.59-acre site includes the entire blockface of the 800 block of Ann Ave., between S. 9th St. and S. 7th St. The site is located in the Soulard Neighborhood National Historic District, which is listed on the National Register of Historic Places, and the Soulard Neighborhood Certified Local Historic District. The attached LCRA Fact Sheet summarizes this proposed Chapter 99 Blighting Study and Redevelopment Plan. (See Exhibit "A".)
- The existing uses are the former Lafayette School, a three-story, approximately 62,000-square foot building designed by William B. Ittner, with an attached gymnasium; and a related former parking lot, located east of the former school building and gymnasium at the corner of Ann Ave. and S. 7th St. (The former school building and former parking lot were, until recently, located on separate parcels -- 801-25 Ann Ave. and 2117-31 S. 7th St. The two parcels were recently consolidated into a single larger parcel -- 801-25 Ann Ave. At its September 2, 2015 meeting, the Planning Commission recommended approval of a rezoning of the 2117-31 S. 7th St. parcel from the "G" Local Commercial and Office District to the "D" Multiple-Family Dwelling District to facilitate the redevelopment of the former school complex. The proposed rezoning was subsequently approved by Ordinance 70129 on October 29, 2015.) Photos of the Redevelopment Area are included in Exhibit "E".
- Based on PDA staff's visual survey, the Redevelopment Area is in fair condition. Although the building's exterior appears to be in relatively good condition, long-term vacancy may cause undetected problems and deferred maintenance. The Redevelopment Area is in fair condition, according to the Redevelopment Plan. (A copy of the complete Redevelopment Plan, which was prepared by St. Louis Development Corporation (SLDC) staff, is attached as Exhibit "B".) The Redevelopment Plan's Blighting Report includes the following comments:
 - "The property consists of a vacant institutional building. Portions of it are subject to illegal dumping, rat infestation, and use by transients."
- The Redevelopment Area's adjacent properties include a variety of residential, commercial and industrial uses -- with commercial and industrial uses along S. 7th St., a mix of commercial and residential uses along Russell Blvd., and primarily residential uses with scattered corner commercial uses in the interior of the Soulard neighborhood. Building conditions for adjacent properties are generally good. Photos of adjacent properties are included in Exhibit "E".
- The Redevelopment Plan proposes a \$4 million redevelopment project. The project consists of the renovation and conversion of the former school building and gymnasium into Lafayette Lofts -- a 36-unit apartment building -- with 50 off-street parking spaces. The parking facilities would include 38 surface parking spaces on the former parking lot and 12 structured parking spaces (the conversion of the gymnasium into a parking garage). A conceptual site plan and floor plans for the building's three floors are attached as Exhibit "C". The conceptual site plan shows a plaza, a fountain, and green spaces in front of the school building; a dog area west of the school building; and a vehicular curb cut along Ann Ave. -- east of the former gymnasium -- leading to the parking lot. The floor plans show 12 housing units on each of the three floors, two patios on the second floor, and a workout room on the third floor.

- Renovation work on the building has been underway for some time. The prospective developer attributes starting work on the development project prior to the approval of the ordinance for the Redevelopment Plan to its unfamiliarity with the Redevelopment Plan process. The estimated development cost of the development project has increased from \$2.7 million in September 2015 (when the Planning Commission recommended approval of the related rezoning) to \$4.0 million today due to unexpected costs and improvements.
- The prospective developer is 815 Ann, LLC, which is an entity related to Advantes Development. 815 Ann, LLC purchased the property for \$875,000. Advantes Development recently completed a similar development project -- the conversion of the former Hope Lutheran School building, 5320 Brannon Ave. in the South Hampton neighborhood -- into The Mack Lofts, a 22-unit apartment building. It is also in the early stages of converting the former Sherman School building, 3920 Flad Ave. in the Shaw neighborhood, into an apartment building.
- The Redevelopment Plan’s Sustainability Impact Statement reports that this Redevelopment Plan will meet 12 objectives of the Sustainability Plan.
- The Redevelopment Plan does not provide for the use of eminent domain. It does provide for the use of up to 10 years of tax abatement.
- The Redevelopment Plan is supported by Alderman John Coatar (7th Ward). (Alderman Coatar’s e-mail message is attached as Exhibit “D”.)

2.0 Comments

The City’s Strategic Land Use Plan designates the western portion of the Redevelopment Area as an Institutional Preservation and Development Area (IPDA) and the eastern portion of the Redevelopment Area as a Neighborhood Commercial Area (NCA).

The Strategic Land Use Plan provides that the Planning Commission “may, in its discretion, consider a use/development/project to be in conformance with the Plan when the proposed use/development/project is allowed under the Plan in a directly abutting area”. Although residential development projects are not typically allowed in the IPDA Strategic Land Use Category, the adjacent Neighborhood Preservation Area Strategic Land Use Category (located north of the IPDA Strategic Land Use Category) does encourage residential development projects. Thus, the proposed Redevelopment Plan is in conformity with the IPDA Strategic Land Use Category.

The NCA Strategic Land Use Category is defined as: *“Areas where the development of new and the rehabilitation of existing commercial uses that primarily serve adjacent neighborhoods should be encouraged. These areas include traditional commercial streets at relatively major intersections and along*



Strategic Land Use Categories

 Neighborhood Preservation Area	 Business/Industrial Preservation Area
 Neighborhood Development Area	 Business/Industrial Development Area
 Neighborhood Commercial Area	 Institutional Preservation and Development Area
 Regional Commercial Area	 Specialty Mixed Use Area
 Recreational and Open Space Preservation	 Opportunity Area

significant roadways where commercial uses serve multiple neighborhoods or where the development of new commercial uses serving adjacent neighborhoods is intended. Mixed use buildings with commercial at grade and a mix of uses on upper floors are an ideal type within these areas. These areas may include higher density mixed use residential and commercial and may initially include flexibility in design to allow ground floor uses to change over time e.g., ground floor space that can transition from residential to commercial use as the local demand for retail goods and services strengthens in the area.”

The proposed Redevelopment Plan would facilitate the redevelopment of the Redevelopment Area into Lafayette Lofts, a 36-unit apartment building with related off-street parking. Although the proposed development project doesn't include any commercial uses, the high-density apartment building will help to strengthen the Soulard neighborhood's retail and commercial markets by supplying 36 new households to the area. The residents' needs for goods and services will help to boost existing Soulard businesses. In addition, the above definition for the NCA Strategic Land Use Category provides for “higher density mixed use residential and commercial”, which indicates the value and importance of residential uses to a Neighborhood Commercial Area. Thus, the proposed Redevelopment Plan is in conformity with the NCA Strategic Land Use Category.

2.1 Public Input

The Board of Aldermen's Neighborhood Development Committee recommended approval of Board Bill #75 (the Chapter 99 Blighting Study and Redevelopment Plan for the 801-25 Ann Ave. Redevelopment Area) at its June 21, 2016 meeting to the full Board of Aldermen.

2.2 Previous Commission Action

At its September 2, 2015 meeting, the Planning Commission recommended approval of a rezoning of a parcel, 2117-31 S. 7th St. (which has since been consolidated into the Redevelopment Area), from the “G” Local Commercial and Office District to the “D” Multiple-Family Dwelling District to facilitate the redevelopment of the former school complex. The proposed rezoning was subsequently approved by Ordinance 70129 on October 29, 2015.

2.3 Requested Action

City of St. Louis Ordinance #64687, Section 8, Sub-Paragraphs 6 and 8 require that all Chapter 99, 100 and 353 Blighting Studies and Redevelopment Plans be submitted to the Planning Commission for its recommendation as to conformity with the City's Comprehensive Plan and any applicable Neighborhood Plan.

Requested Recommendation

That the Planning Commission finds the Chapter 99 Blighting Study and Redevelopment Plan for the 801-25 Ann Ave. Redevelopment Area to be recommended declared as blighted and the proposed Redevelopment Plan to be in conformity with the City's Strategic Land Use Plan and **recommends approval** to the City's Board of Aldermen.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF ST. LOUIS PLANNING COMMISSION AS FOLLOWS:

1. The Chapter 99 Blighting Study and Redevelopment Plan for the 801-25 Ann Ave. Redevelopment Area is hereby found to be recommended declared as blighted and the proposed Redevelopment Plan is in conformity with the City's Strategic Land Use Plan and is recommended for approval to the City's Board of Aldermen.
2. The Director of the Planning and Urban Design Agency is hereby directed to notify the Board of Aldermen of its recommendation.

EXHIBIT A

FACT SHEET

Property Address: 801-25 Ann Ave.

Alderman: John Coatar

Ward: 7th

Neighborhood: Soulard

Prospective Developer: 815 Ann, LLC (Advantes Development)

Property Is: occupied unoccupied

Eminent Domain: was requested was not requested

Current Assessed Value of Property: \$256,000

Other Comments: The project consists of the renovation of the former Lafayette School in the Soulard neighborhood. The prospective redeveloper purchased the property for \$875,000 and is renovating the building for the approximate cost of \$4 million. The renovated building will contain 36 apartment units and 50 parking spaces will be provided on the site. The redeveloper plans to utilize private funds and historic tax credits for this project. Alderman Coatar wishes to support this project with up to a 10-year tax abatement. The staff concurs because ten-year tax abatement has been authorized for such projects in the Soulard Neighborhood.

EXHIBIT B

ATTACHMENT "B"
Form: 5/20/16

BLIGHTING STUDY AND REDEVELOPMENT PLAN

FOR THE

801-25 ANN AVE. REDEVELOPMENT AREA

PROJECT# 2111

MAY 24, 2016

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY

OF THE CITY OF ST. LOUIS

MAYOR

FRANCIS G. SLAY

ATTACHMENT "A"

**801-25 ANN AVE AREA
LEGAL DESCRIPTION**

**C.B. 0778 ANN AVE
1.59 ACS
815 ANN CONSOLIDATION PLAT
LOT A**

PARCEL # 0778-00-0150

**BLIGHTING STUDY AND REDEVELOPMENT PLAN FOR
801-25 ANN AVE. REDEVELOPMENT AREA**

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EXHIBITS

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- "B" PROJECT AREA PLAN - EXISTING USES AND CONDITIONS
- "C" PROJECT AREA PLAN - PROPOSED LAND USES
- "D" PROJECT AREA PLAN - ACQUISITION MAP
- "E" EQUAL OPPORTUNITY AND NON-DISCRIMINATION GUIDELINES
- "F" BLIGHTING REPORT
- "G" SUSTAINABILITY REPORT

A. EXISTING CONDITIONS AND FINDINGS OF BLIGHT

1. DELINEATION OF BOUNDARIES

The 801-25 Ann Ave. Redevelopment Area ("Area") encompasses one parcel in an area approximating a total of 1.59 acres in the Soulard Neighborhood of the City of St. Louis ("City") and is located on the northern side of Ann Ave. between S. 9th St. and S. 7th St.

The legal description of the Area is attached and labeled Exhibit "A". The boundaries of the Area are delineated on Exhibits "B", "C" and "D" ("Project Area Plan").

2. GENERAL CONDITION OF THE AREA

The Area comprises a portion of City Block 778.00. The Area is in fair condition. The parcel by parcel physical conditions within the Area are shown on Exhibit "B" ("Project Area Plan-Existing Uses and Conditions") and enumerated in Exhibit "F" "Blighting Report".

The Area is in the Market Type B category of the January 2014 St. Louis Market Value Analysis (the MVA). This category has higher than average home sale prices and high permit activity.

Unemployment figures, computed by the Missouri Economic Research and Information Center, Missouri Department of Economic Development, indicate a 5.5% unemployment rate for the City for the month of March, 2016. It is estimated that this rate is applicable to residents of the neighborhoods surrounding the Area.

There are currently no jobs within the Area.

3. PRESENT LAND USE OF THE AREA

Existing land uses within the Area include an unoccupied, institutional building.

The land uses within the Area, including the location of public and private uses, streets and other rights-of-way, is shown on Exhibit "B".

4. PRESENT LAND USE AND DENSITY OF SURROUNDING PROPERTIES

The properties surrounding the Area are used primarily for residential purposes.

Residential density for the surrounding neighborhoods is approximately 10.76 persons per acre.

5. CURRENT ZONING

The Area is currently zoned "D" Multiple Family Dwelling District pursuant to the Zoning Code of the City, which is incorporated in this Blighting Study and Redevelopment Plan ("Plan") by reference.

6. FINDING OF BLIGHT

The property within the Area is partially occupied and the Area is in the conditions described in Exhibit "F". The existence of deteriorated property constitutes an economic or social liability to the City and presents a hazard to the health and well-being of its citizens. The preponderance of properties in the Area has been determined to be blighted within the meaning of Section 99.300-99.715 et seq. RSMo, as amended (the "Land Clearance for Redevelopment Authority Law") as evidenced by the Blighting Report attached hereto, labeled Exhibit "F" and incorporated herein by this reference.

B. PROPOSED DEVELOPMENT AND REGULATIONS

1. DEVELOPMENT OBJECTIVES

The primary objectives of this Plan are to eliminate blight within the Area and to facilitate the redevelopment of the Area into productive residential uses.

The City Planning Commission adopted a Sustainability Plan on January 9, 2013. This Redevelopment Plan contributes to the sustainability of the City as outlined in the Sustainability Report (Exhibit G).

2. PROPOSED LAND USE OF THE AREA

The proposed land uses for the Area are residential uses permitted in zones designated "D" Multiple Family Dwelling District by the City of St. Louis Zoning Code. Redeveloper(s) authorized by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") to redevelop property in the Area (hereafter referred to as "Redeveloper(s)") shall be permitted to use the property within the Area for only the above proposed uses.

Exhibit "C" (Proposed Land Use) shows the proposed uses for the Area. The General Plan of the City which includes the "Strategic Land Use Plan" (as amended 2016) designates it as an Institutional Preservation and Development Area (IPDA).

3. PROPOSED ZONING

The proposed zoning for the Area is "D" Multiple Family Dwelling District. All land coverage and building intensities shall be governed thereby.

4. RELATIONSHIP TO LOCAL OBJECTIVES

The proposed land uses, zoning, public facilities and utility plans are appropriate and consistent with local objectives as defined by the General Plan of the City which includes the "Strategic Land Use Plan" (as amended 2016). Any specific proposal to the LCRA for redevelopment of the Area or any portion of the Area shall contain, among other things, adequate provisions for traffic, vehicular parking, safety from fire, adequate provisions for light and air, sound design and arrangement, and improved employment opportunities. The proposed multi-family residence will further enhance the Market Type-B Category in the 2014 MVA.

5. PROPOSED EMPLOYMENT FOR THE AREA

There are no new jobs expected to be created in this Area because of the proposed redevelopment.

6. CIRCULATION

The Project Area Plan-Proposed Land Uses Plan (Exhibit "C") indicates the proposed circulation system for the Area. The layouts, levels and grades of all public rights-of-way may remain unchanged.

Rights-of-way changes will be subject to the review and approval of the City Department of Streets, and all vacations of rights-of-way are subject to approval by City ordinance.

7. BUILDING AND SITE REGULATIONS

The Area shall be subject to all applicable federal, state and local laws, ordinances, regulations and codes, including but not limited to, the City Building Code, Zoning District Regulations, and stipulations of the Planning and Urban Design Agency ("PDA") of the City. The population densities, land coverage, and building intensities of redevelopment shall be governed by the Zoning Code. No changes in the building codes or ordinances are required.

The Redeveloper(s) shall redevelop the Area in accordance with this Plan and the Redevelopment Agreement (if any) ("Agreement"), and shall maintain all structures, equipment, paved areas, and landscaped areas controlled by the Redeveloper(s) in good and safe order both inside and outside, structurally and otherwise, including necessary and proper painting. Failure to meet these requirements may result in suspension of tax abatement.

8. URBAN DESIGN

a. **Urban Design Objectives**

The property in the Area shall be redeveloped such that it is an attractive residential asset to the surrounding neighborhood.

b. **Urban Design Regulations**

- 1.) **Rehabilitation** shall respect the original exterior of the structures in the Area in terms of design and materials. Window and door shapes and detailing shall be compatible with the original design.
- 2.) **New construction** or alterations shall be positioned on the lot so that any existing recurrent building masses and spaces along the street are continued as well as the pattern of setback from the street.
- 3.) **New Exterior Materials** on facades of structures in the Area visible from the street(s) shall be compatible in type and texture with the dominant materials of adjacent buildings. Artificial masonry such as "Permastone" is not permitted. A submission of all building materials shall be required prior to building permit approval.
- 4.) **Architectural Details** on existing structures in the Area shall be maintained in a similar size, detail and material. Where they are badly deteriorated, similar details salvaged from other buildings may be substituted. Both new and replacement window and doorframes shall be limited to wood or color finished aluminum on the street facing facades, including basement windows. Raw or unfinished aluminum and glass block are not acceptable. Awnings of canvas only are acceptable.
- 5.) **Roof Shapes** that are employed in a predominance of existing buildings in a block shall set the standard of compatibility for any proposed new construction or alteration.
- 6.) **Roof Materials** shall be slate, tile, copper or asphalt shingles where the roof is visible from the street. Brightly colored asphalt shingles are not appropriate.

c. **Landscaping and Sidewalk Maintenance**

The Area shall be well-landscaped. Perimeter street trees of a minimum caliper of 2-1/2 inches and generally 30-35 feet on center, depending upon

tree type, utilities, curb cuts, etc., shall be provided along all public or private streets - preferably in tree lawns along the curb. If necessary, sidewalks shall be notched to accommodate the trees.

Ornamental or shade trees shall be provided in the front lawns along with evergreen accent shrubs.

Existing, healthy trees shall be retained, if feasible. Sidewalks shall be repaired/replaced to insure safe walkability in the city.

d. Fencing

Fencing in the front yards shall be limited to ornamental metal with a black matte finish. Fencing behind the building line and not facing a street may be chain link with a black matte finish, or a good quality, privacy fence provided it is not wood stockade style. Fencing facing a side street shall be ornamental metal or a good quality board fence up to six (6) feet in height provided landscaping is provided between the fence and the sidewalk.

9. PARKING REGULATIONS

Parking shall be provided in accordance with the applicable zoning and building code requirements of the City, including PDA standards. This will provide adequate vehicular parking for the Area.

Where feasible, parking shall be limited to the rear of the property in the Area off the alley, and at least one space shall be provided for each residential unit. In addition, surface parking shall not extend beyond the established building line. Surface parking along public streets shall be buffered by a continuous evergreen hedge at least two and one-half (2 ½) feet high on planting and maintained at three and one-half (3 ½) feet high at maturity.

10. SIGN REGULATIONS

All new signs shall be limited as set out in the City Code, PDA stipulations, this Plan and contracts between the LCRA and the Redeveloper. All new signs shall be restricted to standard sale/lease signs.

11. BUILDING, CONDITIONAL USE AND SIGN PERMITS

No building, conditional use, or sign permits shall be issued by the City without the prior written recommendation of the LCRA.

12. PUBLIC IMPROVEMENTS

No additional schools, parks, recreational and community facilities or other public facilities will be required. Additional water, sewage or other public utilities may be required depending on redevelopment. The cost of such utility improvements will be borne by the Redeveloper.

If funds are available to the LCRA, it may provide public improvements including, but not limited to, measures for the control of traffic, improvements to street lighting, street trees, and any other improvements which may further the objectives of this Plan.

When developed in accordance with this Plan, the Area will comprise a coordinated, adjusted and harmonious development that promotes the health, safety, morals, order, convenience, prosperity, general welfare, efficiency and economy of the City.

C. PROPOSED SCHEDULE OF DEVELOPMENT

It is estimated that the implementation of this Plan will take place in a single phase initiated within approximately one (1) year of approval of this Plan by City ordinance and completed within approximately two (2) years of approval of this Plan by City ordinance.

The LCRA may alter the above schedule as economic conditions warrant.

D. EXECUTION OF PROJECT

1. ADMINISTRATION AND FINANCING

The LCRA is empowered by Missouri law to administer redevelopment of all types pursuant to this Plan and can do so to the extent and in the manner prescribed by the Land Clearance for Redevelopment Authority Law.

All costs associated with the redevelopment of the Area will be borne by the Redeveloper(s).

Implementation of this Plan may be financed by funds obtained from private and/or public sources, including, without limitation, revenue bonds, bank loans, and equity funds provided by the Redeveloper(s).

2. PROPERTY ACQUISITION

The Project Area Plan-Acquisition Map, Exhibit "D" attached, identifies all the property located in the Area. The LCRA may not acquire any property in the Area by the exercise of eminent domain.

3. PROPERTY DISPOSITION

If the LCRA acquires property in the Area, it may sell or lease the property to Redeveloper(s) who shall agree to redevelop such property in accordance with this Plan and the Agreement between such Redeveloper(s) and the LCRA. Any property acquired by the LCRA and sold to Redeveloper(s) will be sold at not less than its fair value, taking into account and giving consideration to those factors enumerated in Section 99.450, RSMo. as amended, for uses in accordance with this Plan.

4. RELOCATION ASSISTANCE

The property within the Area is currently unoccupied. If it should become occupied all eligible occupants displaced as a result of the implementation of this Plan shall be given relocation assistance in accordance with all applicable federal, state and local laws, ordinances, regulations and policies.

E. COOPERATION OF THE CITY

The City and its Board of Aldermen, by enacting an ordinance approving this Plan, pledges the cooperation of the City to enable the project to be carried out in a timely manner and in accordance with this Plan.

F. TAX ABATEMENT

Redeveloper(s) may seek up to ten (10) year real estate tax abatement pursuant to Sections 99.700 - 99.715, RSMo, as amended, upon application as provided therein. Such real estate tax abatement shall not include taxes collected for any Special Business District, Neighborhood Improvement District, Commercial Improvement District, or any other similar local taxing district created in accordance with Missouri law, whether now existing or later created.

In lieu of the ten (10) year abatement outlined above, any Redeveloper(s) which is an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes shall hereby be entitled to real property ad valorem tax abatement which shall not include taxes collected for any Special Business District, Neighborhood Improvement District, Commercial Improvement District, or any other single local taxing district created in accordance with Missouri law, whether now existing or later created, for a total period of up to ten (10) years from the commencement of such tax abatement, in accordance with the following provisions of this Plan:

If property in the Area is sold by the LCRA to an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes, or if any such corporation shall own property within the Area, then for a period of up to the first ten (10) years after the date the redevelopment corporation shall acquire title to such property, taxes on such property shall be based upon the assessment of land, exclusive of any improvements thereon, during the calendar year prior to the calendar year during which such urban redevelopment corporation shall have acquired title to such property. In addition to such taxes, any such corporation

shall for up to the same ten (10) year period make a payment in lieu of taxes to the Collector of Revenue of the City of St. Louis in an amount based upon the assessment on the improvements located on the property during the calendar year prior to the calendar year during which such urban redevelopment corporation shall have acquired title to such property. In addition to such taxes, any such corporation shall for such period of up to the ten (10) years make a payment in lieu of taxes to the Collector of Revenue of the City in an amount based upon the assessment on the improvements located on the property during the calendar year prior to the calendar year during which such corporation shall have acquired title to such property. If such property shall be tax-exempt because it is owned by the LCRA and leased to any such urban redevelopment corporation, then such corporation for a period of up to the first ten (10) years of the lease shall make payment in lieu of taxes to the Collector of Revenue of the City in an amount based upon the assessment on the property, including land and improvements, during the calendar year prior to the calendar year during which such corporation shall lease such property.

All payments in lieu of taxes shall be a lien upon the real property and, when paid to the Collector of Revenue of the City shall be distributed as all other property taxes. These partial tax relief and payment in lieu of taxes provisions, during up to said ten (10) year period, shall inure to the benefit of all successors in interest in the property of the urban redevelopment corporation, so long as such successors shall continue to use such property as provided in this Plan and in any Agreement with the LCRA. In no event shall such benefits extend beyond ten (10) years after any urban redevelopment corporation shall have acquired title to the property.

G. COMPLIANCE WITH AFFIRMATIVE ACTION AND NONDISCRIMINATION LAWS AND REGULATIONS

1. LAND USE

A Redeveloper(s) shall not discriminate on the basis of race, color, creed, national origin, marital status, sex, age, sexual orientation or physical handicap in the lease, sale, rental or occupancy of any property, or any improvements erected or to be erected in the Area, or any part thereof.

2. CONSTRUCTION AND OPERATIONS

A Redeveloper (s) shall not discriminate on the basis of race, color, creed, national origin, marital status, sex, age, sexual orientation or physical handicap in the construction and operation of any project in the Area and shall take such affirmative action as may be appropriate to afford opportunities to everyone in all activities of the project, including enforcement, contracting, operating and purchasing.

3. LAWS AND REGULATIONS

A Redeveloper (s) shall comply with all applicable federal, state and local laws, ordinances, executive orders and regulations regarding nondiscrimination and affirmative action, including the City Guidelines for Minimum Utilization of Minority Enterprises, dated January 1, 1981 as may be amended, and the "Equal Opportunity and Nondiscrimination Guidelines" in Exhibit "E", attached.

4. ENFORCEMENT

All of the provisions of this Section G shall be incorporated in an Agreement between the LCRA and a Redeveloper (s), which agreement shall be recorded in the office of the Recorder of Deeds. The provisions of G (1) and G (3) shall be covenants running with the land, without limitation as to time, and the provisions of G (2) shall be for the duration of this Plan and any extension thereof.

All of the provisions of Section G shall be enforceable against the Redeveloper (s), its heirs, successors or assigns, by the LCRA, the City, any state having jurisdiction or the United States of America.

H. MODIFICATIONS OF THIS PLAN

Any proposed modification which will substantially change this Plan shall be approved by the St. Louis Board of Aldermen in the same manner as this Plan was first approved. Modifications which will substantially change this Plan include, but are not necessarily limited to, modifications on the use of eminent domain, to the length of tax abatement, to the boundaries of the Area, or other items which alter the nature or intent of this Plan.

This Plan may be otherwise modified (e.g. urban design regulations, development schedule) by the LCRA.

I. DURATION OF REGULATION AND CONTROLS

The regulation and controls set forth in this Plan shall be in full force and effect for twenty-five years commencing with the effective date of approval of this Plan by City ordinance, and for additional ten (10) year periods unless before the commencement of any such ten (10) year period the St. Louis Board of Aldermen shall terminate this Plan at the end of the term then in effect, except as provided in Section G (4) of this Plan.

J. EXHIBITS

All attached exhibits are hereby incorporated by reference into this Plan and made a part hereof.

K. SEVERABILITY

The elements of this Plan satisfy all requirements of state and local laws. Should any provisions of this Plan be held invalid by a final determination of a court of law, the remainder of the provisions hereof shall not be affected thereby, and shall remain in full force and effect.

EXHIBIT "A"

**801-25 ANN AVE AREA
LEGAL DESCRIPTION**

**C.B. 0778 ANN AVE
1.59 ACS
815 ANN CONSOLIDATION PLAT
LOT A**

PARCEL # 0778-00-0150

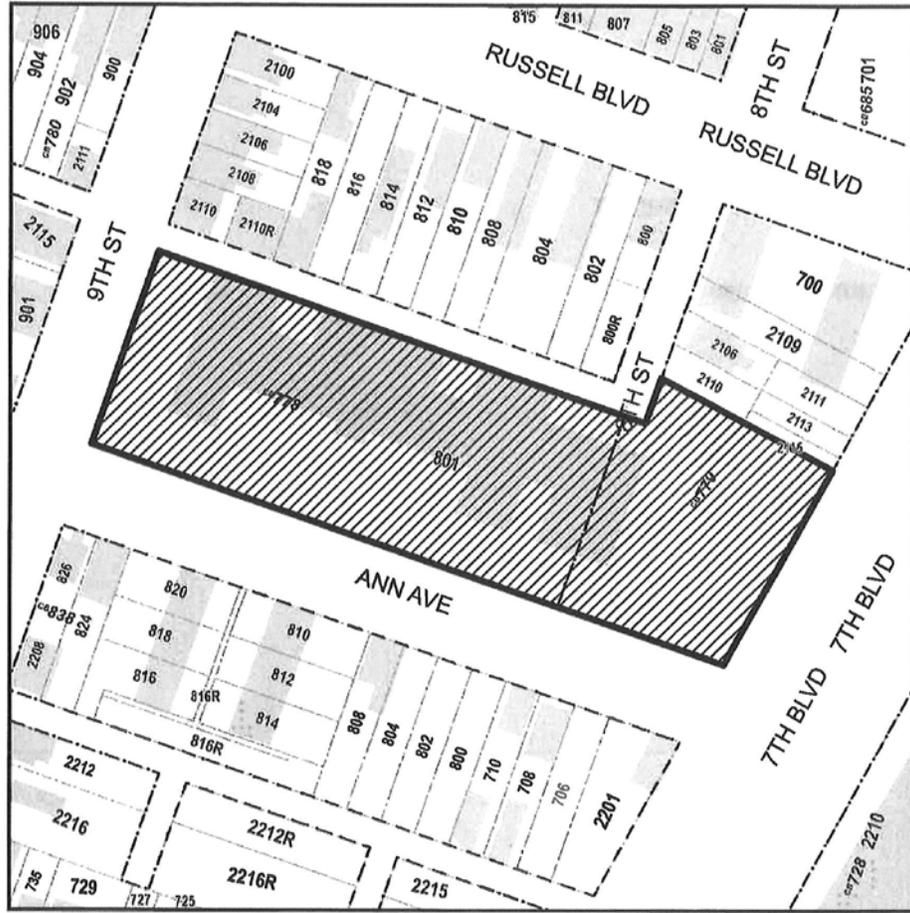
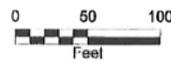


Exhibit B
Project Area Plan
801-825 ANN AV
Existing Uses Map

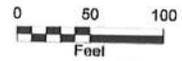


-  Existing Vacant Uses (SLUP = IPDA/NCA)
-  Project Area Boundary
-  Buildings
-  City Block Number
-  Open Space



Exhibit D
Project Area Plan
801-825 ANN AV
Property Acquisition Map

-  Parcel Number
-  Project Area Boundary
-  Buildings
-  City Block Number
-  Open Space



EQUAL OPPORTUNITY AND NONDISCRIMINATION GUIDELINES

In any contract for work in connection with the redevelopment of any property in the Area, the Redeveloper(s) (which term shall include Redeveloper(s), any designees, successors and assigns thereof, any entity formed to implement the project of which the Redeveloper(s) is affiliated), its contractors and subcontractors shall comply with all federal, state and local laws, ordinances, or regulations governing equal opportunity and nondiscrimination (Laws). Moreover, the Redeveloper shall contractually require its contractors and subcontractors to comply with such laws.

The Redeveloper(s) and its contractors will not contract or subcontract with any party known to have been found in violation of any such Laws, ordinances, regulations or these guidelines.

The Redeveloper(s) shall fully comply with Executive Order #28 dated July 24, 1997, as has been extended, relating to minority and women-owned business participation in City contracts.

The Redeveloper(s) agrees for itself and its successors and assigns, that there shall be covenants to ensure that there shall be no discrimination on the part of the Redeveloper(s), its successors or assigns upon the basis of race, color, creed, national origin, sex, marital status, age, sexual orientation or physical handicap in the sale, lease, rental, use or occupancy of any property, or any improvements erected or to be erected in the Area or any part thereof, and those covenants shall run with the land and shall be enforceable by the LCRA, the City, and the United States of America, as their interests may appear in the project.

Redeveloper(s) shall fully comply (and ensure compliance by "anchor tenants") with the provisions of St. Louis City Ordinance #60275 (First Source Jobs Policy) which is codified at Chapter 3.90 of the Revised Ordinances of the City of St. Louis.

EXHIBIT "F"

Blighting Report for the
801-25 Ann Ave. Redevelopment Area

As outlined below, the Area suffers from a multitude of physical and economic deficiencies including defective and inadequate streets, insanitary or unsafe conditions, deterioration or inadequate site improvements, improper subdivision or obsolete platting and conditions which endanger life or property by fire or other causes.

As a result of these factors the preponderance of the property in the Area is an economic liability for the City, its residents and the taxing districts that depend upon it as a revenue source, as well as a public, health and safety liability. It, therefore, qualifies as a "blighted area" as such time is defined in Section 99.320(3) of the Missouri Revised Statute (2000) as amended.

Subject Property is: ___ vacant land ___ unoccupied residential
___ X ___ unoccupied/occupied commercial

Subject Property is: ___ X ___ secured ___ unsecured

The subject property ___ has ___ X ___ has not a predominance of defective or inadequate streets
If answer is yes, explain: _____

The subject property ___ X ___ has ___ has not insanitary or unsafe conditions
If answer is yes, explain: ___ The property consists of a vacant institutional building. Portions of it are subject to illegal dumping, rat infestation, and use by transients. _____

The subject property ___ X ___ has ___ has not deterioration of site conditions
If answer is yes, explain: ___ The property consists of a vacant institutional building. Portions of it are subject to illegal dumping, rat infestation, and use by transients. _____

The subject property ___ has ___ X ___ has not improper subdivision or obsolete platting
If answer is yes, explain: _____

The subject property ___ X ___ has ___ has not conditions which endanger life or property by fire or other cause.
If answer is yes, explain: ___ The property consists of a vacant institutional building. Portions of it are subject to illegal dumping, rat infestation, and use by transients. _____

The subject property ___ does ___ X ___ does not retard the provision of housing accommodations
If answer is yes, explain: _____

The subject property ___ X ___ does ___ does not constitute an economic liability
If answer is yes, explain: ___ The property consists of a vacant institutional building. Portions of it are subject to illegal dumping, rat infestation, and use by transients. _____

The subject property ___ does ___ X ___ does not constitute a social liability
If answer is yes, explain: _____

The subject property ___ X ___ is ___ is not a menace to the public health, safety, morals or welfare in its present condition and use. If answer is yes, explain: ___ The property consists of a vacant institutional building. Portions of it are subject to illegal dumping, rat infestation, and use by transients. _____

The subject property is is not detrimental because of dilapidation, deterioration, age or obsolescence. If answer is yes, explain: The property consists of a vacant institutional building. Portions of it are subject to illegal dumping, rat infestation, and use by transients.

The subject property is is not detrimental because of lack of air sanitation or open space. If answer is yes, explain: _____

The subject property is is not detrimental because of high density of population. If answer is yes, explain: _____

The subject property is is not detrimental because of overcrowding of buildings, overcrowding of land. If answer is yes, explain: _____

The subject property has has not a combination of factors that are conducive to ill health, transmission of disease, infant mortality, and juvenile delinquency. If answer is yes, explain: The property consists of a vacant institutional building. Portions of it are subject to illegal dumping, rat infestation, and use by transients.

SUSTAINABILITY IMPACT STATEMENT - RESIDENTIAL

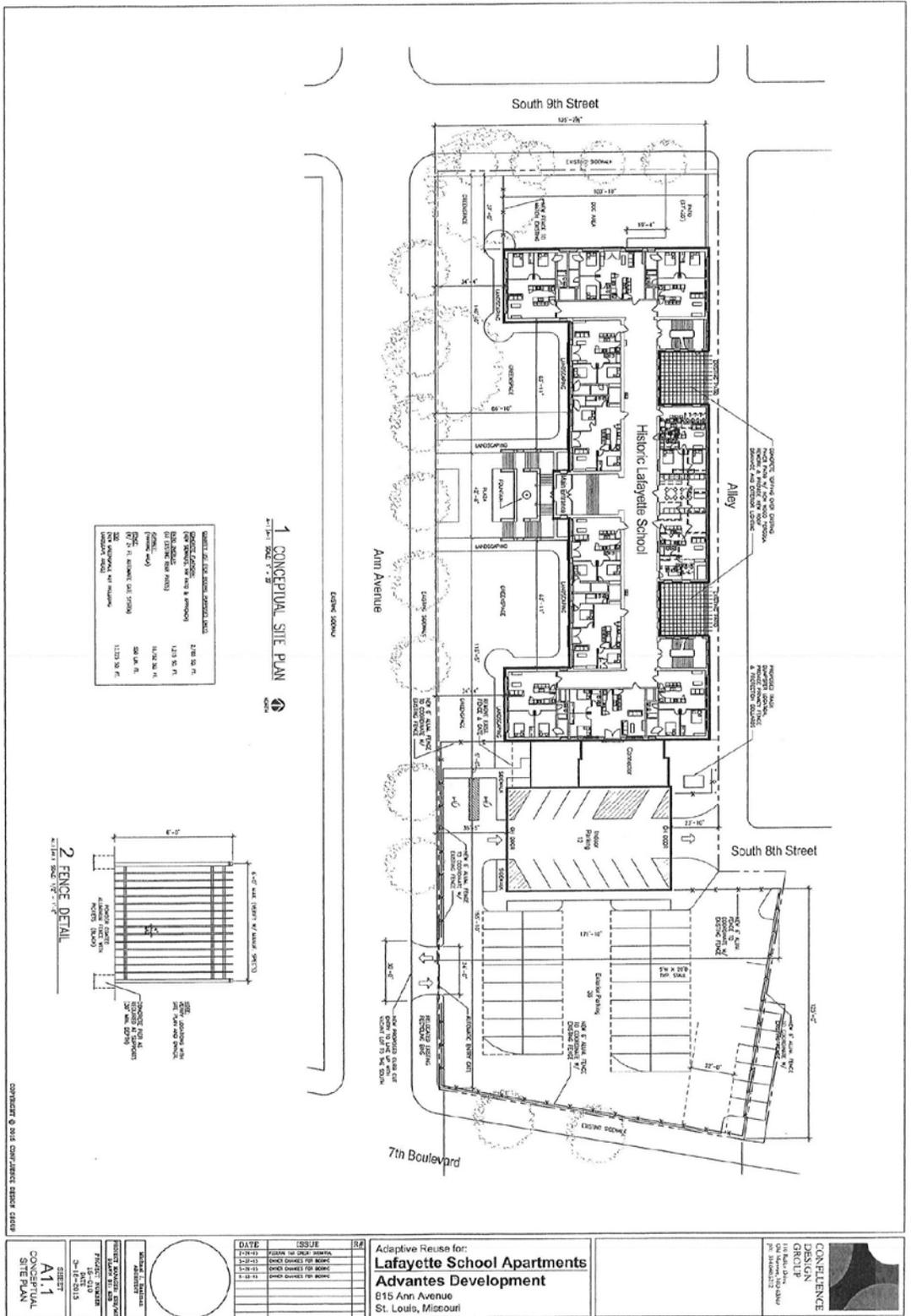
The St. Louis Planning Commission adopted a Sustainability Plan on January 9, 2013. The following chart shows how the objectives of this Redevelopment Plan relate to selected Functional Categories and development related Objectives of the City's Sustainability Plan. The Mayor has issued a Sustainable Action Agenda (SAA). The following chart also shows items that may relate to development projects.

		Applicable	Not Applicable
I. URBAN CHARACTER, VITALITY AND ECOLOGY			
A1	Reinforce the City's Central Corridor as the dynamic "heart" of the region		X
A3	Develop designated areas via incentives for "green" and technical industries		
A4	Increase riverfront development and provide safe public access and associated recreational activity		X
A5	Provide development incentives to encourage transit-oriented development		X
B1	Prioritize infill development to develop thriving compact communities/vibrant mixed-use main streets		X
SAA2	Make LRA land available at no cost for smart, productive, create re-use of the land.		X
B2	Update local street design standards and implement the Complete Streets Ordinance		X
B3	Create Citywide, and multiple neighborhood-scale mobility plans		X
B4	Discourage development that reduces transit, bike and pedestrian activities		X
C1	Design public spaces and neighborhood streets as gathering spaces for people		X
C5	Maintain public spaces and neighborhood streets		X
D7*	Expand the City's urban tree canopy		X
SAA4	Increase the Number of Trees Planted by 16,000 or 15%		X
E1	Celebrate and increase activity along the Mississippi River		X
E2	Remove/change infrastructure to improve riverfront access		X
F1	Preserve and reuse buildings as a means of achieving sustainability	X	
F2	Continue to integrate preservation into the planning and building approval process	X	
F4	Protect historic properties vulnerable to foreclosure, tax forfeiture, or demolition	X	
F5	Promote the redevelopment of historic homes and commercial properties	X	
G1	Develop affordable homes in concert with long-range transit and development planning		X
G2	Encourage mixed-use affordable housing in high amenity neighborhoods		X
G4	Integrate low income housing into market-rate and mixed-use development		X

G6	Experiment with new ways to create partnerships to build sustainable and affordable housing		X
G8	Offer housing that is energy efficient and environmentally sustainable	X	
H4	Continue to remove site contamination and promote brownfields redevelopment		X
J4	Preserve neighborhood residential areas/commercial and mixed-uses on corners/major corridors		X
J8	Incorporate sustainability in economic development programs		X
II. ARTS, CULTURE AND INNOVATION			
A4	Encourage the development of affordable artist housing, studios and ventures		X
A5	Diversify the City's range of arts, creative and innovative industries		X
E1	Use distinctive public art, architecture, landscape to build City and neighborhood identity		X
III. EMPOWERMENT, DIVERSITY AND EQUITY			
E4	Expand the capacity to create additional affordable housing units		X
E5	Create pathways for qualified low-income families to become homeowners		X
F6	Ensure the application of universal design and accessibility codes		X
IV. HEALTH, WELL-BEING AND SAFETY			
A5	Plan and design buildings, spaces and environments for safety	X	
B5	Reduce exposure of lead-paint poisoning		X
C3	Support urban agriculture opportunities in the City		X
D4	Design buildings to encourage physical activity		X
V. INFRASTRUCTURE, FACILITIES AND TRANSPORTATION			
A2	Encourage transit oriented development		X

SAA18	Increase bike racks by 150%	X	
E3	Use pilot projects to explore ways to achieve net zero storm water discharge		X
G2	Strive for the highest levels of energy efficiency and maximize clean energy in buildings		X
G3	Ensure building and site development integrated with natural site ecology		X
G4	Advance the use of high-efficiency building related water systems and technologies		X
G5	Encourage re-use of materials and divert waste from land-fills		X
G6	Provide healthy interior environments in commercial buildings		
VI. PROSPERITY, OPPORTUNITY AND EMPLOYMENT			
SAA26	Require a sustainability impact statement for all new City development		X
B1	Increase the inventory and availability of business and industrial real estate through environmental clean-up and land assembly		X
B2	Encourage small scale redevelopment with economic incentives		X
B4	Leverage the Mississippi River as an inexpensive transportation, drinking water and recreational resource		
G3	Focus on small and local businesses as a key part of the City economy		
G4	Re-use existing buildings for inexpensive incubation of entrepreneurial ideas		
D1	Pursue transit oriented development at MetroLink stations and major bus nodes to encourage more walking/fewer carbon emissions	X	
D5	Market and encourage living in the City to recent college graduates	X	
E3	Promote flexible development approaches by developers, land owners and business firms		X
E4	Direct new commercial and mixed-use development to designated corridors and districts that demonstrate market support		X
SAA27	Create at least 8,000 new jobs at Ballpark Village, CORTEX, Carondelet Coke, St. Louis Army Ammunition Plant and North Riverfront		
G3	Foster innovation		X
SAA28	Remediate and prepare at least 40 vacant properties for redevelopment	X	
SAA	<i>Please comment in what ways you believe the Mayor's Sustainability Action Agenda overlaps with your successes on your project.</i>		

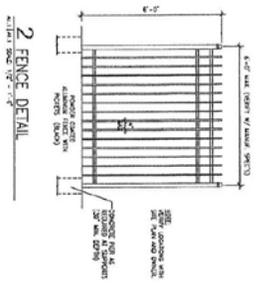
SUSTAINABILITY IMPACT STATEMENT - RESIDENTIAL	
The identification numbers listed below are the development related objectives of the City's Sustainability Plan that have been identified above as applicable to this Redevelopment Plan.	
Applicable Objective Numbers	Summary of Applicability
I. - F1	The development will reuse an important building for the neighborhood/City.
I. - F2	The development integrates preservation as a planning tool - it will be a certified historic development.
I. - F4	The property has been vacant for some time.
I. - F5	This development will promote living in historic buildings and the redevelopment of historic schools.
III. - F1	The development will address blighting and environmental health hazards.
IV. - A5	The building will be a safe environment and its renovation will improve neighborhood safety.
VI. - SAA26	This document serves as the SIS for the development.
VI. - B2	The development will benefit from a 10 year tax abatement.
VI. - D1	The project is near a major bus node.
VI. - D5	The project will appeal to recent college graduates.
VI. - SAA28	The project remediates a vacant property.



1 CONCEPTUAL SITE PLAN

DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. YD.)
EXISTING BUILDING	12,123 SQ. FT.	278 SQ. YD.
PROPOSED BUILDING	11,173 SQ. FT.	256 SQ. YD.
TOTAL	23,296 SQ. FT.	534 SQ. YD.

2 FENCE DETAIL



DATE	ISSUE	BY
7-1-11	ISSUE FOR PERMITTING	MM
11-15-11	REVISIONS TO PERMITTING	MM
11-15-11	REVISIONS TO PERMITTING	MM
11-15-11	REVISIONS TO PERMITTING	MM
11-15-11	REVISIONS TO PERMITTING	MM
11-15-11	REVISIONS TO PERMITTING	MM
11-15-11	REVISIONS TO PERMITTING	MM
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11-15-11	REVISIONS TO PERMITTING	MM

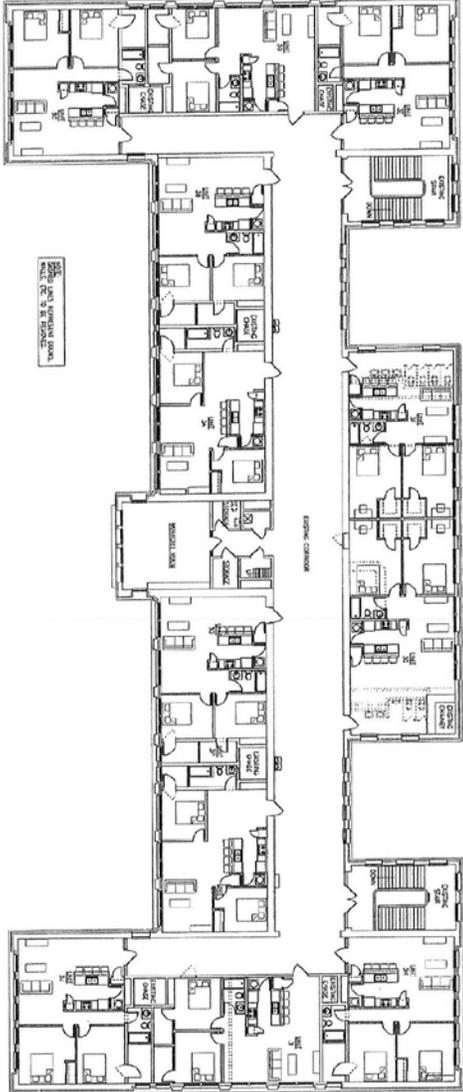
Adaptive Reuse for:
Lafayette School Apartments
 Advantes Development
 815 Ann Avenue
 St. Louis, Missouri

CONFERENCE
 DESIGN
 GROUP
 2011
 2011
 2011

PROJECT MANAGER: [Name]
 ARCHITECT: [Name]
 DATE: [Date]

CONCEPTUAL SITE PLAN

CONCEPT © 2011 CONFERENCE DESIGN GROUP



1 PROPOSED THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"

CONTRACT © 2011 CONFERENCE DESIGN GROUP



Adaptive Reuse for:
Lafayette School Apartments
 Advantes Development
 815 Ann Avenue
 St. Louis, Missouri

DATE	ISSUE	RFI
10-11-11	ISSUE FOR PERMITS	



DESIGNED BY
 CONFERENCE DESIGN GROUP
 15-15-110
 5-14-2015

SHEET
A2.3
 PROPOSED
 THIRD FLOOR
 PLAN

EXHIBIT D

Sweeney, David W.

From: Jack Coatar <coatarj@stlouis-mo.gov>
Sent: Monday, April 25, 2016 5:23 PM
To: Michael E. Griffin; Sweeney, David W.; Brian Minges; David Haumesser
Subject: Abatement for Lafayette Lofts (815 Ann Ave)

Michael,

Advantes Development (Cc'd) will be turning in their tax abatement application for the Lafayette Lofts soon. I'm writing to let you know I'm in favor of some period of abatement, assuming the numbers support it. I will base the number of years on the recommendation of SLDC.

Thanks,

Jack

--

Jack Coatar | 7th Ward Alderman
coatarj@stlouis-mo.gov | 314-622-3287
1200 Market St. Rm. 230 | St. Louis, MO 63103

Exhibit "E"

Photos of
801-25 Ann Ave. Redevelopment Area



**1) Redevelopment Area
Vacant school building
(Looking northeastward)**



**2) Redevelopment Area
Vacant school building
(Looking northeastward)**



**3) Redevelopment Area
Sign for Lafayette Lofts
(Looking eastward)**



**4) Redevelopment Area
Vacant gymnasium
(Looking westward)**

Exhibit "E"

Photos of
801-25 Ann Ave. Redevelopment Area



**5) Redevelopment Area
Vacant gymnasium
(Looking northwestward)**



**6) Redevelopment Area
Vacant gymnasium
(Looking northward)**



**7) Redevelopment Area
Vacant gymnasium
(Looking southward)**



**8) Redevelopment Area
Former parking lot
(Looking westward)**

Exhibit "E"

Photos of
801-25 Ann Ave. Redevelopment Area



**9) Adjacent properties
Historic Crossroads, 2201 S. 7th St.
(Looking southward)**



**10) Adjacent properties
Townhouses, 800 block of Ann Ave.
(Looking southwestward)**



**11) Adjacent properties
Townhouses, 800 block of Ann Ave.
(Looking southward)**



**12) Adjacent properties
Pontiac Square Park, 901-99 Shenandoah Ave.
(Looking southwestward)**

Exhibit "E"

Photos of
801-25 Ann Ave. Redevelopment Area



**13) Adjacent properties
Residential buildings, 2100 block of S. 9th St.
(Looking northwestward)**



**14) Adjacent properties
Commercial buildings, 800 block of Russell
Blvd.
(Looking southward)**



**15) Adjacent properties
1-family building, 2106 S. 8th St.
(Looking eastward)**



**16) Adjacent properties
Phillips 66, 710 Russell Blvd.
(Looking northwestward)**