



CITY OF ST. LOUIS
**PLANNING & URBAN
 DESIGN AGENCY**

FRANCIS G. SLAY, Mayor

File No. PDA-069-16-RDM

Note: All revisions in resolution are underlined.

To: City of St. Louis Planning Commission

From: Don Roe, Director

Subject: Chapter 99 & Chapter 353 Blighting Study and Redevelopment Plan
 (Kosciusko Industrial Site I Redevelopment Area)
 LCRA Plan #2113

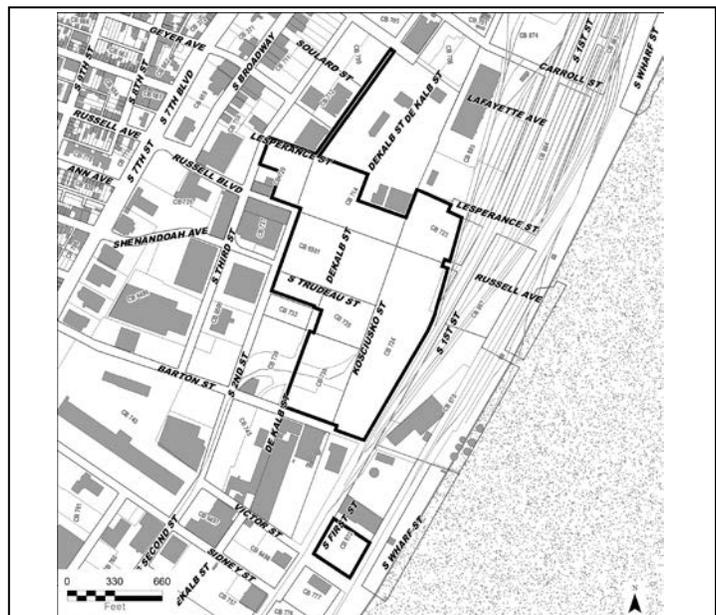
Date: July 6, 2016

Summary

Submittal: Chapter 99 & Chapter 353 Blighting Study and Redevelopment Plan for Planning Commission review and recommendation.

Site: Existing industrial/commercial 40.12-acre area -- consisting of all or portions of 9 city blocks (with a total of 12 parcels) -- in the Kosciusko neighborhood. 11 of the 12 parcels are contiguous and are generally bounded by Lesperance St., S. 1st St., Barton St. and S. 3rd St. The remaining parcel is located about a block away at the northeast corner of S.1st St. and Victor St.

Existing Uses: All 12 parcels are vacant lots or unused parking lots -- which were previously owned by Monsanto Co. and/or Solutia, Inc. and used for industrial or commercial purposes.



Proposal: The development of a business park for commercial and industrial uses. The prospective developer has already performed substantial amounts of environmental remediation work on the site. The firm intends to prepare the site for redevelopment -- including additional environmental remediation, the removal of deteriorated improvements, various site improvements, the construction of streets, and subdividing the Redevelopment Area into lots. The estimated total development cost for the prospective developer is \$10.8 million. The new lots would then be sold to "sub-developers", who would develop the individual lots.

Prospective Developer: SWH Investments II, LLC (Environmental Operations, Inc.).

Eminent Domain: Does not provide for eminent domain.

Support Letters: Submitted by Alderman John Coatar (7th Ward).

Recommended Action

That the Planning Commission finds the Chapter 99 and Chapter 353 Blighting Study and Redevelopment Plan for the Kosciusko Industrial Site I 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 Kosciusko Industrial Site I Redevelopment Area consists of all or portions of nine city blocks (with a total of 12 parcels) -- in the Kosciusko neighborhood. 11 of the 12 parcels are contiguous and are generally bounded by Lesperance St. (which is mostly or entirely vacated), S. 1st St. (which is really a railroad right-of-way), Barton St. and S. 3rd St. The remaining parcel is located about a block away at the northeast corner of S. 1st St. and Victor St. The attached LCRA Fact Sheet summarizes this proposed Chapter 99 Blighting Study and Redevelopment Plan. (See Exhibit "A".)
- All 12 parcels are currently vacant lots or unused parking lots. These parcels were previously owned by Monsanto Company and/or Solutia, Inc. and used for industrial or commercial purposes. All but one of the parcels have been acquired by the prospective developer. Negotiations are underway to purchase the remaining parcel, 2330 DeKalb St., from the current owner, Manufacturers Railway Co. The total acquisition cost for the 12 parcels is estimated to be \$1.5 million. Photos of the Redevelopment Area are included in Exhibit "E".
- Based on PDA staff's visual survey, the Redevelopment Area is in poor condition. In addition to being economically under-utilized -- with no buildings on the premises -- some of the parcels have piles of concrete rubble, are overgrown with vegetation, and/or have poor access to streets. The Redevelopment Area is in poor 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 vacant parcels recently significantly contaminated with chemical waste. While significant remediation work has been completed, some remediation work remains to be completed to prepare the property for redevelopment."
 - "As demonstrated in the aerial photograph included in Attachment F-1, the parcels comprising the Area have been consolidated and subdivided over many decades and the Area's former development as a massive chemical factory has obliterated the street grid and made it necessary to reconfigure the grid to prepare for modern commercial and industrial development. The current subdivision and platting of the property is not conducive to orderly redevelopment and new subdivision and replatting is required."
 - "The property consists of vacant parcels, which are subject to illegal dumping, rat infestation, and use by transients. Although the property is secured by a perimeter fence, it is subject to trespass and is not under guard 24 hours per day. Remaining improvements and environmental contaminants on the property present obstacles to pedestrian and vehicular traffic and may endanger trespassers."
 - "The property consists of vacant parcels. Due to existing site conditions (remaining environmental remediation and remaining deteriorated site improvements) and the site's former use as a chemical factory, the site will be extremely difficult and costly to develop and has not been developed since the former chemical factory ceased operations in 2006. Due to its former use and extensive environmental contamination, the EPA required cleanup under the Resource Conservation and Recovery Act ("RCRA"). As a result and pursuant to Missouri statutes, the property is not eligible for Missouri Brownfields tax credits to offset the costs of remediation. In addition, portions of the Area represent infill over an historic quarry which makes new

development potentially difficult and potentially costly. As a result, the Area is currently an economic liability and will not be developed without assistance.”

- The Redevelopment Area’s adjacent properties primarily include industrial and commercial uses, as well as transportation-related and utility-related uses. Examples include Schaeffer Manufacturing Co., a large First Student school bus parking lot, a major Union Pacific Railroad rail line, and Ameren Missouri electrical transmission facilities. Vehicular traffic circulation patterns in the immediate area are irregular and confusing, as there is a lack of through north-south and east-west streets -- due to the consolidation of parcels and vacations of streets over the years -- and many of the existing streets are in poor condition. Photos of adjacent properties are included in Exhibit “E”.
- The Redevelopment Plan proposes the development of a business park for commercial and industrial uses, such as light manufacturing, warehouses and offices. The prospective developer has already performed substantial amounts of environmental remediation work on the site. The firm intends to prepare the site for redevelopment -- including additional environmental remediation, the removal of deteriorated improvements, various site improvements, the construction of streets, and subdividing the Redevelopment Area into lots. The estimated total development cost for the prospective developer is \$10.8 million. The new lots would then be sold to “sub-developers”, who would develop the individual lots. A preliminary conceptual site plan of the business park -- indicating the locations of possible new parcel boundaries, new streets and new buildings -- is attached as Exhibit “C”. (It hasn’t been decided yet as to whether the streets will be public or private.) The remaining parcel (located about a block away at the northeast corner of S. 1st St. and Victor St.) would be used as a parking lot. Preliminary estimates of the development project include 500,000 square feet of various commercial and industrial uses -- including light manufacturing, warehouses and offices -- and 1,340 jobs.
- The prospective developer is SWH Investments II, LLC. The firm is affiliated with Environmental Operations, Inc., an environmental services company, whose CEO is Stacy Hastie. The latter firm’s website describes the company as being one of the region’s largest environmental firms. Its headquarters, at 1530 S. 2nd St., is located just north of the Redevelopment Area.
- The Redevelopment Plan’s Sustainability Impact Statement reports that this development project will meet 14 objectives and may meet an additional nine 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 25 years of tax abatement -- with 10 years of 100% (full) abatement and 15 years of 50% abatement. This length of tax abatement is being requested because of the high cost of redeveloping the site -- due to its previous use as a quarry and environmental remediation costs that aren’t eligible for Missouri Brownfield tax credits because the property was designated as a Resource Conservation and Recovery Act (RRCA) site due to its former manufacturing use.
- The Redevelopment Plan is supported by Alderman John Coatar. (Ald. Coatar’s support letter is attached as Exhibit “D”).

2.0 Comments

The City's Strategic Land Use Plan designates the Redevelopment Area -- as well as most of the adjacent area -- as a Business/Industrial Development Area (BIDA).

The BIDA Strategic Land Use Category is defined as: *“Areas where new business/industrial uses or campuses will be encouraged. New business activity may range from larger business parks to smaller scale development. BIDA areas shown on the Plan typically consist of underutilized buildings and land adjacent to major roadways, railroads or the river, providing local or regional access. These areas have experienced a drop in the level of economic activity from its earlier peak. A change of use on such lands is usually not appropriate due to environmental concerns, and the opportunity exists to rejuvenate these locations to create new employment opportunities.”*

The existing characteristics (location, land use and condition) of the Redevelopment Area, as well as its proposed use -- a business park for commercial and industrial uses, such as light manufacturing, warehouses and offices -- clearly meets the criteria for a BIDA Strategic Land Use Category, which include the following:

- “New business activity may range from larger business parks to smaller scale development.”
- “A change of use on such lands is usually not appropriate due to environmental concerns, and the opportunity exists to rejuvenate these locations to create new employment opportunities.”

Thus, the proposed Redevelopment Plan is in conformity with the City's Strategic Land Use Plan.

2.1 Public Input

The Board of Aldermen's Neighborhood Development Committee recommended approval of Board Bill #87 (the Chapter 99 and Chapter 353 Blighting Study and Redevelopment Plan for the Kosciusko Industrial Site I Redevelopment Area) at its June 23, 2016 meeting to the full Board of Aldermen.

2.2 Previous Commission Action

None.

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.



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

Requested Recommendation

That the Planning Commission finds the Chapter 99 and Chapter 353 Blighting Study and Redevelopment Plan for the Kosciusko Industrial Site I 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 and Chapter 353 Blighting Study and Redevelopment Plan for the Kosciusko Industrial Site I 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: 2000-2010 S. 2nd St., 2013-2021 S. 2nd St. 109-119 Russell Blvd., 126 Russell Blvd., 110 Russell Blvd., 136-166 S. Trudeau St., 2206 DeKalb St., 111-115 Barton St., 2330 DeKalb St., 2312 DeKalb St., 2101-2199 Kosciusko St., and 2460 S. 1st St.

Alderman: John Coatar

Ward: 7th

Neighborhood: Kosciusko

Prospective Developer: SWH Investments II, LLC (Stacy Hastie)

Property Is: occupied unoccupied

Eminent Domain: was requested was not requested

Current Assessed Value of Property: \$303,600

Other Comments: The project consists of the redevelopment of twelve vacant industrially zoned parcels to create a business park for commercial and industrial uses in the Kosciusko neighborhood. The prospective redeveloper will purchase the properties for \$1.5 million and plans to prepare the entire Area for redevelopment for the approximate cost of \$10.8 million. The redeveloper intends to subdivide the Area into developable lots that will be sold to "sub-developers" who will develop the lots. The redeveloper plans to utilize private funds for this project. Alderman Coatar wishes to support this project with 10-year tax abatement (full) and a 15-year (50%) tax abatement and the staff concurs. Maximum tax abatement is being requested because of the extraordinary cost of developing the Area due to the fact that it was at one time used as a quarry and environmental remediation costs not eligible for Missouri Brownfield tax credits.

EXHIBIT B**ATTACHMENT "B"**

Form: 6/28/16

BLIGHTING STUDY AND REDEVELOPMENT PLAN

FOR THE**KOSCIUSKO INDUSTRIAL SITE I REDEVELOPMENT AREA**

PROJECT# 2113

MAY 24, 2016

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY

OF THE CITY OF ST. LOUIS

MAYOR

FRANCIS G. SLAY

**BLIGHTING STUDY AND REDEVELOPMENT PLAN FOR
KOSCIUSKO INDUSTRIAL SITE I REDEVELOPMENT AREA**

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EXHIBITS

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| "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 Kosciusko Industrial Site I Redevelopment Area ("Area") encompasses twelve parcels in an area approximating a total of 40 acres in the Kosciusko Neighborhood of the City of St. Louis ("City"); it is bounded by 1st St., 2nd St., Barton Street and Lesperance and incorporates the following addresses: 2000-2010 S. 2nd St., 2013-2021 S. 2nd St. 109-119 Russell Blvd., 126 Russell Blvd., 110 Russell Blvd., 136-166 S. Trudeau St., 2206 DeKalb St., 111-115 Barton St., 2330 DeKalb St., 2312 DeKalb St., 2101-2199 Kosciusko St., and 2460 S. 1st 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 all or portions of City Blocks 714.00, 720.00, 723.00, 724.00, 733.00, 735.00, 738.00, 6501.00, and 872.00. The Area is in poor condition. The physical conditions within the Area are shown on Exhibit "B" ("Project Area Plan-Existing Uses and Conditions") and enumerated in Exhibit "F" "Blighting Report".

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 vacant industrial parcels.

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

4. PRESENT LAND USE AND DENSITY OF SURROUNDING PROPERTIES

The properties surrounding the Area are used primarily for commercial and industrial purposes.

Residential density for the surrounding neighborhoods is approximately 0.02 persons per acre.

5. CURRENT ZONING

The Area is currently zoned "K" Unrestricted and "J" Industrial 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 unoccupied 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 have 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") and pursuant to the Missouri Urban Redevelopment Corporations Law, Chapter 353 R.S.Mo. (2000) as amended 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 commercial and industrial 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 industrial and commercial uses permitted in zones designated "K" Unrestricted and "J" Industrial Districts 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. The parcel located at 2460 S. 1st St. may be used as ancillary truck and automobile parking for the uses located in the primary portion of the Redevelopment Area.

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 a Business/Industrial Development Area (BIDA).

3. PROPOSED ZONING

The proposed zoning for the Area is "K" Unrestricted and "J" Industrial Districts. 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.

5. PROPOSED EMPLOYMENT FOR THE AREA

There are approximately one thousand three hundred forty (1,340) new jobs anticipated to be created in this Area because of the proposed redevelopment. However, the actual number of jobs will depend on the actual businesses that locate within the redevelopment area.

6. CIRCULATION

The Project Area Plan-Proposed Land Uses Plan (Exhibit "C") indicates the conceptual circulation system for the Area. The layouts, levels and grades of all public rights-of-way may be modified or 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 or zoning 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 Regulations**

- 1.) **New construction** or alterations shall be positioned on the lot so that existing recurrent building masses and spaces along the street, if any, are continued as well as the pattern of setback from the street, if any.
- 2.) **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, if any. Artificial masonry such as "Permastone" is not permitted. A submission of all building materials shall be required prior to building permit approval.
- 3.) **Architectural Details** on existing structures in the Area, if any, 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, unless specifically approved by LCRA. Awnings of canvas only are acceptable unless other awnings are specifically approved by LCRA.
- 4.) **Roof Shapes** that are employed in a predominance of existing buildings in a block, if any, shall set the standard of compatibility for any proposed new construction or alteration.
- 5.) **Roof Materials** shall be slate, tile, copper or asphalt shingles where the roof is visible from the street, unless other awnings are specifically approved by LCRA. Brightly colored asphalt shingles are not appropriate.

c. **Landscaping**

The Area shall be well-landscaped. Unless otherwise approved by LCRA, 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.

Unless otherwise approved by LCRA, ornamental or shade trees should be provided in the front lawns along with evergreen accent shrubs.

Existing, healthy trees, if any, shall be retained, if feasible.

9. PARKING REGULATIONS

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

Surface parking shall not extend beyond the established building line, if any. Unless otherwise approved by LCRA, surface parking along public streets shall be buffered by a continuous evergreen hedge at least two and one-half (2-1/2) feet high on planting and maintained at three and one-half (3-1/2) feet high at maturity. Unless otherwise approved by LCRA, three percent (3%) of the interior of all parking lots containing more than twenty-five (25) spaces shall be landscaped with trees, at least two and one-half (2-1/2) inch caliper in size on planting. Any trees shall be planted on islands, the largest dimension of which shall be at least five (5) feet, planted with low lying ground cover or other plant material.

10. SIGN REGULATIONS

All new signs shall be limited as set out in the City Code, PDA stipulations, this Plan and agreements between the LCRA and the Redeveloper(s). A uniform signage plan must be prepared by the Redeveloper(s) for the entire Area. All new signs shall be restricted to those identifying the names and/or business of the person or firm occupying the premises.

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 be initiated within approximately one (1) year of approval of this Plan by City ordinance and completed by December 31, 2024. Redevelopment may proceed in one or more phases.

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 and the Missouri Urban Redevelopment Corporations 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 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 twenty-five (25) 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 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 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.

For the ensuing period of fifteen (15) years following the original ten (10) year period stated above, any such corporation shall pay taxes and payments in lieu of taxes as provided above in an amount based upon fifty percent (50%) of the then normal assessment of the land and improvements. Thereafter any such corporation shall pay the full amount of taxes.

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 said twenty-five (25) 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 twenty-five (25) 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 agency 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 as determined by the LCRA 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.

**KOSCIUSKO INDUSTRIAL SITE I AREA
LEGAL DESCRIPTION**

**PARCEL #1
2000-2010 S 2ND ST
C.B. 0714 S 2ND
5.922 ACS
PRIV SURVEY BY VOLZ
PT LOT 1**

PARCEL # 0714-00-0020

**PARCEL #2
2013-2021 S. 2ND ST
C.B. 720 2ND ST
2.443 ACRES
KOSCIUSKO SUBDN TRACT I-11 B**

PARCEL # 0720-00-0030

**PARCEL #3
109-119 RUSSELL BLVD.
C.B. 723 NO FRONT
3.282 ACS
LESPERANCE ADDN
BLOCK 5
BND W 140 FT E EL OF KOSCIUSKO ST**

PARCEL # 0723-00-0020

**PARCEL #4
2100-2198 KOSCIUSKO ST./ 126 RUSSELL BLVD.
C.B. 724 KOSCIUSKO
10.431 ACS
PAPIN ADD ET AL
WHOLE BLOCK & VAC STREETS**

PARCEL # 0724-00-0010

**PARCEL #5
110 RUSSELL BLVD.
C.B. 724 RUSSELL
0.262 ACS
PAPIN ADDN ETAL
BD W-321 FT E OF KOSCIUSKO**

PARCEL # 0724-00-0015

PARCEL #6
136-166 TRUDEAU ST
C.B. 0733 TRUDEAU AV
1.178 ACSS
PAPIN ADDN
LOTS 1-10 & PT VAC STS

PARCEL # 0733-00-0020

PARCEL #7
2206 DEKALB ST
C.B. 0735 DE KALB ST
2.642 ACS
PAPINS ADDN BLK 6
LOT WHOLE BLOCK & PT VAC STS

PARCEL # 0735-00-0010

PARCEL #8
111-115 BARTON ST
C.B. 738 BARTON
1.712 ACS
LYNCH DUCHOUQUETTE & MORRISONS ADDNS
LOTS 1 THRU 6 & ½ VAC ST & ALLEY &
7 THRU 12 & 28 THRU 30

PARCEL # 0738-00-0010

PARCEL #9
2330 DEKALB ST
C.B. 738 VAC DEKALB ST
1.517 ACS
LOTS 1-6 24-27 S-7 PT 18-23 &
VAC STREET & ALLEY
(CLASS CODE 801)

PARCEL # 0738-00-0020

PARCEL #10
2312 DEKALB ST
C.B. 738 DEKALB
224 FT/ 53 FT X 343 FT/ CURVE
1.456 ACS
MORRISON ADDN
BND W-MANUFACTURERS RR CO

PARCEL # 0738-00-0030

PARCEL #11
2101-2199 KOSCIUSKO ST

**C.B. 6501 KOSCIUSKO ST
7.116 ACS
PAPIN ADDN & ETAL
WHOLE BLOCK & VAC STREETS**

PARCEL # 6501-00-0010

**PARCEL #12
2460 S 1ST ST
C.B. 872 1ST ST
1.93 ACRES
BLOW & LABEAU ADDN
BD S VICTOR ST W FIRST ST
55770**

PARCEL # 0872-00-0010

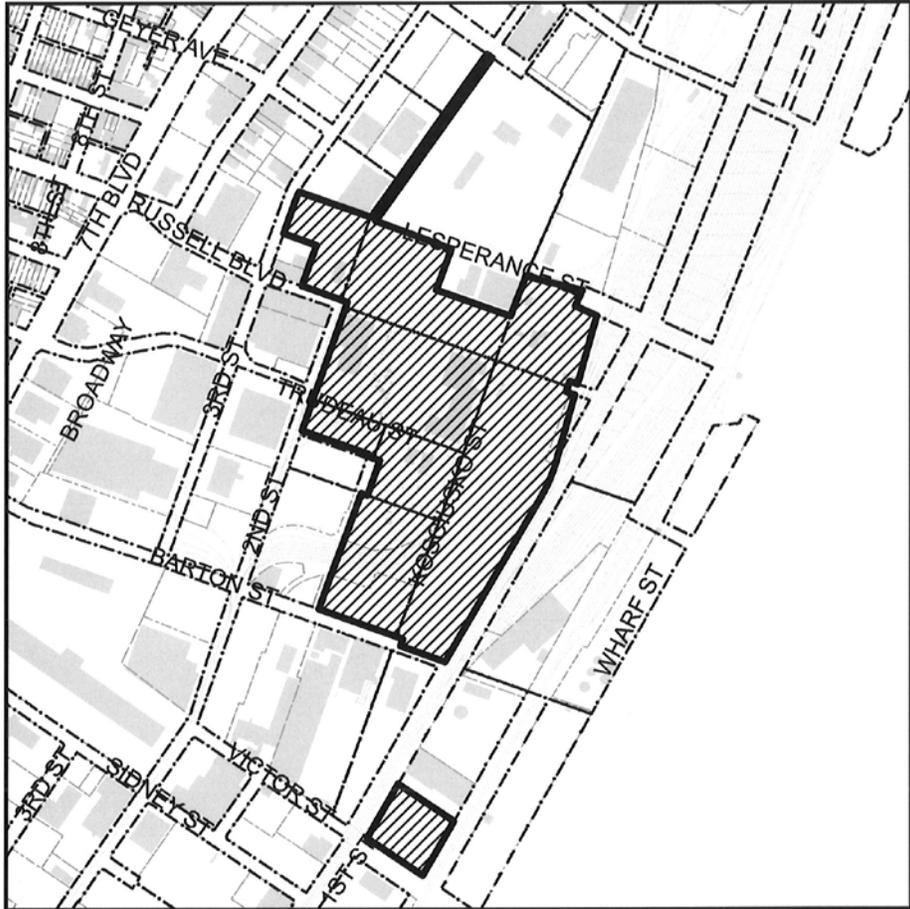


Exhibit B
Project Area Plan
FORMER SOLUTIA SITE



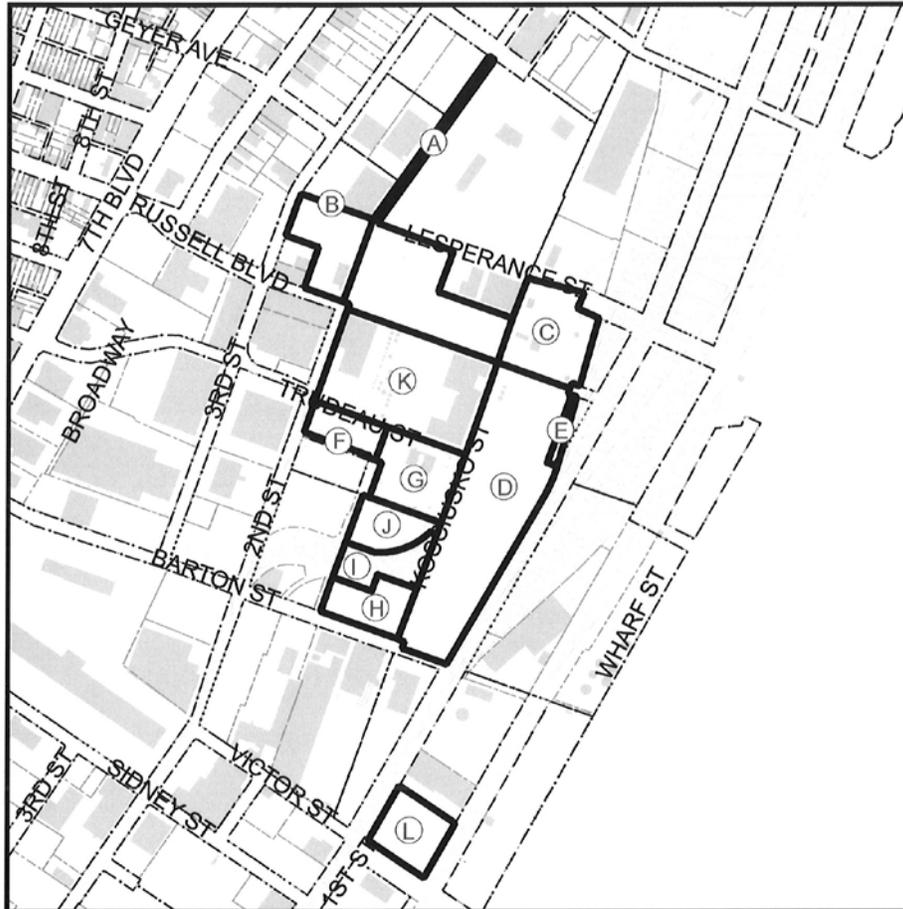
- Existing Uses Map**
-  Existing Vacant Industrial Uses (SLUP = BIDA)
 -  Project Area Boundary
 -  Buildings
 -  City Block Number
 -  Open Space



Exhibit C
Project Area Plan
FORMER SOLUTIA SITE



- Proposed Uses Map**
-  Proposed Industrial/Office Uses (SLUP = BIDA)
 -  Project Area Boundary
 -  Buildings
 -  City Block Number
 -  Open Space



**Exhibit D
Project Area Plan
FORMER SOLUTIA SITE
Property Acquisition Map**

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

- A - 2000-10 S 2ND ST
- B - 2013-21 S 2ND ST
- C - 109-21 RUSSELL BLVD
- D - 2100-2398 KOSCIUSKO ST
- E - 110 RUSSELL BLVD
- F - 136-166 S TRUDEAU ST
- G - 2206-98 DEKALB ST
- H - 111-1155 BARTON ST
- I - 2330 DEKALB ST
- J - 2312-20 DEKALB ST
- K - 2101-99 KOSCIUSKO ST
- L - 2460 S 1ST ST

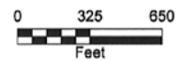


EXHIBIT "E"
FORM: 02/08/08

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.

If answer is yes, explain: The property consists of vacant parcels recently significantly contaminated with chemical waste. While significant remediation work has been completed, some remediation work remains to be completed to prepare the property for redevelopment.

The subject property has deterioration of site conditions. Yes No

If answer is yes, explain: The property consists of vacant parcels where demolition of some improvements and some environmental remediation related to former chemical manufacturing uses has been completed. As demonstrated in the site photographs included in Attachment F-1, additional remediation and removal of deteriorated improvements remains to be completed. In addition, portions of the Area represent infill over an historic quarry which makes new development potentially difficult and costly.

The subject property has improper subdivision or obsolete platting. Yes No

If answer is yes, explain: As demonstrated in the aerial photograph included in Attachment F-1, the parcels comprising the Area have been consolidated and subdivided over many decades and the Area's former development as a massive chemical factory has obliterated the street grid and made it necessary to reconfigure the grid to prepare for modern commercial and industrial development. . The current subdivision and platting of the property is not conducive to orderly redevelopment and new subdivision and replatting is required.

The subject property has conditions which endanger life or property by fire or other cause.

Yes No

If answer is yes, explain: The property consists of vacant parcels which are subject to illegal dumping, rat infestation, and use by transients. Although the property is secured by a perimeter fence, it is subject to trespass and is not under guard 24 hours per day. Remaining improvements and environmental contaminants on the property present obstacles to pedestrian and vehicular traffic and may endanger trespassers.

The subject property retards the provision of housing accommodations. Yes No

If answer is yes, explain: The Area is not appropriate for residential use; commercial and industrial uses are planned for the Area.

The subject property constitutes an economic liability. Yes No

If answer is yes, explain: The property consists of vacant parcels. Due to existing site conditions (remaining environmental remediation and remaining deteriorated site improvements) and the site's former use as a chemical factory, the site will be extremely difficult and costly to develop and has not been developed since the former chemical factory ceased operations in 2006. Due to its former use and extensive environmental contamination, the EPA required cleanup under the Resource Conservation and Recovery Act ("RCRA"). As a result and pursuant to Missouri

statutes, the property is not eligible for Missouri Brownfields tax credits to offset the costs of remediation. In addition, portions of the Area represent infill over an historic quarry which makes new development potentially difficult and potentially costly. As a result, the Area is currently an economic liability and will not be developed without assistance.

The subject property constitutes a social liability. Yes No

If answer is yes, explain: Due to the property's vacant condition and size, the Area is an attractive target for illegal dumping and trespass. Remaining improvements and environmental contaminants on the property present obstacles to pedestrian and vehicular traffic and may endanger trespassers.

The subject property is a menace to the public health, safety, morals or welfare in its present condition and use. Yes No

If answer is yes, explain: The property consists of vacant parcels. Portions of them are subject to illegal dumping, rat infestation, and use by transients. Removal of remaining improvements and remaining environmental contamination is required to return the property to safe and productive use.

The subject property is detrimental because of dilapidation, deterioration, age or obsolescence. Yes No

If answer is yes, explain: The property consists of vacant parcels. Portions of them are subject to illegal dumping, rat infestation, and use by transients. Removal of remaining improvements and remaining environmental contamination is required to return the property to safe and productive use.

The subject property is detrimental because of lack of air sanitation or open space. Yes No

If answer is yes, explain: In its former use as a chemical factor, the property produced significant quantities of air pollution. The chemical factory use has been discontinued, the chemical factory buildings have been demolished, and the Area no longer exhibits lack of air sanitation or open space.

The subject property is detrimental because of high density of population. Yes No

If answer is yes, explain: The Area has no population, with no residential use for over a century.

The subject property is detrimental because of overcrowding of buildings, overcrowding of land. Yes No

If answer is yes, explain: No buildings or other structures are currently located on the property.

The subject property has a combination of factors that are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency. Yes No

If answer is yes, explain: The property consists of vacant parcels, portions of which are subject to illegal dumping, rat infestation, and use by transients. Removal of remaining improvements and environmental contamination is required to return the property to safe and productive use.

ADDITIONAL CHAPTER 353 BLIGHTING NARRATIVE

As discussed below, the property in the Area has become an economic and social liability to the City of St. Louis and its taxing jurisdictions by reason of age, obsolescence, inadequate and outmoded design and physical deterioration. As also discussed below, such conditions are conducive to crime and inability to pay reasonable taxes.

Background: In the early 1900s, the “old” Monsanto Company first located a chemical factory in a portion of the Area. Over the ensuing decades, Monsanto developed a massive chemical plant in the Area. In the 1990s, Solutia Inc. acquired the chemical plant and operated it for nearly a decade. In 2006, Solutia shut down and decommissioned the plant. The U.S. Environmental Protection Agency, or EPA, required cleanup of the Area under the Resource Conservation and Recovery Act, or RCRA. As a result and pursuant to Missouri statutes, the property is not eligible for Missouri Brownfields tax credits to offset the costs of remediation. In addition, portions of the Area represent infill over an historic quarry which makes new development potentially difficult and costly. The Area now sits abandoned and unproductive although much of the required environmental cleanup has been completed by the current owner of the property at an approximate cost of \$4.5 million. Additional cleanup and site improvements are needed to make the property marketable. In its current vacant, deteriorated and unimproved state, the property generates approximately 2 cents per square foot in property tax revenue.

Age and Obsolescence: The Area was used as a chemical factory from the early 1900s until 2006. At the time of decommissioning, the improvements on the property had not been significantly modified for many decades. Further, due to new environmental regulations and modern manufacturing practices, the property in its then-current configuration could not be reused as a chemical factory. In addition, portions of the Area were formerly used as an historic quarry. Thus, the age and obsolescence of the former uses of the property and improvements on the property constitute an economic liability to the City and its taxing jurisdictions, an impediment to its redevelopment, and an impediment to the Area’s ability to pay reasonable taxes. Further, the current vacant, deteriorated and unimproved condition reuse of the property is conducive to the crimes of illegal dumping and trespass.

Outmoded Design: As demonstrated in the aerial photograph included in *Attachment F-1*, the Area’s former development as a massive chemical factory has obliterated the street grid and made it necessary to reconfigure the grid to prepare for modern commercial and industrial development. Although the Area consists of twelve discrete parcels for tax purposes, the Area was previously operated as a monolithic chemical factory with extremely constrained access. At

the time Solutia decommissioned the chemical factory formerly located in the Area, improvements on the property had not been significantly modified for many decades. Due to new environmental regulations and modern manufacturing practices, the property in its then-current configuration could not be reused as a chemical factory. In addition, as demonstrated in the site photographs also included in *Attachment F-1*, the streets bordering the Area have essentially rough gravel surfaces due to the Area's former heavy industrial use and as a result vehicular travel on those streets is extremely difficult. In addition, portions of the Area were formerly used as an historic quarry making new development potentially difficult and costly. Thus, the outmoded design of the former improvements on the property and the lack of modern platting and access arrangements in the Area constitute an economic liability to the City and its taxing jurisdictions, an impediment to its redevelopment, and an impediment to the Area's ability to pay reasonable taxes.

Physical Deterioration: As demonstrated in the site photographs included in *Attachment F-1*, deteriorated site improvements remain in the Area although buildings and other structures have been demolished. Those deteriorated site improvements must be removed in order for the property to be redeveloped and returned to productive use. Thus, the physical deterioration of the property constitutes an economic liability to the City and its taxing jurisdictions, an impediment to its redevelopment, and an impediment to the ability to pay reasonable taxes.



AERIAL PHOTOGRAPH OF AREA



KEY TO PHOTOGRAPH LOCATIONS

ATTACHMENT "F-1"

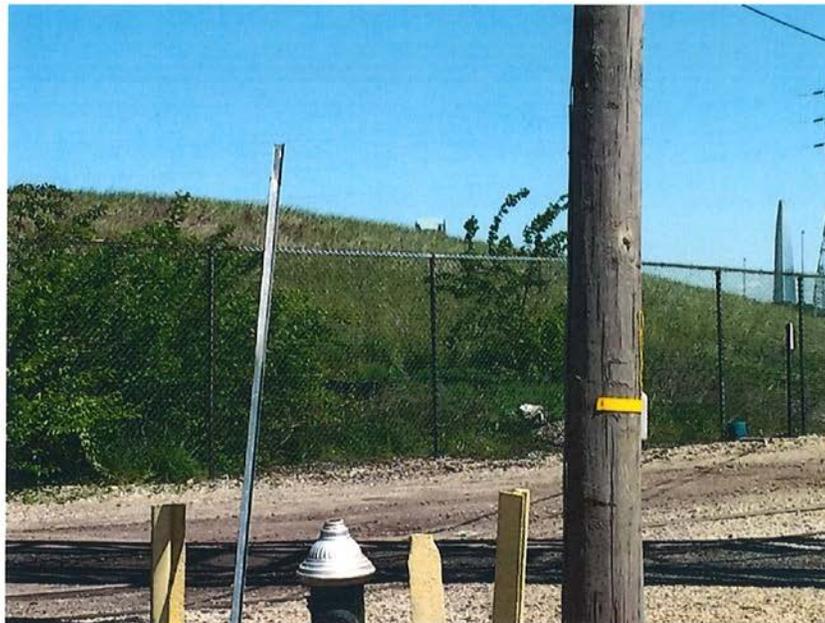


1. Kosciusko St. "Bend"—Looking Northeast



2. Barton Street—Looking North Towards Arch and Downtown

ATTACHMENT "F-1"



3. Barton & 1st Streets—Looking Northwest



4. 1st Street—Looking West Towards Soulard

ATTACHMENT "F-1"



5. S. 2nd Street & Russell Blvd.—Looking Southeast



6. Trudeau & Kosciusko Streets—Looking Northwest

ATTACHMENT "F-1"



Handwritten scribble

7. 1st & Victor Streets—Looking Northwest

ATTACHMENT E
SUSTAINABILITY IMPACT STATEMENT

SUSTAINABILITY IMPACT STATEMENT

The St. Louis Planning Commission adopted a Sustainability Plan on January 9, 2013. The following chart lists selected Functional Categories and development related objective of the City's Sustainability Plan and the Mayor's related Sustainability Action Agenda. Please put an X next to each item applicable to your project. Then on the last page list all items that are applicable and briefly describe how your project is addressing each of these applicable items.

		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		X
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
SAA	Make LRA land available at no cost for smart, productive, creative 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
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

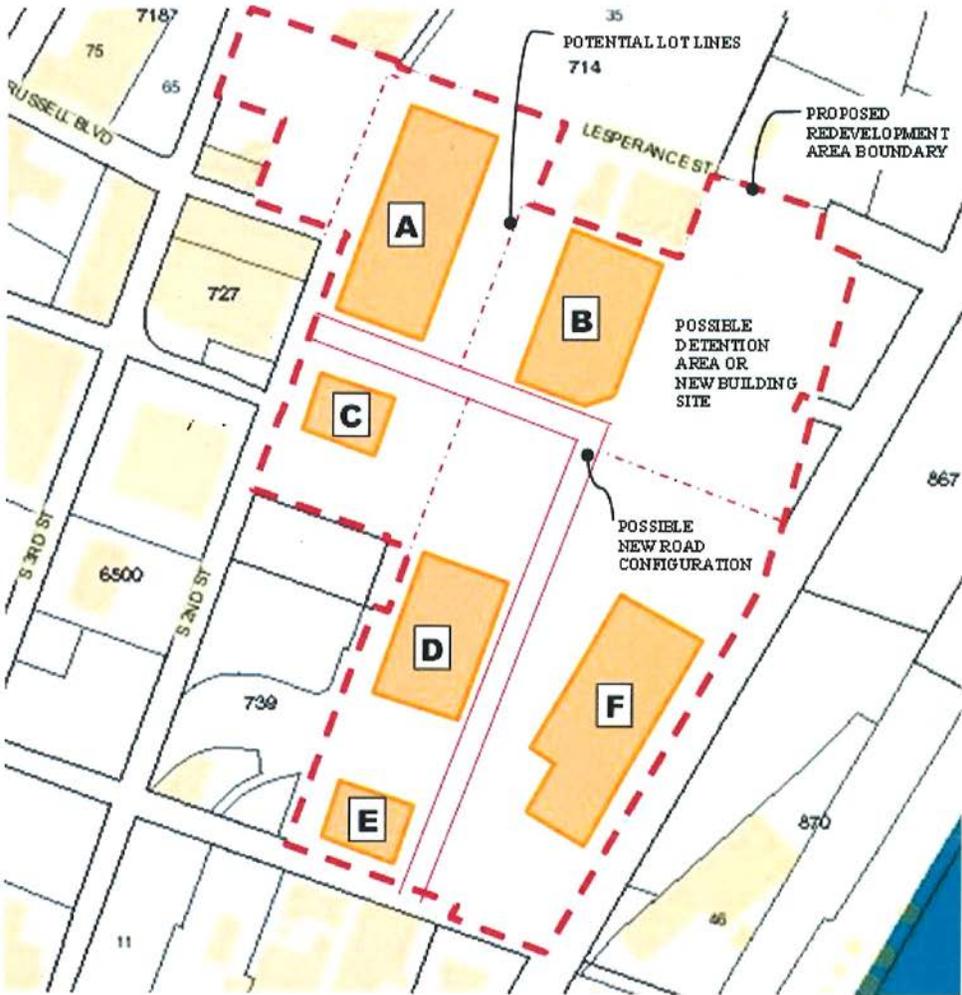
G1	Develop affordable homes in concert with long-range transit and development planning		X
G2	Encourage mixed-use affordable housing in high amenity neighborhoods		X
G4	Integrate low income housing into market-rate and mixed-use development		X
G6	Experiment with new ways to create partnerships to build 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	
I4	Ensure urban agriculture is a profitable, viable enterprise		X
J4	Preserve neighborhood residential areas/commercial and mixed-uses on corners/major corridors		X
J5	Increase the effectiveness of major commercial corridors	X	
J8	Incorporate sustainability in economic development programs	Possible	Possible
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
SAA	Build Phase II of CORTEX bioscience and technology research district		X
C2	Facilitate development of arts, culture and innovative TODs		X
C5	Target developing arts and cultural districts for streetscape and public space improvements		X
E1	Use distinctive public art, architecture, landscape to build City and neighborhood identity		X
F1	Revitalize existing and develop new arts and cultural facilities		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
F1	Address blighting and environmental health hazards	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	
C1	Eliminate food deserts and improve access to fresh produce		X
C3	Support urban agriculture opportunities in the City		X
D4	Design buildings to encourage physical activity		X
V. INFRASTRUCTURE, FACILITIES AND TRANSPORTATION			
A1	Advance the City as a transportation hub	X	
A2	Encourage transit oriented development		X
SAA	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	Possible	Possible
G3	Ensure building and site development integrated with natural site ecology	Possible	Possible
G4	Advance the use of high-efficiency building related water systems and technologies	Possible	Possible
G5	Encourage re-use of materials and divert waste from land-fills	X	
G6	Provide healthy interior environments in commercial buildings	Possible	Possible
VI. PROSPERITY, OPPORTUNITY AND EMPLOYMENT			
SAA	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	Possible	Possible
B4	Leverage the Mississippi River as an inexpensive transportation, drinking water and recreational resource	Possible	Possible
C3	Focus on small and local businesses as a key part of the City economy	Possible	Possible
C4	Re-use existing buildings for inexpensive incubation of entrepreneurial ideas		X
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	Possible	Possible
E4	Direct new commercial and mixed-use development to designated corridors and districts that demonstrate market support	X	
SAA	Create at least 8,500 new jobs at Ballpark Village, CORTEX, Carondelet Coke, St. Louis Army Ammunition Plant and North Riverfront		X
G3	Foster innovation	Possible	Possible
SAA	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>		

EXHIBIT C

CONCEPT PLAN FOR PROPOSED PRIMARY REDEVELOPMENT AREA*



*"Victor Parcel" to be used for parking; plan is conceptual only and will change.
 Estimates of building sizes, jobs and salaries are based on conceptual plan and are not guaranteed.

ESTIMATES OF JOBS TO BE LOCATED IN THE PROPOSED REDEVELOPMENT AREA

Building	USE TYPE	AREA (SQ. FT.)	ESTIMATED JOBS/1,000 SQ. FT.	ESTIMATED JOBS	ESTIMATED AVG. SALARY/JOB	ESTIMATED TOTAL PAYROLL
A	LIGHT MANUFACTURING	155,000	3	465	\$45,000	\$20,925,000
B	WAREHOUSE	110,000	2	220	\$35,000	\$7,700,000
C	OFFICE	25,000	4	100	\$50,000	\$5,000,000
D	LIGHT MANUFACTURING	85,000	3	255	\$45,000	\$11,475,000
E	OFFICE	25,000	4	100	\$50,000	\$5,000,000
F	WAREHOUSE	100,000	2	200	\$45,000	\$9,000,000
TOTALS:		500,000		1,340	\$270,000	\$59,100,000

EXHIBIT D

ATTACHMENT D
LETTER OF SUPPORT FROM ALDERMAN



John J. Coatar
Alderman, 7th Ward

BOARD OF ALDERMEN
CITY OF SAINT LOUIS
MISSOURI

COMMITTEES
 Convention, Tourism, Arts & Humanities
 Public Safety
 Streets, Traffic & Refuse
 Housing, Urban Development & Zoning

April 28, 2016

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

**RE: *Application for Tax Abatement—SWH Investments II LLC:
 Former Solutia Site in Portion of Area Generally Bounded by
 First, Second, Barton and Lesperance Streets***

Dear Mr. Williams:

I am writing to express my strong support for the application submitted to the St. Louis Land Clearance for Redevelopment Authority ("LCRA") requesting designation of the above-referenced area as a Chapter 99 and a Chapter 353 redevelopment area and for the requested ten (10) years of full real property tax abatement and an additional fifteen (15) years of 50% abatement. The site's approximately 37 acres present a significant opportunity for attracting and retaining commercial and industrial businesses in the City of St. Louis (the "City"), where large assembled tracts of developable property are rare commodities.

This site was originally occupied by the Monsanto Chemical Company and later by another chemical company, Solutia Inc. Because of significant chemical contamination, the Environmental Protection Agency required cleanup of the site pursuant to the Resource Conservation and Recovery Act ("RCRA"). Due to the site's RCRA designation and Missouri law, those environmental remediation costs were not eligible for Missouri Brownfields tax credits. The site's current owner has, at significant cost, performed the required environmental remediation work and the site is now cleared and ready for commercial and industrial redevelopment. However, the owner's need to recover its large investment in cleanup costs coupled with competition from sites outside the City which received Brownfields credits and are also able to offer users twenty-five years of tax abatement has made it difficult to attract users to this City site.

The requested tax abatement will permit the site's owner to offer the approximately 37 acre site for development with a competitive level of incentives. In addition to recovering its previous considerable investment in environmental cleanup, the owner must make additional investments in infrastructure improvements to make the site attractive and functional for future occupants. It is likely that the owner may in the future request additional incentives to offset a portion of the costs of environmental cleanup and site development. However, the benefits of the tax abatement requested in this application will be passed along to the companies who choose to locate on the site.

I would very much appreciate the LCRA's approval of this application. Please feel free to contact me if you have any questions.

Sincerely,

Jack Coatar
 Alderman, 7th Ward

Room 230, City Hall • 1200 Market St., St. Louis, MO 63103 • Office: (314) 622-3287 • FAX: (314) 622-4273
 Email: CoatarJ@stlouis-mo.gov

Exhibit "E"

Photos of
Kosciusko Industrial Site I Redevelopment Area



**1) Redevelopment Area
S. 2nd St., 2000-10 S. 2nd St.
(Looking southward)**



**2) Redevelopment Area
Railroad tracks along S. 2nd St., 2000-10 S. 2nd
St.
(Looking southward)**



**3) Redevelopment Area
Overgrown parking lot, 2000-10 S. 2nd St.
(Looking northward)**



**4) Redevelopment Area
Overgrown parking lot, 2013-21 S. 2nd St.
(Looking eastward)**

Exhibit "E"

Photos of
Kosciusko Industrial Site I Redevelopment Area



5) Redevelopment Area
Sign for prospective developer, 2013-21 S. 2nd St.

6) Vacant lot with piles of concrete rubble, 2101-99 Kosciusko St. (Looking northeastward)



7) Redevelopment Area
Vacant lot with tall weeds, 136-66 S. Trudeau St. (Looking southeastward)

8) Redevelopment Area
Overgrown vacant lot, 111-15 Barton St. (Looking northwestward)

Exhibit "E"

Photos of
Kosciusko Industrial Site I Redevelopment Area



9) Redevelopment Area
Overgrown vacant lot, 2100-2398 Kosciusko St.
(Looking northwestward)



10) Redevelopment Area
Overgrown vacant lot, 2100-2398 Kosciusko St.
(Looking northwestward)



11) Redevelopment Area
Overgrown vacant lot, 2100-2398 Kosciusko St.
(Looking westward)



12) Redevelopment Area
Overgrown parking lot, 109-19 Russell Blvd.
(Looking westward)

Exhibit "E"

Photos of
Kosciusko Industrial Site I Redevelopment Area

	
<p>13) Redevelopment Area Vacant lot with piles of concrete rubble, 109-19 Russell Blvd. (Looking northeastward)</p>	<p>14) Redevelopment Area Overgrown vacant lot, 2460 S. 1st St. (Looking northward)</p>
	
<p>15) Adjacent properties Union Pacific Railroad tracks, 2001 S. Wharf St. (Looking northward)</p>	<p>16) Adjacent properties Environmental Operations, Inc. office building, 179 Carroll St. (Looking northward)</p>