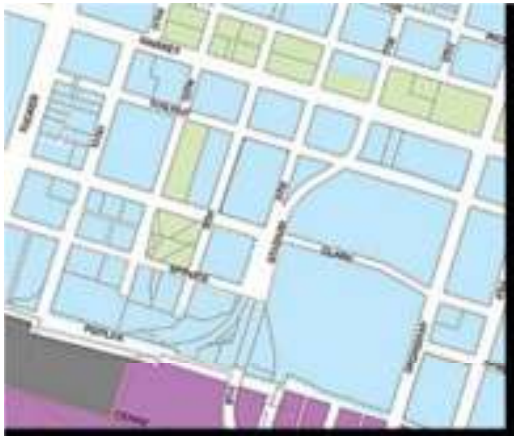
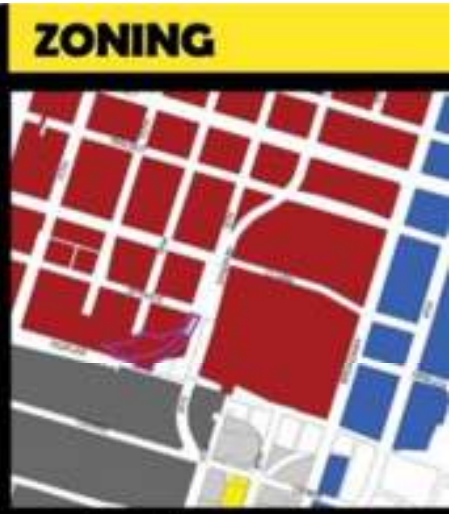


SLUP



ZONING

Planning Commission Meeting

Francis G. Slay, Mayor

Wednesday February 4, 2015

CITY OF ST. LOUIS
PLANNING & URBAN DESIGN AGENCY

REDEVELOPMENT

Agenda

- Call to Order
- Approval of Minutes – January 7, 2015

Agenda

Informational Item

General Presentation on Potential National Geospatial-Intelligence Agency Facility

Otis Williams, Executive Director
St. Louis Development Corporation

CITY OF ST. LOUIS PLANNING & URBAN DESIGN AGENCY

National Geospatial Intelligence Agency (NGA)

- Currently located on Arsenal just east of Anheuser-Busch
- Over 3,100 employees
- Average salary approximately $75,000
- Approximately $2,325,000 in Earnings Tax (annually)
- NGA has outgrown current facility which dates back to the 1800s
  - Major security concerns
  - Desire to build new
  - Just completed construction of East Campus facilities
- Announced competition for new site in April 2014 (projected $1.6B investment)
- City (NSR Site) location is one of four sites in final consideration.
  - Fenton
  - General American site on Tesson Ferry
  - Scott Air Force Base

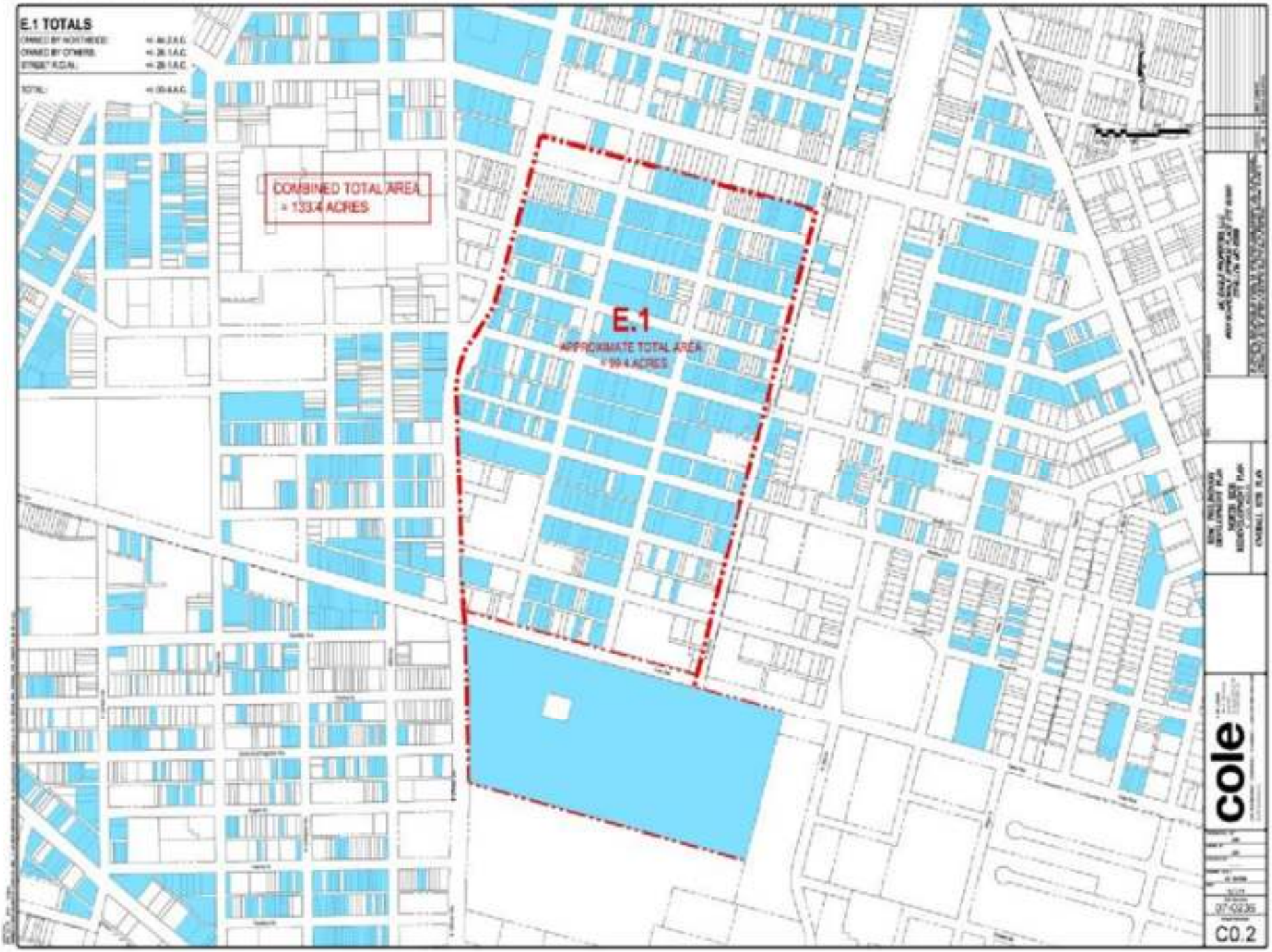
National Geospatial Agency - VA

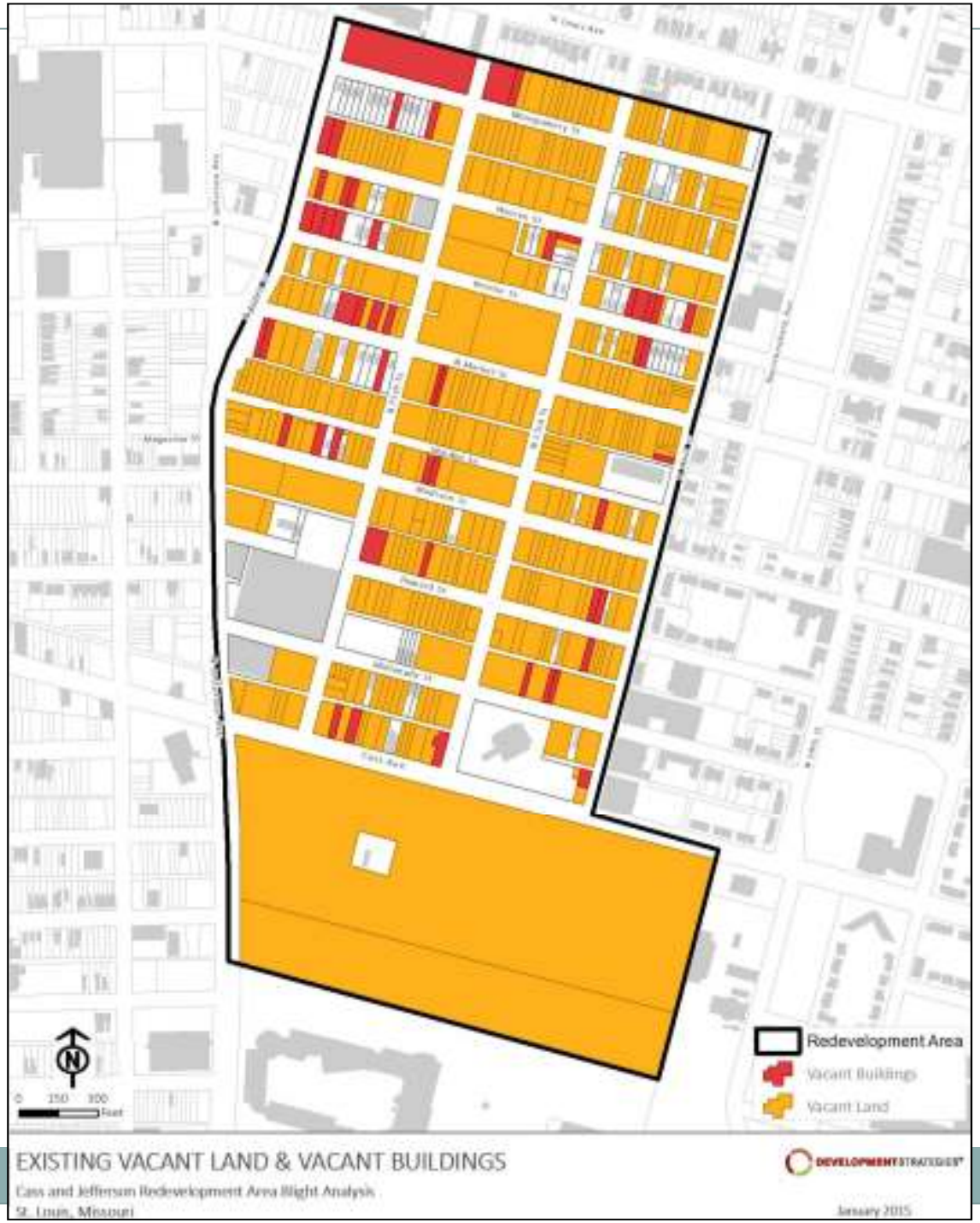
National Geospatial Agency - VA

(3) Phase I Buildings - 5 Stories Each @ 81,000 s.f./floor = 810,000 s.f.

(1) Phase II Building - 5 Stories Each @ 55,000 s.f./floor = 270,000 s.f.

Total = 1,080,000 s.f.


E.1 TOTALS
COMBINED TOTAL AREA
= 133.4 ACRES
E.1
APPROXIMATE TOTAL AREA
= 99.4 ACRES
cole
C0.2



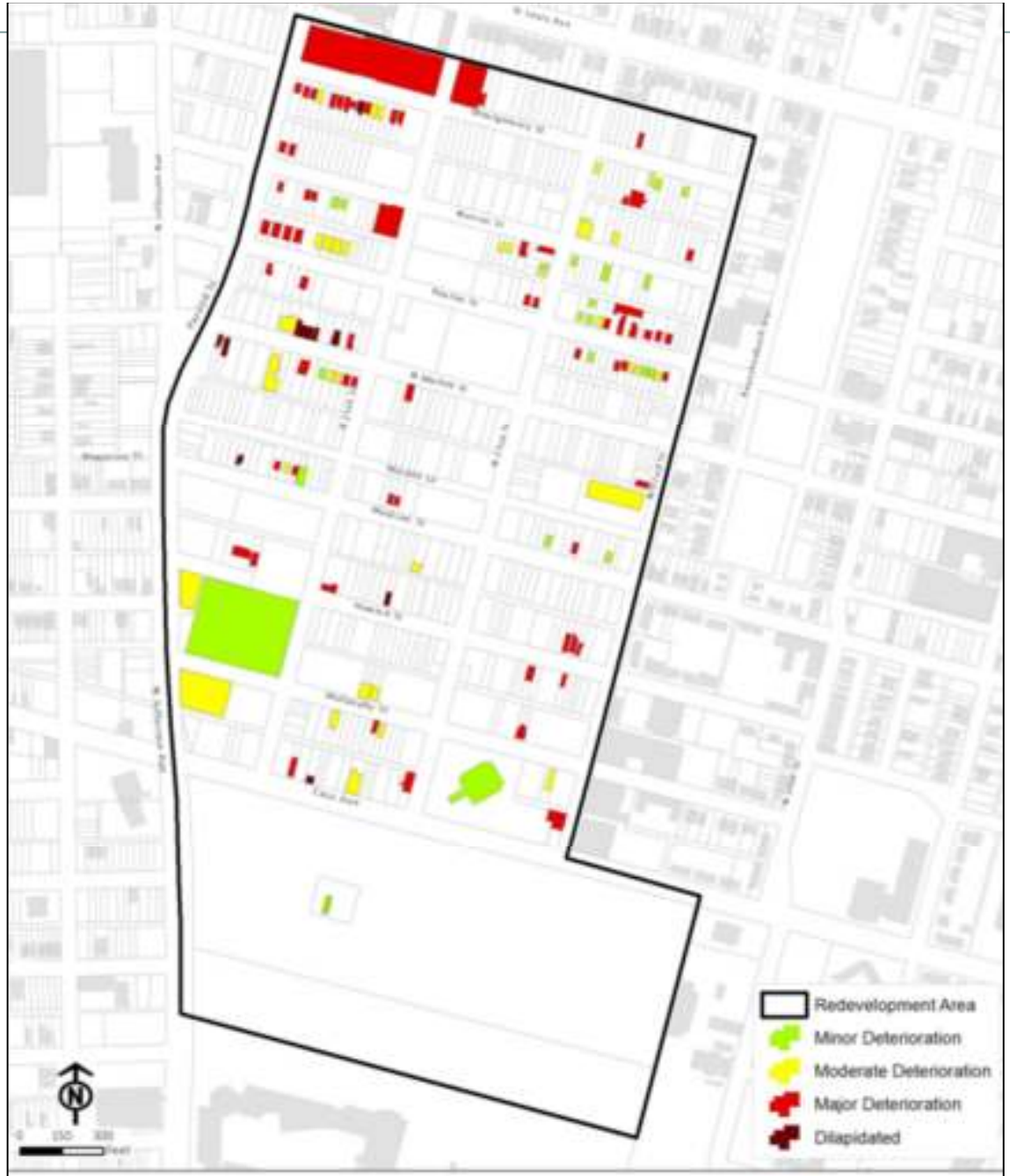
EXISTING VACANT LAND & VACANT BUILDINGS

Cass and Jefferson Redevelopment Area Blight Analysis

St. Louis, Missouri

DEVELOPMENT STRATEGIES®

January 2015



EXISTING BUILDING CONDITIONS

Cass and Jefferson Redevelopment Area Blight Analysis
St. Louis, Missouri

January 2015

LEGEND - SITE BUILDINGS

OFFICE - 200,000-SF FOOTPRINT (5 STORIES)
PARK - 3,546 PARKING GARAGE SPACES
RIF - REMOTE INSPECTION FACILITY (6,500-SF)
VC - VISITOR CENTER (1,300-SF)

LEGEND - SITE "E" STANDOFFS

COLOR	STAND-OFF CATEGORY	STAND-OFF DISTANCE	TOTAL ACRES
-	TOTAL AREA	-	92.0
	W4	410m (1,345ft)	0.0
	W3	143m (469ft)	24.6
	T	100m (328ft)	40.7
	W1	45m (148ft)	66.5

APPROX. SITE LIMITS

PRELIMINARY CONCEPT

Sheet Reference Number

SITE "E"

NGA SITE PLAN

Site Selection Time Table

- NGA announces move April 2014.
- Board of Aldermen passes Resolution 72 imploring City to work to retain NGA.
- NEPA Study on all 6 sites commenced 9/14/14. City declared site E.1/Pruitt-Igoe on 9/25/14.
  - First public meeting December 2014
  - Draft recommendations summer 2015
  - Site assembly complete December 2015
  - NEPA process complete March 15, 2016
- Final site analysis begins March 16, 2016. Considerations include:
  - NEPA Study
  - Site Access
  - Threat Assessment Distances
  - Data Transmission
  - Costs
- Final site selection & purchase agreement: 3/23/16 - 9/15/16
- Appropriation & closing with unencumbered title: 2/1/17

Actions Underway by SLDC/City

- LCRA will assemble 100 acre site.
  - NSR owns 46 acres
  - City/LRA owns 29 acres
  - Need to acquire remaining 25 acres
- 25 acres includes:
  - 54 vacant land parcels
  - 9 vacant building parcels
  - 41 tenant-occupied residential units
  - 47 owner-occupied residential units
  - 10 non-residential occupied structures
- Planning Commission amending City Land Use Plan and 5th Ward Neighborhood Plan in January 2015.
- LCRA will use MWH, Inc. and DRP, LLC to assist with assembling site.
- LCRA will begin acquisitions February 2015.

Actions Underway by SLDC/City

- Chapter 99 plan approved by LCRA January 2015
- Board Bill 263 for Chapter 99
  - Final passage anticipated February 13, 2015
  - Authorizes LCRA to assemble parcels
- Board Bill 259 to amend the TIF
  - Amendment to Redevelopment Agreement to permit funds from the Special Allocation fund to allow SLDC to fund consulting and professional/technical services in support of site assembly.
    - Identification and coordination of utility relocation
    - Vacation of streets and alley ways
  - Revenue neutral

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

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

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

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

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

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

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

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

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

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

Honorable Sharon Tyus, Alderwoman 1st Ward
Honorable Dionne Flowers, Alderwoman 2nd Ward
Honorable Freeman Bosley, Sr., Alderman 3rd Ward
Honorable Samuel L. Moore, Alderman 4th Ward
Honorable Tammika Hubbard, Alderwoman 5th Ward
Honorable Christine Ingrassia, Alderwoman 6th Ward
Honorable Phyllis Young, Alderwoman 7th Ward
Honorable Stephen J. Conway, Alderman 8th Ward
Honorable Kenneth A. Ortmann, Alderman 9th Ward
Honorable Joseph Vollmer, Alderman 10th Ward
Honorable Thomas Villa, Alderman 11th Ward
Honorable Larry Arnowitz, Alderman 12th Ward
Honorable Beth Murphy, Alderwoman 13th Ward
Honorable Carol Howard, Alderwoman 14th Ward
Honorable Jennifer Florida, Alderwoman 15th Ward
Honorable Donna Baringer, Alderwoman 16th Ward
Honorable Joseph Roddy, Alderman 17th Ward
Honorable Terry Kennedy, Alderman 18th Ward
Honorable Marlene E. Davis, Alderwoman 19th Ward
Honorable Craig Schmid, Alderman 20th Ward
Honorable Antonio D. French, Alderman 21st Ward
Honorable Jeffrey L. Boyd, Alderman 22nd Ward
Honorable Joseph Vaccaro, Alderman 23rd Ward
Honorable Scott Ogilvie, Alderman 24th Ward
Honorable Shane Cohn, Alderman 25th Ward
Honorable Frank Williamson, Alderman 26th Ward
Honorable Chris Carter, Alderman 27th Ward
Honorable Lyda Krewson, Alderwoman 28th Ward

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

David W. Sweeney
Clerk, Board of Aldermen

Lewis E. Reed
President, Board of Aldermen

Agenda

Presentations & Public Hearings

PDA-155-04-CMP Strategic Land Use Plan Amendment #12

PDA-001-02-NBD A Plan for the Neighborhoods of the 5th Ward – Amendment #2

Related to Cass Ave., Jefferson Ave./Parnell St. , Montgomery St. & N. 22nd St. Redevelopment Area

Carr Square & St. Louis Place *Neighborhoods*

CITY OF ST. LOUIS PLANNING & URBAN DESIGN AGENCY

Agenda

Strategic Land Use Plan Amendment #12

ACTION ITEM

Conduct a Presentation and
Public Hearing to review proposed
Amendment #12 of the
Strategic Land Use Plan (SLUP)
of the St. Louis Comprehensive Plan

1 Revision Area

24 city blocks

St. Louis Place & Carr Square neighborhoods

Background

- SLUP Amendment #11 occurred on March 5, 2014
- Presentation by PDA staff
- Planning Commission conducts a Public Hearing
- Planning Commission votes on SLUP Amendment #12
- Public comment & review period opened on Jan. 13, 2015 & ends on Feb. 4, 2015
  - Public Notice ads appeared in Jan. 13 issues of The City Journal & St. Louis Daily Record
  - Exhibit “A” of P.C. resolution provides background information & a rationale for SLUP amendment. It’s available:
    - PDA website (http://www.stlouis-mo.gov/planning)
    - Handouts at tonight’s P.C. meeting
    - Attachment to P.C. resolution

Cass, Jefferson/Parnell, Montgomery, N. 22nd Redev. Area

LCRA Plan # 1945

- 142-acre site in St. Louis Place & Carr Square neighborhoods
  - 106 acres of land (554 parcels of land)
  - 36 acres of R-O-W (streets and alleys)
- Majority of Redev. Area is vacant land. Other land uses include industrial, residential, institutional & commercial
- Majority of Redev. Area's buildings require "major repair"; many are vacant

Cass, Jefferson/Parnell, Montgomery, N. 22nd Redev. Area

- Eliminate the blight within the Redev. Area & facilitate the redevelopment of the area into productive “institutional, commercial and/or residential use”
- Facilitate the long-term development of the area & as the site for a new facility for the NGA
- Initiation by LCRA
- No selected developer
- Provides for use of eminent domain

Cass, Jefferson/Parnell, Montgomery, N. 22nd Redev. Area

- Vacant Land (82.5 acres)
- Residential (6.2 acres)
- Commercial
- Institutional (3.5 acres)
- Industrial (6.9 acres)

- Vacant Buildings

Cass, Jefferson/Parnell, Montgomery, N. 22nd Redev. Area

Completely vacant city block, 2300 blocks of Montgomery St. & Warren St.

7 vacant single-family homes, 2500 blocks of Warren St. & Benton St.

Cass, Jefferson/Parnell, Montgomery, N. 22nd Redev. Area

4 vacant multi-family residential buildings, 2500 block of North Market St.

Relatively intact blockface of mostly occupied single-family homes, 2500 block of Montgomery St.

Cass, Jefferson/Parnell, Montgomery, N. 22nd Redev. Area

Vacant warehouse buildings,
2500 block of Montgomery St.

Faultless Healthcare Linen,
1615 N. 25th St.

Cass, Jefferson/Parnell, Montgomery, N. 22nd Redev. Area

Grace Hill Head Start,
1819 N. 22nd St.

The Rhema Church,
2233 Cass Ave.

Cass, Jefferson/Parnell, Montgomery, N. 22nd Redev. Area

Sensient Colors LLC,
2515 N. Jefferson Ave.

St. Louis Fire Department Headquarters,
1421 N. Jefferson Ave.

Cass, Jefferson/Parnell, Montgomery, N. 22nd Redev. Area

Gateway Middle School,
1200 N. Jefferson Ave.

St. Stanislaus Kostka Polish Catholic Church, 1413 N. 20th St.

Strategic Land Use Plan Amendment #12

Legend

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

Existing Strategic Land Use Plan

Strategic Land Use Plan Amendment #12

- The OA Strategic Land Use Category is defined as: *"Key underutilized locations where the use of the land is in transition. Location and site characteristics of these areas offer particular challenges/opportunities that could be advantageous to a range of development activity. This designation is intended to be flexible and specific development proposals will be entertained as they present themselves."*

- SLUP Amendment #12 proposes changing 4 of the Strategic Land Use Categories to the 5th Strategic Land Use Category -- Opportunity Area. The OA designation would accurately reflect both the existing character of the site, as well as provide the needed flexibility for other proposed development projects and proposed land uses if the proposed National Geospatial-Intelligence Agency facility is not built on the site.

Table of Strategic Land Use Map Changes -- Amendment #12

Description of Area or Project	Neighborhood Name	Nbr #	City Block #	Current SLUP	Proposed SLUP
Proposed Cass Ave., Jefferson Ave./Parnell St., Montgomery St., North 22nd St. Redevelopment Area	St. Louis Place Carr Square	60 61	1078 1079 1080 1081 1082 1083 1084 1085 1092 1093 1094 1095 2314 2315 2318 2319 2324 2325 2327 2328 2329 2345 2346 2347	NPA NDA ROSPDA IPDA	OA

Strategic Land Use Plan Amendment #12

Legend

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

Strategic Land Use Plan Amendment #12

Legend

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

Agenda

A Plan for the Neighborhoods of the 5th Ward - Amendment #2

PRESENTATION & PUBLIC HEARING

- The 5th Ward Plan was adopted by the Planning Commission as a neighborhood plan in March 2002.
- The Plan includes four neighborhoods in their entirety St. Louis Place, Carr Square, Columbus Square & Old North St. Louis as well as portions of four more.
- Amendment #1 in 2004 facilitated multi-family housing in the St. Louis Place Neighborhood.

Background

- Presentation by PDA staff
- Planning Commission conducts a Public Hearing
- Planning Commission votes on Amendment #2
- Public Notice ads appeared in Jan. 13th issues of The City Journal and St. Louis Daily Record
- Public comment & review period opened on Jan. 13, 2015 & ends on Feb. 4, 2015
- Exhibit "A" provides background information and a rationale for Amendment #2 to the 5th Ward Plan. It's available:
  1) PDA website (http://www.stlouis-mo.gov/planning)
  2) Handouts at tonight's meeting
  3) Attachment to P.C. resolution

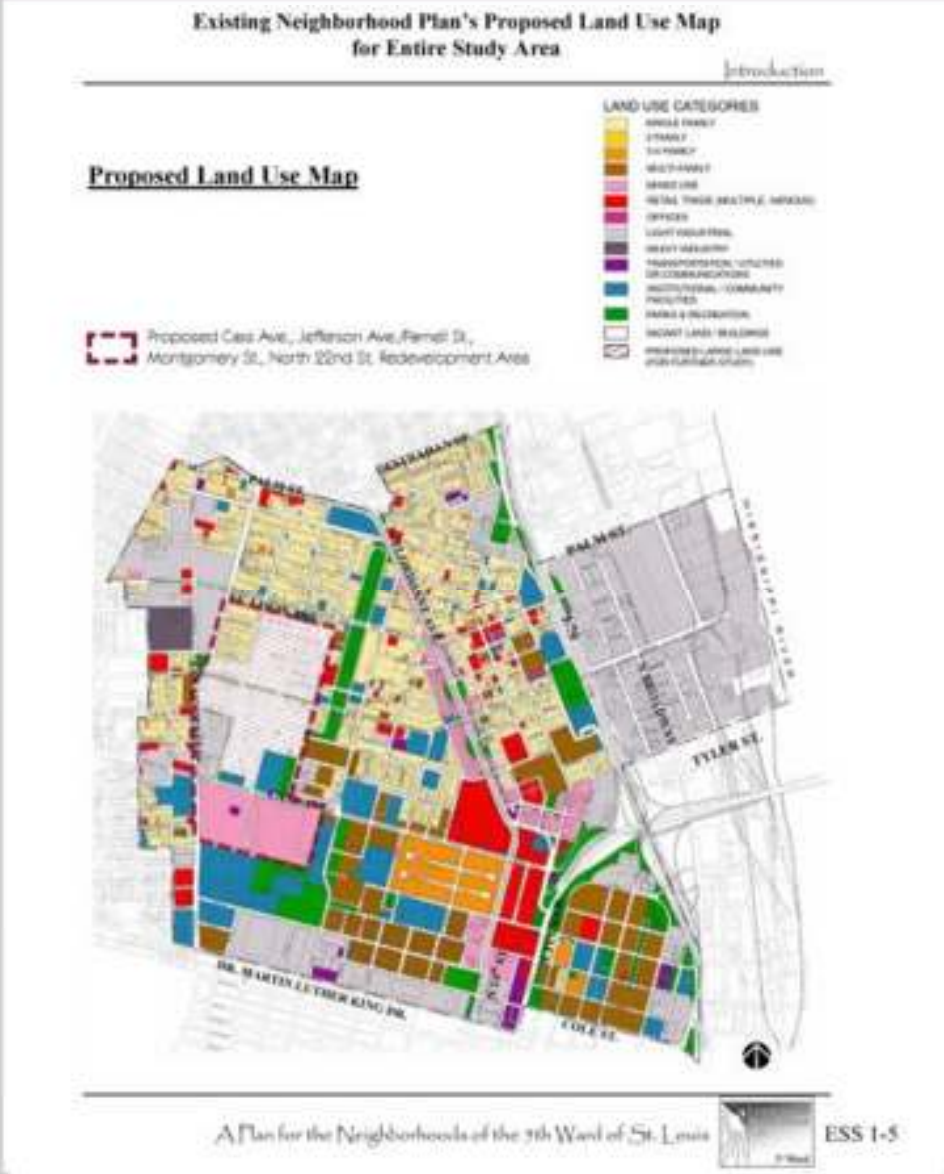
Strategic Land Use Plan

"Opportunity Area" for Entire Redevelopment Area

Legend

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

Proposed Land Use Map for Entire Study Area



The Plan classifies every portion of the Fifth Ward into one of 14 proposed land use categories.

NORTH OF CASS AVENUE
"Proposed Large Land Use (for further study)" covers a majority of the Area north of Cass, with "Light Industrial" along Jefferson; "Single-Family" along Parnell, and small areas of "Institutions/ Community" and "Parks and Recreation" along Cass.

SOUTH OF CASS AVENUE
"Mixed Use" covers most of the Area south of Cass except a small area of "Transportation/Utilities"

A Plan for the Neighborhoods of the 5th Ward

- The "Proposed Large Land Use (for further study)" category is the result of a lack of consensus as to what the proposed land use should be, which leads to a call for in-depth study.
- The Plan recommended that the proposed land use for this area be determined by any combination of the following:

  "A subsequent revision to this Plan, Chapter 99/100/353 Process; Community Unit Plan or Planned Unit Development" and that *"All of these will be subject to future review and determination by the Planning Commission*."
- The Plan recommends "Mixed Use" of churches, institutions and open space for the Pruitt-Igoe Site with the neighboring schools *"as a collective campus-like environment, providing linkage between facilities to the north, east and west."*

A Plan for the Neighborhoods of the 5th Ward

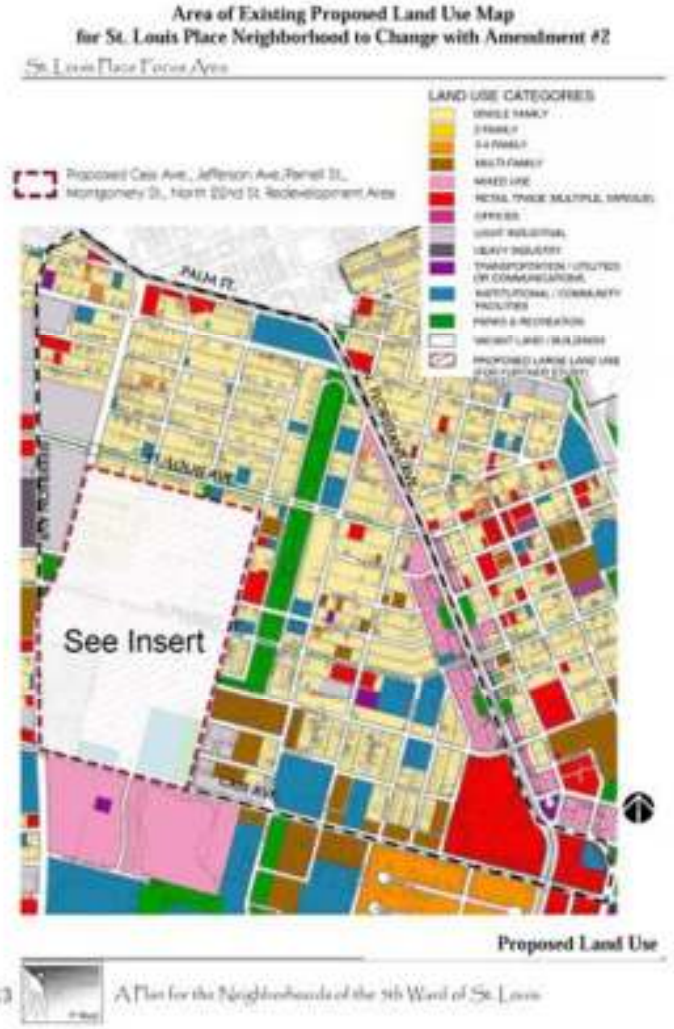
- Amendment #2 proposes changing six of the proposed land uses to Mixed Use for the entire Redevelopment Area.
- The Mixed Use category is the most appropriate proposed land use for describing the Redevelopment Plan's proposed "institutional, commercial and/or residential use".
- Mixed Use provides for the development of the NGA facility, as well flexibility for other proposed development projects if the proposed facility is not built on the site.

Table of Proposed Changes to A Plan for the Neighborhoods of the 5th Ward -- Amendment #2

Description of Area or Project	Neighborhood Name	Nbr #	Current "Proposed Land Uses"	Proposed "Proposed Land Uses"
Proposed Cass Ave., Jefferson Ave./Parnell St., Montgomery St., North 22nd St. Redevelopment Area	St. Louis Place Carr Square	60 61	Single Family Light Industrial Transportation/Utilities or Communications Institutional/Community Facilities Parks & Recreation Proposed Large Land Use (For Further Study)	Mixed Use

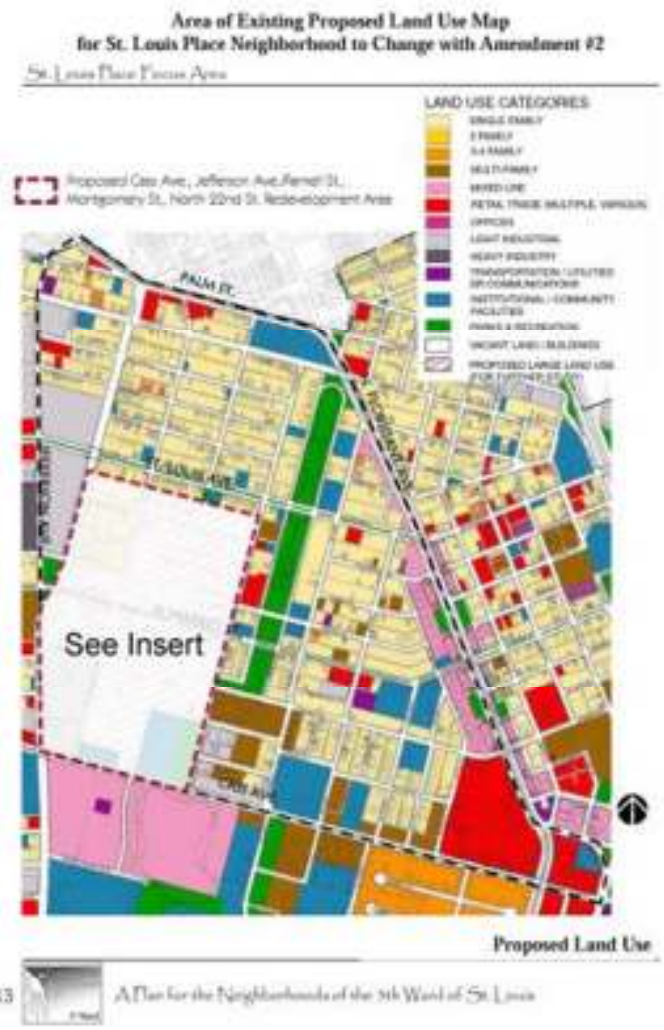
Proposed Amendment #2 for Entire Study Area

Proposed Change to Mixed Use – Proposed Land Use Map



Proposed Amendment #2 for St. Louis Place

Proposed Change to Mixed Use – Proposed Land Use Map



Proposed Amendment #2 for Carr Square

Proposed Change to Mixed Use – Proposed Land Use Map

Agenda

ACTION ITEMS

Comprehensive & Neighborhood Plans (Adoption)

PDA-155-04-CMP Strategic Land Use Plan Amendment #12

PDA-001-02-NBD A Plan for the Neighborhoods of the 5th Ward – Amendment #2

Related to Cass Ave., Jefferson Ave./Parnell St. , Montgomery St. & N. 22nd St. Redevelopment Area

Carr Square & St. Louis Place *Neighborhoods*

CITY OF ST. LOUIS PLANNING & URBAN DESIGN AGENCY

Agenda

Strategic Land Use Plan Amendment #12

Adoption of SLUP Amendment #12

Strategic Land Use Plan Amendment #12

- PDA staff finds that Opportunity Area is the most appropriate Strategic Land Use Category for the Cass Ave., Jefferson Ave./Parnell St., Montgomery St., N. 22nd St. Redev. Area
  - It accurately reflects the existing character of the site
  - It would provide the needed flexibility for other proposed development projects and proposed land uses if the proposed NGA facility is not built on the site

Strategic Land Use Plan Amendment #12

- SLUP Amendment #12 -- as shown on the table and map -- proposes changing 4 of the Redevelopment Area's existing Strategic Land Use Categories to the 5th category -- Opportunity Area.

- If approved, the entire Redevelopment Area would be classified as an Opportunity Area.

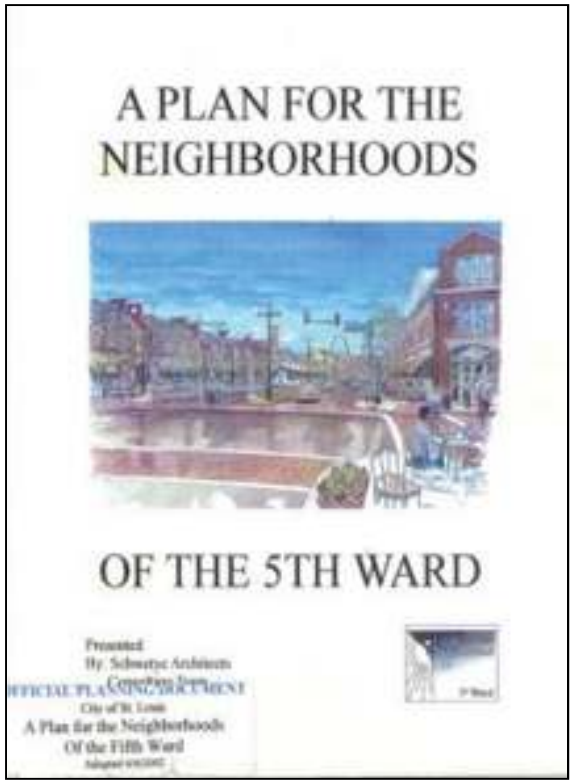
Table of Strategic Land Use Map Changes -- Amendment #12

Description of Area or Project	Neighborhood Name	Nbr #	City Block #	Current SLUP	Proposed SLUP
Proposed Cass Ave., Jefferson Ave./Parnell St., Montgomery St., North 22nd St. Redevelopment Area	St. Louis Place Carr Square	60 61	1078 1079 1080 1081 1082 1083 1084 1085 1092 1093 1094 1095 2314 2315 2318 2319 2324 2325 2327 2328 2329 2345 2346 2347	NPA NDA ROSPDA IPDA	OA

Agenda

A Plan for the Neighborhoods of the 5th Ward - Amendment #2

ADOPTION OF AMENDMENT #2



CITY OF ST. LOUIS PLANNING & URBAN DESIGN AGENCY

5th Ward Neighborhoods Plan Amendment #2

- The potential National Geospatial-Intelligence Agency (NGA) facility addresses the "Proposed Large Land Use" with the Redevelopment Plan acting as the "Further Study".

- This Amendment also fulfills the 5th Ward Plan's recommendation for a "review and determination by the Planning Commission"

- Staff finds that Mixed Use is the most appropriate 5th Ward Proposed Land Use for the Cass Ave., Jefferson Ave./Parnell St., Montgomery St. N. 22nd St. Redevelopment Area

- It accurately describes the various land uses proposed for the NGA and Pruitt Igoe sites.
- It would provide the needed flexibility for other proposed development projects and proposed land uses if the proposed NGA facility is not built on the site.

5th Ward Neighborhoods Plan Amendment #2

- Amendment #2 per the table and map details the proposed changing of 6 of the proposed land uses to the 7th land use - Mixed Use.

- If approved, the entire Redevelopment Area would be classified as Mixed Use.

Table of Proposed Changes to A Plan for the Neighborhoods of the 5th Ward -- Amendment #2

Description of Area or Project	Neighborhood Name	Nbr #	Current "Proposed Land Uses"	Proposed "Proposed Land Uses"
Proposed Cass Ave., Jefferson Ave./Parnell St., Montgomery St., North 22nd St. Redevelopment Area	St. Louis Place Carr Square	60 61	Single Family Light Industrial Transportation/Utilities or Communications Institutional/Community Facilities Parks & Recreation Proposed Large Land Use (For Further Study)	Mixed Use

Agenda

Chapter 99 Redevelopment Area Plans

Over One acre

PDA-012-15-RDM Cass Ave., Jefferson Ave./Parnell St., Montgomery St. N. 22nd St. Area

Carr Square & St. Louis Place *Neighborhoods*

CITY OF ST. LOUIS PLANNING & URBAN DESIGN AGENCY

Cass, Jefferson/Parnell, Montgomery, N. 22nd Redev. Area

LCRA Plan # 1945

- 142-acre site in St. Louis Place & Carr Square neighborhoods
  - 106 acres of land (554 parcels of land)
  - 36 acres of R-O-W (streets and alleys)
- Majority of Redev. Area is vacant land. Other land uses include industrial, residential, institutional & commercial
- Majority of Redev. Area's buildings require "major repair"; many are vacant

Cass, Jefferson/Parnell, Montgomery, N. 22nd Redev. Area

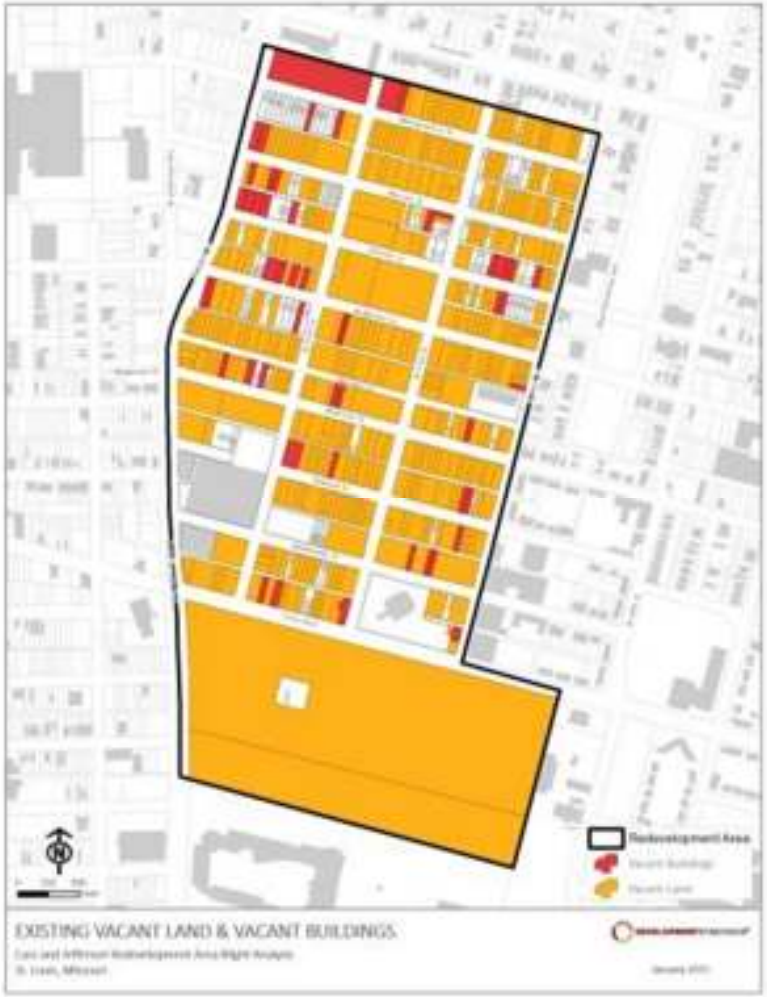
- Eliminate the blight within the Redev. Area & facilitate the redevelopment of the area into “institutional, commercial and/or residential use”
- Facilitate the long-term development of the area & as the site for a new facility for the NGA
- Initiation by LCRA
- No selected developer
- Eminent domain/tax abatement

Cass, Jefferson/Parnell, Montgomery, N. 22nd Redev. Area

- Vacant Land (82.5 acres)
- Residential (6.2 acres)
- Commercial
- Institutional (3.5 acres)
- Industrial (6.9 acres)
- Vacant Buildings

Cass, Jefferson/Parnell, Montgomery, N. 22nd Redev. Area

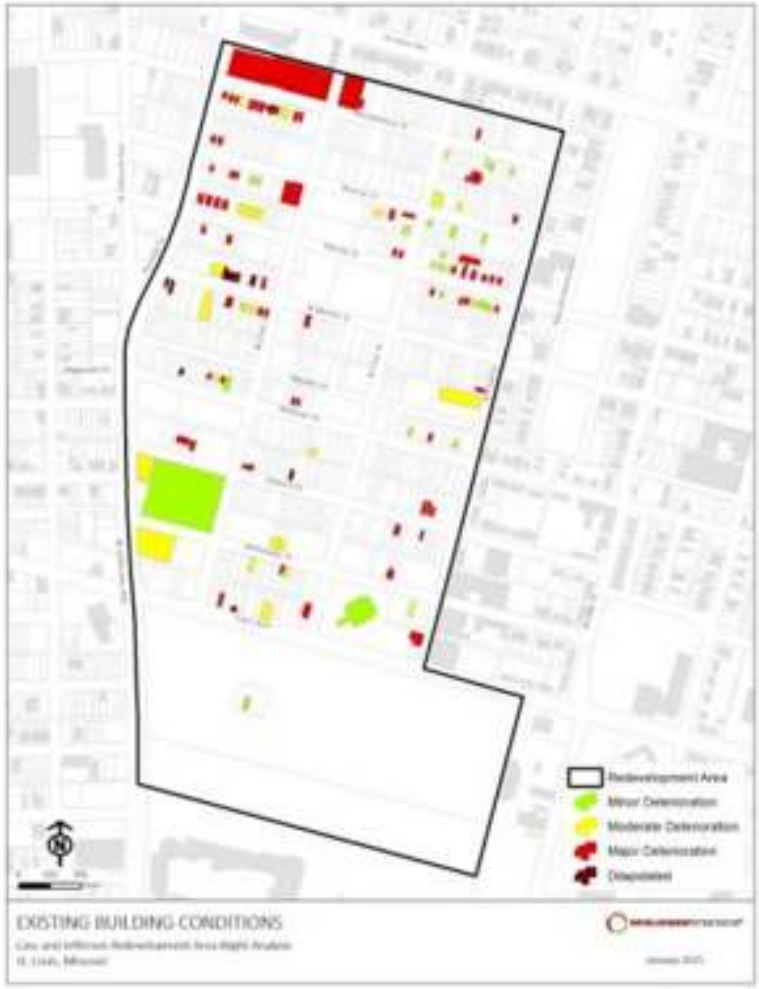
- Land with Vacant Building (6.4 acres)
- Vacant Land (82.5 acres)



Cass, Jefferson/Parnell, Montgomery, N. 22nd Redev. Area

- Minor Deterioration (20 bldgs. -- 14%)
- Moderate Deterioration (36 bldgs. -- 26%)
- Major Deterioration (72 bldgs. -- 52%)
- Dilapidated (10 bldgs. -- 7%)

- 138 Total Buildings



Comments

Blighting Study prepared by Development Strategies:

"Please be advised that, based upon the results of the above referenced study, the undersigned has determined that the area described in the study is a "blighted area" as such term is defined in Section 99.320(3) of the Land Clearance for Redevelopment law of the Missouri Revised Statutes, as amended (the "Act") and Section 523.274(1) of the Missouri Revised Statutes, as amended. This report describes and documents those conditions that, without redevelopment, will further erode the Redevelopment Area's economic viability and continue its economic liability for the City of St. Louis, its residents, and the taxing districts that depend upon it as a revenue source. The Redevelopment Area suffers from a multitude of physical and economic deficiencies, including a predominance of unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, excessive vacant land and buildings, conditions which endanger life or property by fire or other causes, which constitutes an economic or social liability and a menace to the public health, safety, morals, or welfare in its present condition and use."

Redevelopment Plan Elements

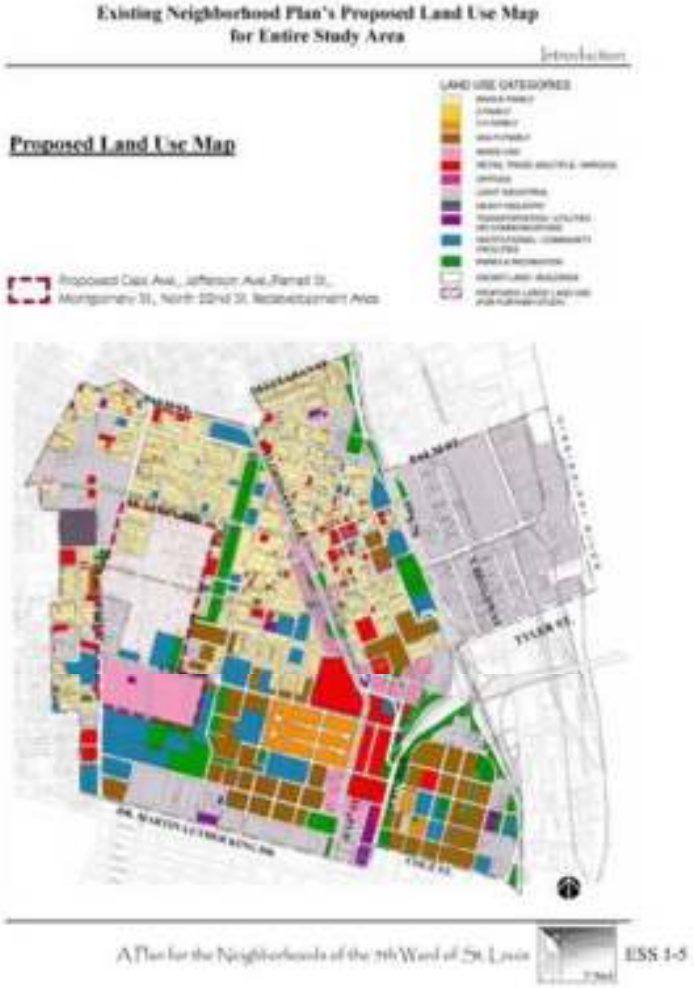
- Acquisition of remaining parcels of land
  - 54 vacant lots
  - 9 parcels with vacant buildings
  - Approx. 41 tenant-occupied residential units
  - Approx. 47 owner-occupied residential units
  - 10 non-residential occupied structures
- Relocation of the buildings' occupants
- Demolition of buildings
- Environmental remediation, where necessary
- Relocation of utilities
- Vacation of many, if not all, of the existing streets & alleys

SLUP Amendment #12

Existing Strategic Land Use Plan

Proposed Strategic Land Use Plan Amendment #12

Amendment #2 of A Plan for the Neighborhoods of the 5th Ward



Comments

- Conformity with City's Strategic Land Use Plan & A Plan for the Neighborhoods of the 5th Ward, an adopted Neighborhood Plan (provided that related companion resolutions for amendments of these plans are approved)
- Provides for the use of eminent domain
- Does not provide for the use of tax abatement
- Staff recommends approval of Chapter 99 Blighting Study and Redevelopment Plan for Cass Ave., Jefferson Ave./Parnell St., Montgomery St., N. 22nd St. Redevelopment Area

Agenda

Delegated Items

- **PDA-013-15-RDMA** through **PDA-014-15-RDMA** and **PDA-016-15-RDRA** through **PDA-020-15-RDRA**
  Chapter 99 Redevelopment Areas under One Acre

Agenda

Informational Items

- New Business
- Executive Session
- Motion for Executive Session (for next meeting)
- Adjournment

CITY OF ST. LOUIS PLANNING & URBAN DESIGN AGENCY