

**SLUP**



**ZONING**



# Planning Commission Meeting

Francis G. Slay, Mayor



**Wednesday, July 6, 2016**



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



**REDEVELOPMENT**



# Agenda

- Call to Order
- Approval of Minutes – June 1, 2016

# Agenda

## Chapter 99 Blighting Studies & Redevelopment Plans

### Over One Acre

**PDA-067-16-RDR** 801-25 Ann Ave. Redev. Area

**PDA-068-16-RDR** 721 Victor St./2403 S. 7th St. Redev. Area

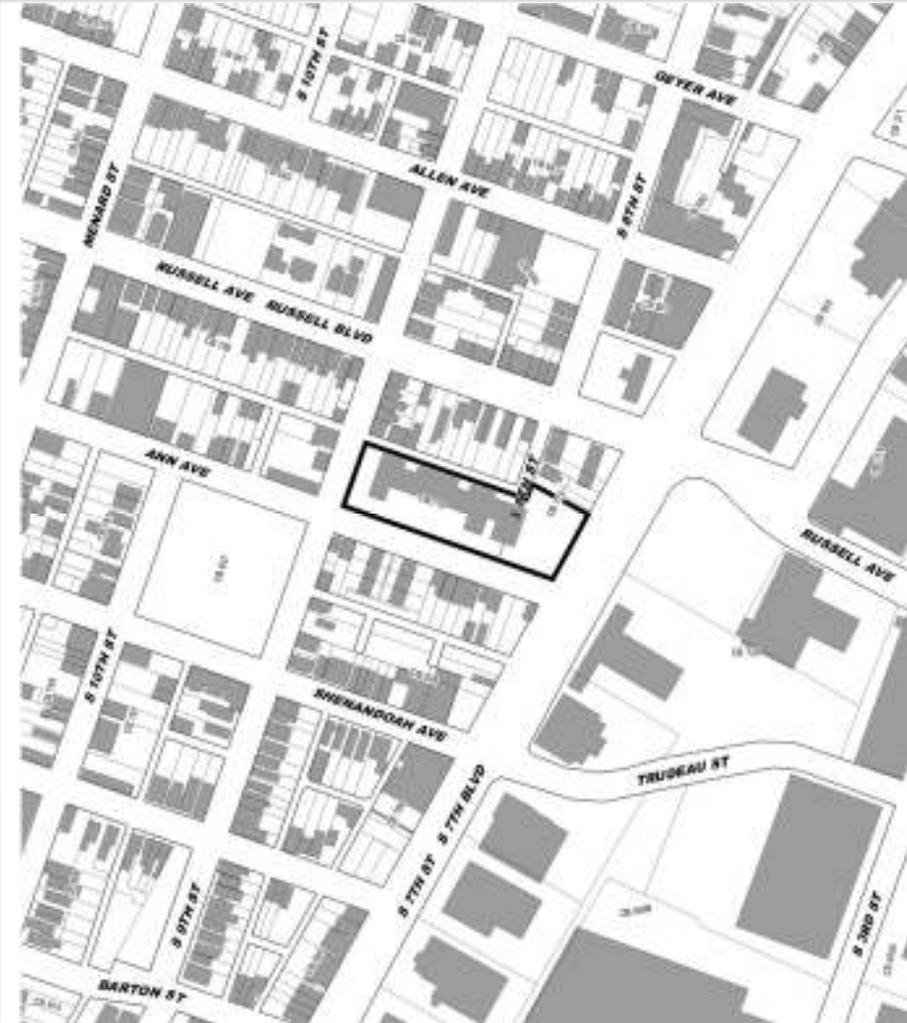
**PDA-069-16-RDM** Kosciusko Industrial Site I Redev. Area  
(Chapter 99 & Chapter 353 Blighting Study & Redev. Plan)

### *Soulard & Kosciusko Neighborhoods*

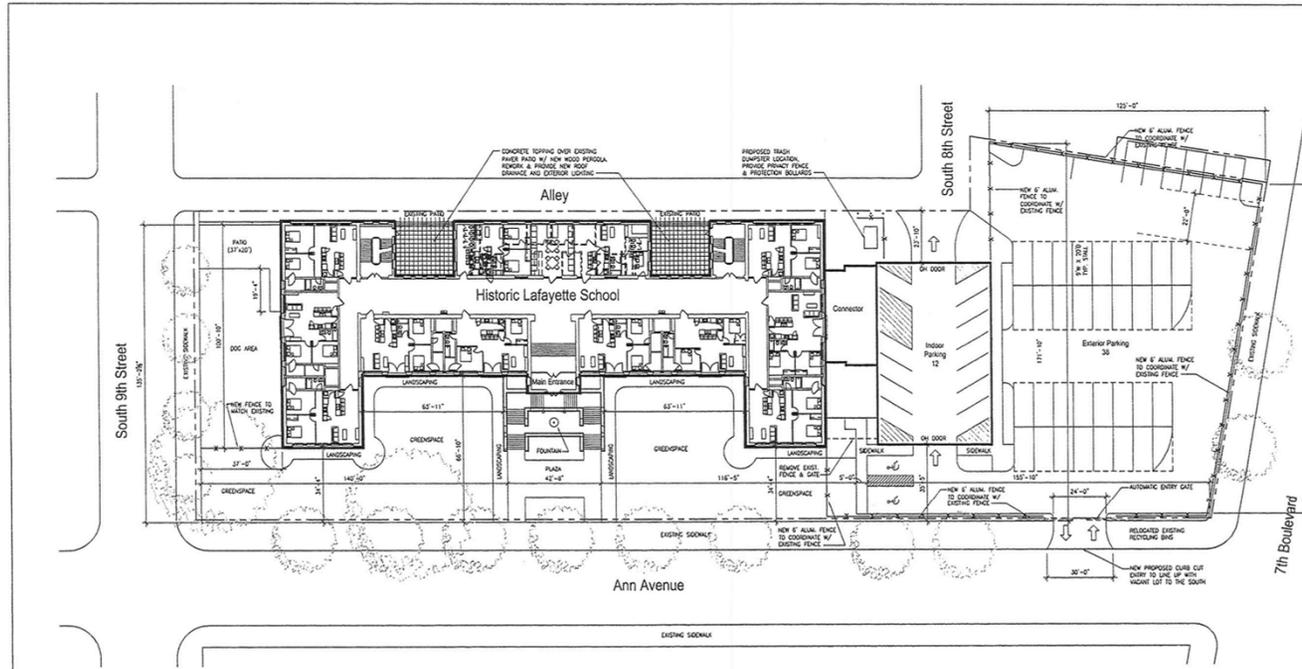
# 801-25 Ann Ave. Redev. Area

## LCRA Plan #2111

- 1.59-acre site -- 1 parcel -- located along Ann Ave., between 9th St. and 7th St. in Souldard
- The former Lafayette School complex -- vacant school bldg., attached vacant gymnasium & related former parking lot
- Renovation & conversion of school complex into Lafayette Lofts, a \$4 million dev. project:
  - 36 apartments
  - 50 parking spaces
- 815 Ann, LLC (Advantes Development)

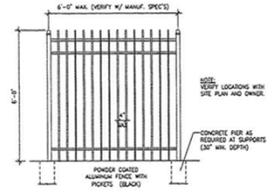


# 801-25 Ann Ave. Redev. Area



**1 CONCEPTUAL SITE PLAN**  
 1/8" = 1'-0" SCALE: 1" = 20'

QUANTITY	UNIT	DESCRIPTION	AMOUNT
CONCRETE	CU YD	CONCRETE TOPPING OVER EXISTING PAVING AND NEW WOOD DECKING, REPAIRS & FINISHES NEW ROOF DRAINAGE AND EXTERIOR LOGGING	2,785 SQ. FT.
BRICK	CU YD	PROPOSED BRICK CLADDING LOGGERS, PROVIDE FINISH FENCE & PROTECTOR SQUARES	1,215 SQ. FT.
STEEL	LB	REINFORCING BARS FOR CONCRETE	18,782 SQ. FT.
STEEL	LB	REINFORCING BARS FOR CONCRETE	500 LB. FT.
STEEL	LB	REINFORCING BARS FOR CONCRETE	13,725 SQ. FT.



**2 FENCE DETAIL**  
 1/8" = 1'-0" SCALE: 1/2" = 1'-0"

**CONFLUENCE DESIGN GROUP**  
 118 Keller Drive  
 6360 Maple, St. Louis, MO 63107  
 ph: 314.646.2212

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

DATE	DESCRIPTION
12-11-13	ISSUE FOR PERMITS

KENNETH J. BERNARD  
 ARCHITECT

PROJECT MANAGER: KSB/MSB  
 DESIGNED BY: KJB

PROJECT NUMBER: 13-010  
 DATE: 12-11-2013

SHEET  
**A1.1**  
 CONCEPTUAL SITE PLAN

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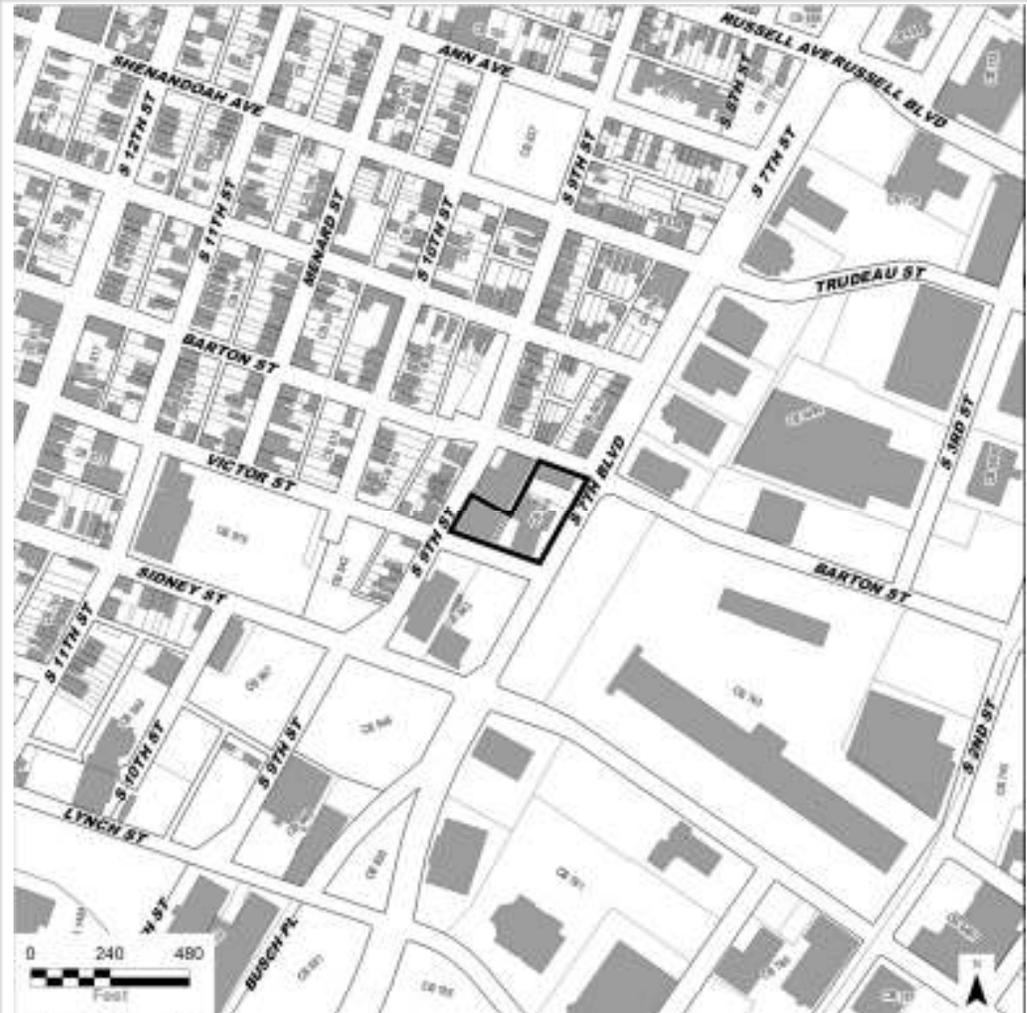
## Comments

- Conformity with City's Strategic Land Use Plan
- Does not provide for the use of eminent domain
- Provides for the use of up to 10 years of tax abatement
  - Renovation work on the building has been underway for some time. The prospective developer attributes starting the renovation work prior to the approval of the Redev. Plan to its unfamiliarity with the Redev. Plan process.
- Staff recommends approval of Chapter 99 Blighting Study and Redevelopment Plan

# 721 Victor St./2403-15 S. 7th St. Redev. Area

## LCRA Plan #2106

- 1.37-acre site -- 4 parcels -- bounded by Barton, 7th, Victor & 9th in Soulard
- 3 ind. bldgs. & steel storage yard (Victor Iron Works), 2 ind. bldgs. (Production Steel, Inc.) & southern portion of N-S alley
- Demolition of existing structures & construction of Whistler Apartments, a \$15 million dev. project:
  - 118 housing units
  - 89 parking spaces
  - Vacation of N-S alley
- Whistler ONE LLC (Asprient Properties)



# 721 Victor St./2403-15 S. 7th St. Redev. Area



# 721 Victor St./2403-15 S. 7th St. Redev. Area



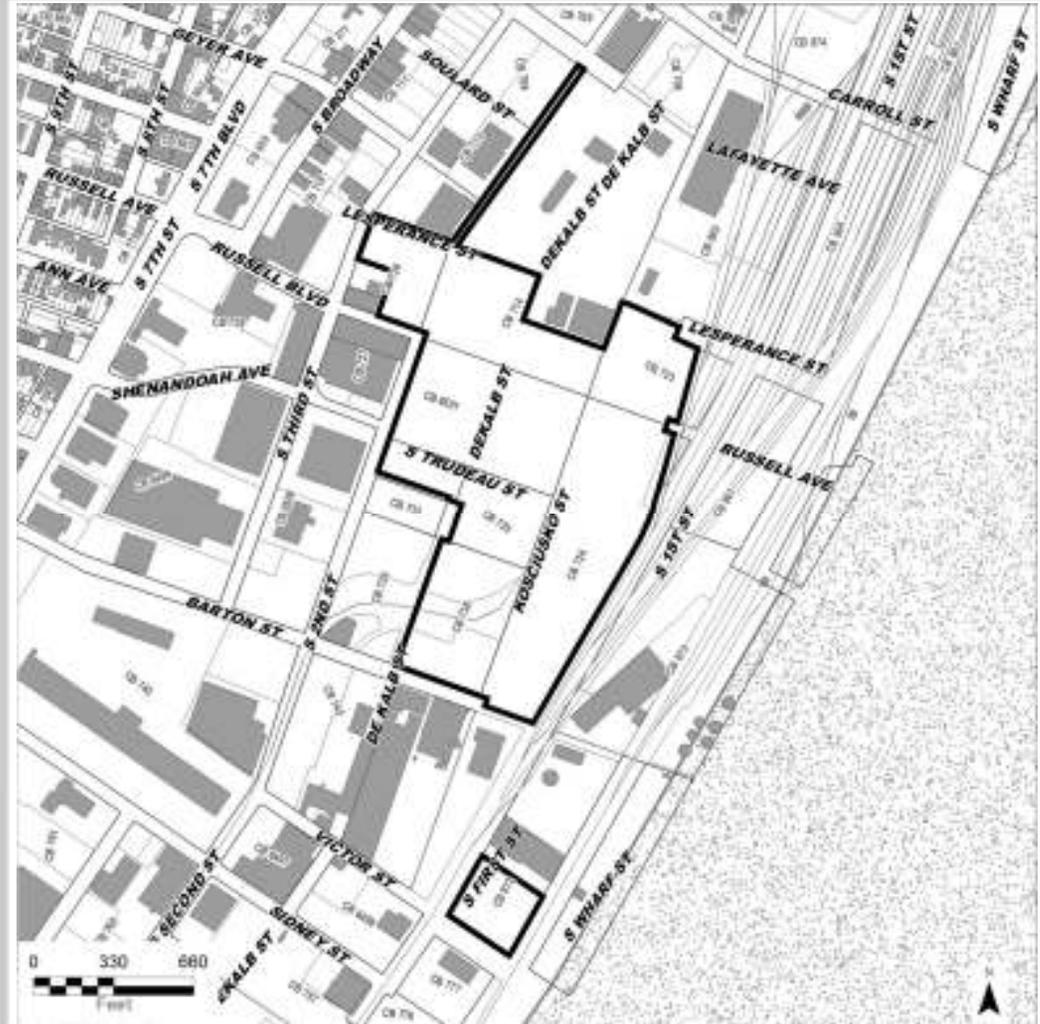
## Comments

- Conformity with City's Strategic Land Use Plan
- Does not provide for the use of eminent domain
- Provides for the use of up to 10 years of tax abatement
- Staff recommends approval of Chapter 99 Blighting Study and Redevelopment Plan
- As a follow-up measure, staff recommends rezoning the Redev. Area (& remainder of block) from "J" industrial District to a more appropriate zoning district that would allow the 2 apartment buildings

# Kosciusko Industrial Site I Redev. Area

## LCRA Plan #2113

- 40.12-acre site -- 12 parcels -- bounded by Lesperance, 1st, Barton & 3rd in Kosciusko
- Vacant lots or unused parking lots -- previously owned by Monsanto &/or Solutia & used for ind. or comm. purposes
- \$10.8 million dev. of a business park for comm. or ind. uses. Prepare site for redev.:
  - Additional environmental remediation
  - Removal of deteriorated improvements
  - Various site improvements
  - Construction of streets
  - Subdivision of site into lots
- SWH Investments II, LLC (Environmental Operations, Inc.)



# Kosciusko Industrial Site I Redev. Area



# Kosciusko Industrial Site I Redev. Area

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

BLDG LABEL	BUILDING TYPE	AREA (SQ. FT.)	ESTIMATED JOBS (1,000 SQ. FT.)	ESTIMATED JOBS	ESTIMATED AVE. SALARY/JOB	ESTIMATED TOTAL PAYROLL
A	LIGHT MANUFACTURING	105,000	3	400	\$45,000	\$18,000,000
B	WAREHOUSE	110,000	2	220	\$45,000	\$9,900,000
C	OFFICE	21,000	4	100	\$50,000	\$5,000,000
D	LIGHT MANUFACTURING	85,000	3	215	\$45,000	\$9,675,000
E	OFFICE	25,000	4	100	\$50,000	\$5,000,000
F	WAREHOUSE	100,000	2	200	\$45,000	\$9,000,000
<b>TOTALS:</b>		<b>546,000</b>		<b>1,340</b>	<b>\$49,000</b>	<b>\$66,575,000</b>

## Comments

- Conformity with City's Strategic Land Use Plan
- Does not provide for the use of eminent domain
- Provides for the use of up to 25 years of tax abatement
  - 10 years of 100% (full) abatement
  - 15 years of 50% abatement
- Staff recommends approval of Chapter 99 & Chapter 353 Blighting Studies and Redevelopment Plans

# Adjournment

## Informational Items

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