



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

FRANCIS G. SLAY, Mayor

File No. PDA-034-16-RDR

**To:** City of St. Louis Planning Commission

**From:** Don Roe, Director

**Subject:** Chapter 99 Blighting Study and Redevelopment Plan  
 (4104-4164 DeTonty St. Redevelopment Area)  
 LCRA Plan #2066

**Date:** April 1, 2016

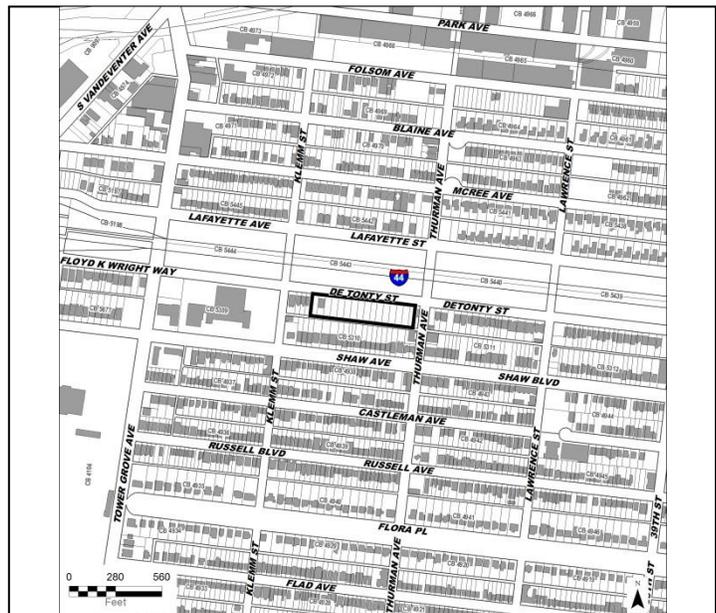
**Summary**

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

**Site:** Approximately 1.89-acre area -- consisting of 16 parcels -- located in the 4100 block of DeTonty St., between Klemm St. and Thurman Ave., in the Shaw neighborhood. The site is also located south of Interstate 44.

**Existing Use:** 15 of the 16 parcels are vacant lots. The remaining parcel is a four-family building.

**Proposal:** The Redevelopment Plan proposes the development of DeTonty Street Apartments & Townhomes. The \$10 million, two-phase development project consists of the construction of 60 new apartments, the construction of eight new for-sale townhomes, and the renovation of a four-unit apartment building.



**Prospective Developer:** UIC.

**Eminent Domain:** Does not provide for eminent domain.

**Support Letter:** Submitted by Alderman Stephen Conway (8th Ward).

**Recommended Action**

That the Planning Commission finds the Chapter 99 Blighting Study and Redevelopment Plan for the 4104-4164 DeTonty St. 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 4104-4164 DeTonty St. Redevelopment Area consists of 16 parcels located in the 4100 block of DeTonty St., between Klemm St. and Thurman Ave., in the Shaw neighborhood. The approximately 1.89-acre site is also located south of Interstate 44 and in the Shaw Neighborhood Certified Local Historic District. The attached LCRA Fact Sheet summarizes this proposed Chapter 99 Blighting Study and Redevelopment Plan. (See Exhibit “A”.)
- 15 of the 16 parcels are vacant lots. The remaining parcel is a four-family building. Photos of the Redevelopment Area are included in Exhibit “E”.
- Based on PDA staff’s visual survey, the Redevelopment Area is in poor condition. The presence of 14 contiguous vacant lots and a vacant four-family building -- all of which are visible from Interstate 44 -- clearly indicates a blighted and under-utilized site. 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:
  - “Mortar is missing, the roof needs replacement, as do all mechanical systems.”
  - “The building is unoccupied, consequently it is subject to illegal dumping and use by transients, which combine to make it a significant fire risk.”
- The Redevelopment Area’s adjacent properties primarily include low- and medium-density residential buildings, with a few corner commercial uses and large institutional uses along Shaw Blvd. Most of the residential buildings are two-story, brick structures with two to four units. Commercial uses include Sasha’s on Shaw, a fashionable wine bar at 4069 Shaw Blvd.; and Shaw Market, 4200 Shaw Blvd. Institutional uses include Mullanphy Investigative Learning Center, a St. Louis Public Schools magnet elementary school, 4221 Shaw Blvd.; Mt. Olive Lutheran Church, 4248 Shaw Blvd.; Shaw Methodist Church, 4265 Shaw Blvd.; and Missouri Botanical Garden, 4344 Shaw Blvd. Photos of adjacent properties are included in Exhibit “E”.
- The Redevelopment Plan proposes the development of DeTonty Street Apartments & Town Homes. The \$10 million, two-phase development project consists of the construction of 60 new apartments, the construction of eight new for-sale townhomes, and the renovation of a four-unit apartment building. Phase 1 -- to be built at the western portion of the Redevelopment Area at a development cost of approximately \$5.5 million -- consists of the construction of a 36-unit apartment building and two for-sale townhomes and the renovation of the four-unit apartment building. (The existing apartment building will continue to have four apartments). Groundbreaking for Phase 1 is scheduled for spring 2016. Phase 2 -- to be built at the eastern portion of the Redevelopment Area at a development cost of approximately \$4.5 million -- consists of the construction of a 24-unit apartment building and six for-sale townhomes. Phase 2 of the development project would be developed at a later date. A site plan and elevation of the development project is attached as Exhibit “C”.
- The prospective developer is UIC. The firm owns all of the parcels in the Redevelopment Area through two related entities -- Botanical Heights Homes LLC and DeTonty Street Apartments LLC. A previous residential development proposal for the site -- 16 contemporary bungalows with internal courtyards -- by the same firm was unsuccessful. Similarly, earlier development proposals by other development entities were unsuccessful, perhaps due to the site’s proximity to Interstate 44. UIC’s office is located a few blocks away (1607 Tower Grove Ave.), and it has been actively developing properties in Botanical Heights (formerly McRee Town), Forest Park Southeast and other City neighborhoods.

- The Redevelopment Plan’s Sustainability Impact Statement reports that this development project will meet 10 objectives of the Sustainability Plan.
- The Redevelopment Plan does not provide for the use of eminent domain. It does provide for the use of 10-year tax abatement.
- The Redevelopment Plan is supported by Alderman Stephen Conway (8th Ward). (See the attached support e-mail message in Exhibit “D”.)

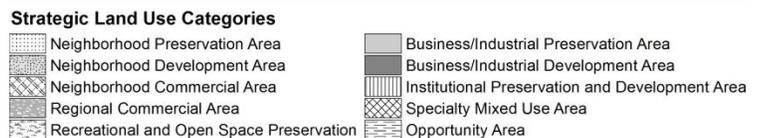
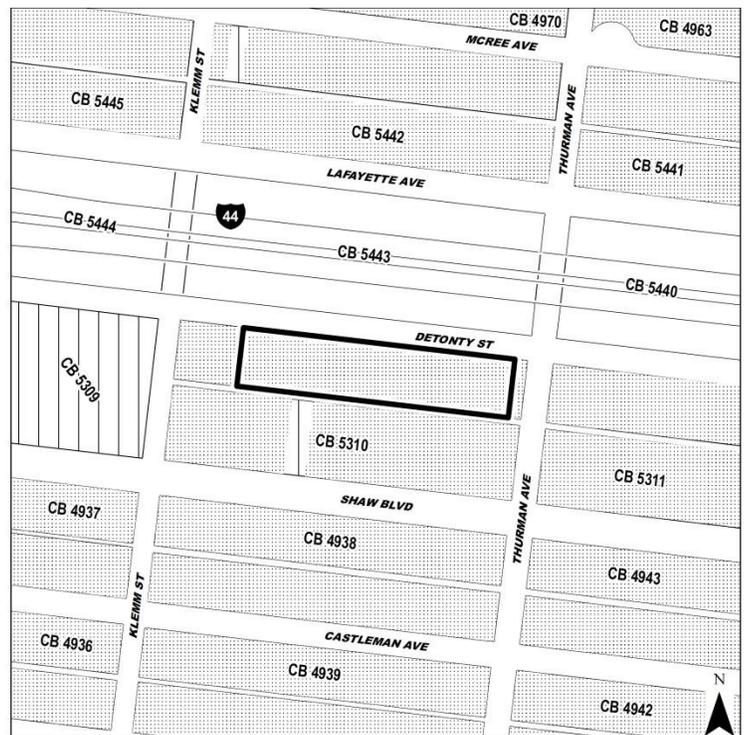
## 2.0 Comments

The City’s Strategic Land Use Plan designates the entire Redevelopment Area -- as well as much of the adjacent area -- as a Neighborhood Preservation Area (NPA).

The NPA Strategic Land Use Category is defined as: *“Areas where the existing housing and corner commercial building stock will be preserved and augmented with infill residential and corner commercial development physically integrated with, and primarily serving the immediate neighborhood. These areas generally consist of stable residential areas of the City, including but not limited to historic districts, where the character of the neighborhood is currently well preserved with relatively few vacant lots and abandoned buildings. The Plan contemplates continued preservation and improvement, with quality rehabilitation and infill new construction that is sensitive to the character of existing residences. Commercial and institutional uses catering to the immediate needs of the neighborhood are acceptable and reflect the traditional role such activity has played in the history of the City.”*

The proposed \$10 million, two-phase development project -- consisting of the construction of 60 new apartments, the construction of eight new for-sale townhomes, and the renovation of a four-unit apartment building -- matches the intent of the NPA Special Use Category, which calls for “continued preservation and improvement, with quality rehabilitation and infill new construction that is sensitive to the character of existing residences.” The preliminary approval of the site plan and the design of the building types (subject to certain conditions) by the City’s Preservation Board on November 23, 2015 will ensure that the proposed development project will enhance this very visible portion of the Shaw Neighborhood Certified Local Historic District (adjacent to Interstate 44) and the Shaw neighborhood. Thus, the proposed Redevelopment Plan is in conformity with the Neighborhood Preservation Area.

The proposed development project has already received variances from the City’s Board of Adjustment regarding its higher density and fewer parking spaces than the site’s “C” Multiple-Family Dwelling District calls for.



## 2.1 Public Input

The Board of Aldermen will conduct a public hearing as part of the legislative process.

At its November 23, 2015 meeting, the Preservation Board granted preliminary approval to the site plan and the design of the building types, subject to the rear gables being revised to a steeper pitch, and the review of final documents and materials by the Cultural Resources Office.

## 2.2 Previous Commission Action

At its December 6, 2006 meeting, the Planning Commission recommended approval of an Amended Chapter 99 Blighting Study and Redevelopment Plan for the Amended 4104-54 DeTonty St. Redevelopment Area, which had two fewer parcels than the current Redevelopment Plan under review. The Amended Redevelopment Plan was approved by Ordinance 67446. However, the Amended Redevelopment Plan's proposed development of 17 single-family homes by the prospective developer, Millennium Restoration & Development Corp., was never constructed.

## 2.3 Requested Action

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

---

## Requested Recommendation

That the Planning Commission finds the Chapter 99 Blighting Study and Redevelopment Plan for the 4104-4164 DeTonty St. Redevelopment Area to be recommended declared as blighted and the proposed Redevelopment Plan to be in conformity with the City's Strategic Land Use Plan and **recommends approval** to the City's Board of Aldermen.

---

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

1. The Chapter 99 Blighting Study and Redevelopment Plan for the 4104-4164 DeTonty St. 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:** 4104-4164 DETONTY ST.

**Alderman:** Stephen Conway

**Ward:** 8th

**Neighborhood:** Shaw

**Prospective Developer:** UIC

**Property Is:** \_\_\_\_\_ occupied  unoccupied

**Eminent Domain:** \_\_\_\_\_ was requested  was not requested

**Current Assessed Value of Property:** \$62,530

**Other Comments:** The project will be divided into two phases. Phase 1 (the western portion of the site) consists of the renovation of an existing four-family residence and construction of a 36 unit apartment building and the construction of two for sale townhomes in the Shaw neighborhood. The prospective redeveloper purchased the entire property for over \$600,000 and plans to develop Phase 1 for the approximate cost of over \$5,500,000. He will develop the second phase at a later date. The redeveloper plans to utilize private funds for this project. Alderman Conway wishes to support this project with 10-year tax abatement and the staff concurs.

---

# **EXHIBIT B**

**ATTACHMENT "B"**  
Form: 11/9/11

BLIGHTING STUDY AND REDEVELOPMENT PLAN

**FOR THE**

**4104-4164 DETONTY ST. REDEVELOPMENT AREA**

PROJECT# 2066

February 23, 2016

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY

OF THE CITY OF ST. LOUIS

MAYOR

FRANCIS G. SLAY

**BLIGHTING STUDY AND REDEVELOPMENT PLAN FOR  
4104-4164 DETONTY ST. REDEVELOPMENT AREA**

	<u>PAGE</u>
A. EXISTING CONDITIONS AND FINDING OF BLIGHT.....	1
1. DELINEATION OF BOUNDARIES.....	1
2. GENERAL CONDITION OF THE AREA.....	1
3. PRESENT LAND USE OF THE AREA.....	1
4. PRESENT LAND USE AND DENSITY OF SURROUNDING PROPERTIES.....	2
5. CURRENT ZONING.....	2
6. FINDING OF BLIGHT.....	2
B. PROPOSED DEVELOPMENT AND REGULATIONS.....	2
1. DEVELOPMENT OBJECTIVES.....	2
2. PROPOSED LAND USE OF THE AREA.....	2
3. PROPOSED ZONING.....	3
4. RELATIONSHIP TO LOCAL OBJECTIVES.....	3
5. PROPOSED EMPLOYMENT FOR THIS AREA.....	3
6. CIRCULATION.....	3
7. BUILDING AND SITE REGULATIONS.....	3
8. URBAN DESIGN.....	4
9. PARKING REGULATIONS.....	5
10. SIGN REGULATIONS.....	5
11. BUILDING, CONDITIONAL USE AND SIGN PERMITS....	5
12. PUBLIC IMPROVEMENTS.....	5
C. PROPOSED SCHEDULE OF DEVELOPMENT.....	6
D. EXECUTION OF PROJECT.....	6
1. ADMINISTRATION AND FINANCING.....	6
2. PROPERTY ACQUISITION.....	6
3. PROPERTY DISPOSITION.....	6
4. RELOCATION ASSISTANCE.....	7
E. COOPERATION OF THE CITY.....	7
F. TAX ABATEMENT.....	7
G. COMPLIANCE WITH AFFIRMATIVE ACTION AND NONDISCRIMINATION LAWS AND REGULATIONS.....	7
1. LAND USE.....	7
2. CONSTRUCTION AND OPERATIONS.....	7
3. LAWS AND REGULATIONS.....	8
4. ENFORCEMENT.....	8
H. MODIFICATIONS OF THIS PLAN.....	8
I. DURATION OF REGULATION AND CONTROLS.....	8
J. EXHIBITS.....	9
K. SEVERABILITY.....	9

---

## EXHIBITS

---

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

---

**A. EXISTING CONDITIONS AND FINDINGS OF BLIGHT**

1. DELINEATION OF BOUNDARIES

The 4104-4164 Detonty St. Redevelopment Area ("Area") encompasses approximately 1.89 acres in the Shaw neighborhood of the City of St. Louis ("City") and is located on the south side of Detonty St. between Thurman Ave. and Klemm St.

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

2. GENERAL CONDITION OF THE AREA

The Area comprises a portion of City Block 5310. The Area is in poor and vacant condition. The parcel by parcel physical conditions within the Area are shown on Exhibit "B" ("Project Area Plan-Existing Uses and Conditions") and enumerated in Exhibit "F" "Blighting Report".

Unemployment figures, computed by the Missouri Economic Research and Information Center, Missouri Department of Economic Development, indicate a 5.3% unemployment rate for the City for the month of January, 2016. It is estimated that this rate is applicable to residents of the neighborhoods surrounding the Area.

There are currently no jobs within the Area.

3. PRESENT LAND USE OF THE AREA

Existing land uses within the Area include an unoccupied two-four building and vacant land.

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

4. PRESENT LAND USE AND DENSITY OF SURROUNDING PROPERTIES

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

Residential density for the surrounding neighborhoods is approximately 17.85 persons per acre.

5. CURRENT ZONING

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

6. FINDING OF BLIGHT

None of the property within the Area is occupied and the Area is in the conditions described in Exhibit “F”. The existence of deteriorated property constitutes an economic or social liability to the City and presents a hazard to the health and well-being of its citizens. The preponderance of properties in the Area has been determined to be blighted within the meaning of Section 99.300-99.715 *et seq.* RSMø, as amended (the “Land Clearance for Redevelopment Authority Law”) as evidenced by the Blighting Report attached hereto, labeled Exhibit “F” and incorporated herein by this reference.

**B. PROPOSED DEVELOPMENT AND REGULATIONS**

1. DEVELOPMENT OBJECTIVES

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

2. PROPOSED LAND USE OF THE AREA

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

Exhibit “C” (Proposed Land Use) shows the proposed uses for the Area. The General Plan of the City which includes the “Strategic Land Use Plan” (as amended 2011) designates it as a Neighborhood Preservation Area (NPA).

3. PROPOSED ZONING

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

4. RELATIONSHIP TO LOCAL OBJECTIVES

The proposed land uses, zoning, public facilities and utility plans are appropriate and consistent with local objectives as defined by the General Plan of the City which includes the "Strategic Land Use Plan" (as amended 2011). 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

No new jobs will be created in this Area because the proposed redevelopment is residential.

6. CIRCULATION

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

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

7. BUILDING AND SITE REGULATIONS

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

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

8. URBAN DESIGN

a. **Urban Design Objectives**

---

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

**b. Urban Design Regulations**

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

**c. Landscaping**

The Area shall be well-landscaped. Perimeter street trees of a minimum caliper of 2-1/2 inches and generally 30-35 feet on center, depending upon tree type, utilities, curb cuts, etc., shall be provided along all public or private streets - preferably in tree lawns along the curb. If necessary, sidewalks shall be notched to accommodate the trees.

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

Existing, healthy trees shall be retained, if feasible.

**d. Fencing**

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

9. PARKING REGULATIONS

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

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

10. SIGN REGULATIONS

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

11. BUILDING, CONDITIONAL USE AND SIGN PERMITS

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

12. PUBLIC IMPROVEMENTS

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

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

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

**C. PROPOSED SCHEDULE OF DEVELOPMENT**

It is estimated that the implementation of this Plan will take place in a two phases initiated within approximately one(1) year of approval of this Plan by City ordinance and completed within approximately four (4) years of approval of this Plan by City ordinance.

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

**D. EXECUTION OF PROJECT**

1. ADMINISTRATION AND FINANCING

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

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

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

2. PROPERTY ACQUISITION

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

3. PROPERTY DISPOSITION

If the LCRA acquires property in the Area, it may sell or lease the property to Redeveloper(s) who shall agree to redevelop such property in accordance with this Plan and the Agreement between such Redeveloper(s) and the LCRA. Any property acquired by the LCRA and sold to Redeveloper(s) will be sold at not less than its

fair value, taking into account and giving consideration to those factors enumerated in Section 99.450, RSMo. as amended, for uses in accordance with this Plan.

4. RELOCATION ASSISTANCE

None of the property within the Area is currently occupied. 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 ten (10) year real estate tax abatement pursuant to Sections 99.700 - 99.715, RSMo, as amended, upon application as provided therein. Such real estate tax abatement shall not include taxes collected for any Special Business District, Neighborhood Improvement District, Commercial Improvement District, or any other similar local taxing district created in accordance with Missouri law, whether now existing or later created.

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

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

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

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

**G. COMPLIANCE WITH AFFIRMATIVE ACTION AND NONDISCRIMINATION LAWS AND REGULATIONS**

1. LAND USE

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

2. CONSTRUCTION AND OPERATIONS

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

3. LAWS AND REGULATIONS

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

---

4. ENFORCEMENT

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

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

**H. MODIFICATIONS OF THIS PLAN**

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

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

**I. DURATION OF REGULATION AND CONTROLS**

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

**J. EXHIBITS**

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

**K. SEVERABILITY**

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

**THE 4100 DETONTY ST. AREA  
LEGAL DESCRIPTION**

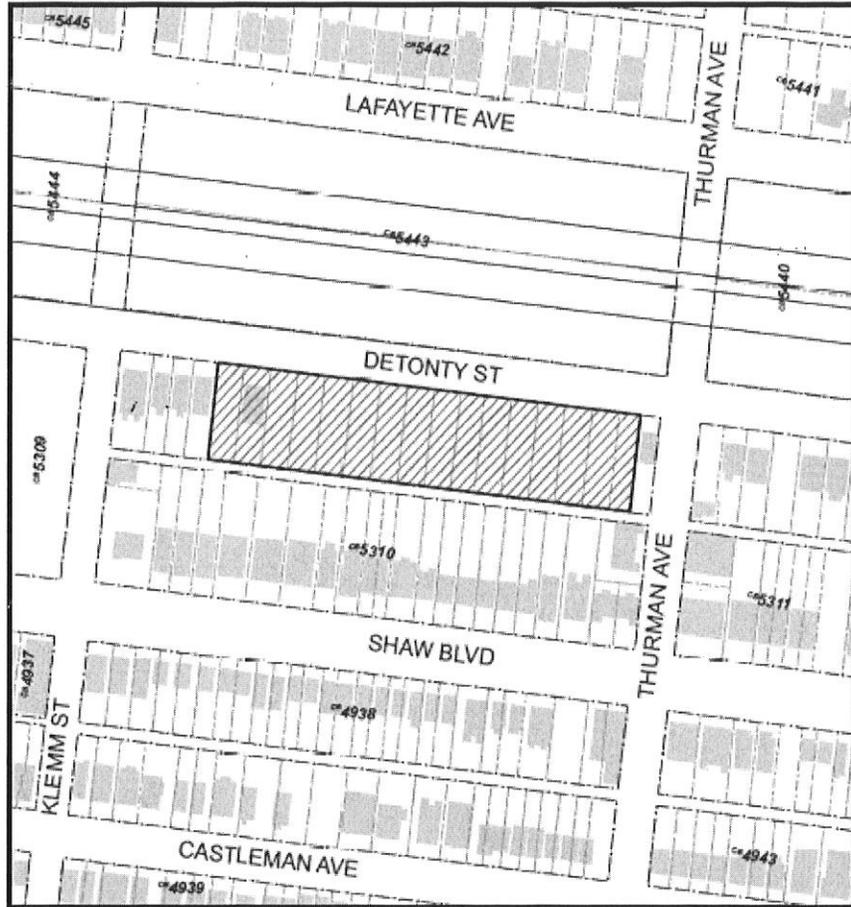
1. C.B. 5310 DETONTY  
31 FT 6 IN X 135 FT  
SHAWS LAFAYETTE AVE ADDN  
BLK 3 LOT W-1  
PARCEL #53100001900
2. C.B. 5310 DETONTY  
40 FT X 135 FT  
LAFAYETTE 3RD ADDN  
LOT 2 E-3  
PARCEL #53100001800
3. C.B. 5310 DETONTY  
40 FT X 135 FT  
SHAWS-LAFAYETTE 3RD ADDN  
LOT W-3 E-4  
PARCEL #53100001700
4. C.B. 5310 DETONTY  
40 FT X 135 FT  
SHAWS-LAFAYETTE 3RD ADDN  
LOT 5 & W-4  
PARCEL #53100001600
5. C.B. 5310 DETONTY  
40 FT X 135 FT  
SHAWS-LAFAYETTE ADDN  
LOT 6 E-7  
PARCEL #53100001500
6. C.B. 5310 DETONTY  
40 FT X 135 FT  
LAFAYETTE 3RD ADDN  
LOT W-7 E-8  
PARCEL #531000014000

7. C.B. 5310 DETONTY  
35 FT X 135 FT  
SHAW LAFAYETTE ADDN  
LOT W 8 E-9  
PARCEL #531000013000
8. C.B. 5310 DETONTY  
40 FT X 135 FT  
SHAWS LAFAYETTE 3RD ADDN  
LOT 10 W-9 & E-11  
PARCEL #531000012000
9. C.B. 5310 DETONTY  
40 FT X 135 FT  
SHAW LAFAYETTE 3RD ADDN  
LOT W-11 & E-12  
PARCEL #531000011000
10. C.B. 5310 DETONTY  
40 FT X 135 FT  
SHAWS LAFAYETTE 3RD ADDN  
LOT W 12 E 13  
PARCEL #531000010500
11. C.B. 5310 DETONTY  
40 FT X 135 FT  
SHAWS LAFAYETTE 3RD ADDN  
LOT 14 W13 & E 15  
PARCEL #53100001000
12. C.B. 5310 DETONTY  
40 FT X 135 FT  
LAFAYETTE AVE ADDN  
LOT W 15 E 16  
PARCEL #53100000900
13. C.B. 5310 DETONTY  
40 FT X 135 FT  
SHAWS LAFAYETTE ADDN  
LOT W-16 E-17  
PARCEL #53100000800
14. C.B. 5310 DETONTY  
40 FT X 135 FT  
SHAWS LAFAYETTE 3RD ADDN  
LOT 18 W-17 E-19  
PARCEL #53100000700

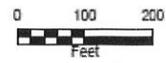
---

15. C.B. 5310 DETONTY  
40 FT X 135 FT  
SHAW LAFAYETTE ADDN  
LOT W-19 E-20  
PARCEL #531000000600

16. C.B. 5310 DETONTY  
40 FT X 135 FT  
SHAW LAFAYETTE 3RD ADDN  
LOT W-20 E-21  
PARCEL #531000000500

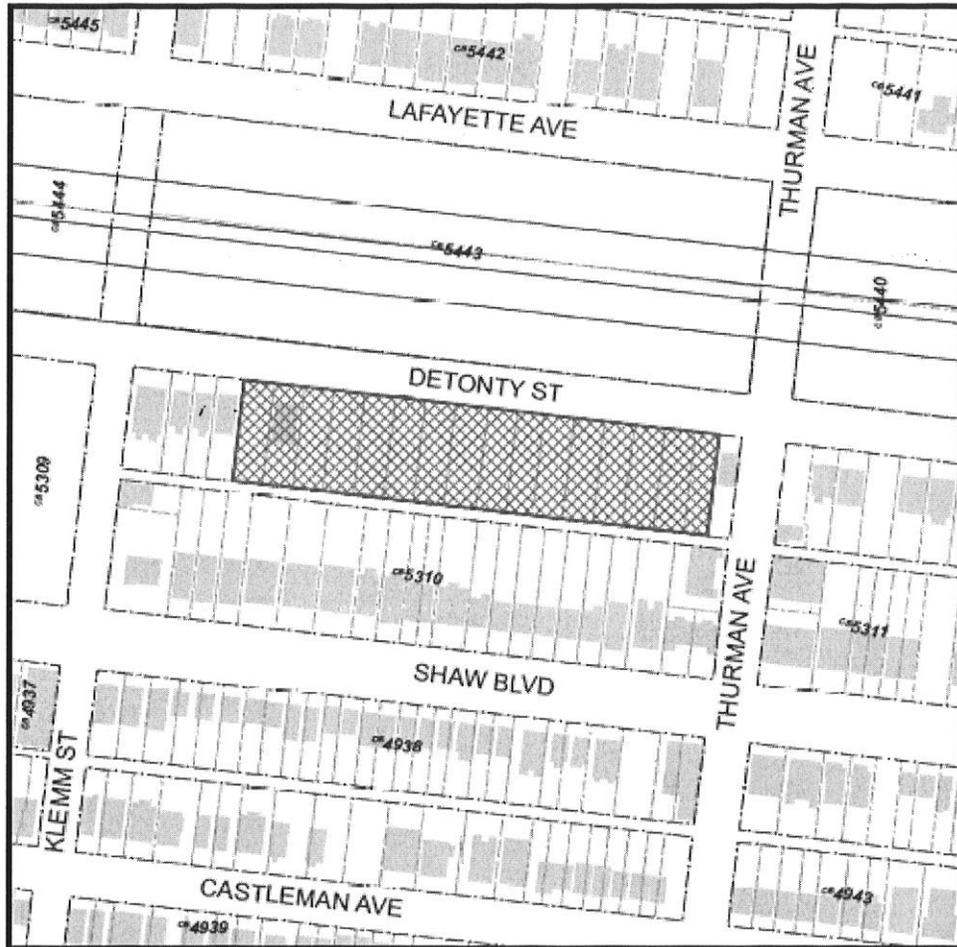


**Exhibit B**  
**Project Area Plan**  
 4104-4164 Detonty St.



**Existing Uses Map**

-  Existing Uses -Residential Vacant
-  Project Area Boundary
-  Buildings
-  City Block Number

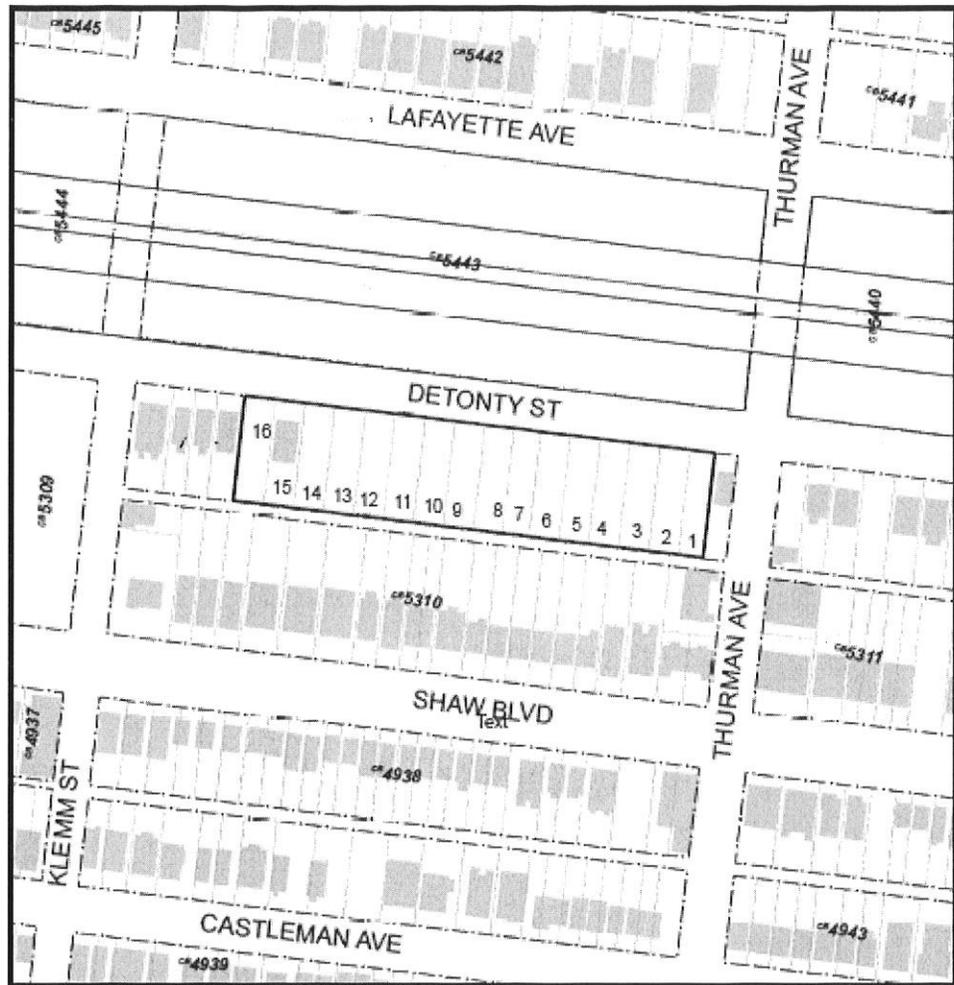


**Exhibit C**  
**Project Area Plan**  
 4104-4164 Detonty St.



**Proposed Uses Map**

-  Proposed Residential Uses
-  Project Area Boundary
-  Buildings
-  City Block Number



**Exhibit D**  
**Project Area Plan**  
 4104-4164 Detonty St.  
**Property Acquisition Map**

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



**EQUAL OPPORTUNITY AND NONDISCRIMINATION GUIDELINES**

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

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

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

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

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

**Blighting Report for the  
4104-4164 Detonty St. Redevelopment Area**

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

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

**Subject Property is:**  vacant land  unoccupied residential  
 unoccupied/occupied commercial

**Subject Property is:**  secured  unsecured

The subject property  has  has not a predominance of defective or inadequate streets  
If answer is yes, explain: \_\_\_\_\_

The subject property  has  has not insanitary or unsafe conditions  
If answer is yes, explain: \_\_\_\_\_ The property is unoccupied. As such, it is subject to illegal dumping, rat infestation, and use by transients. It is also a fire hazard.

The subject property  has  has not deterioration of site conditions  
If answer is yes, explain: \_\_\_\_\_ Mortar is missing, the roof needs replacement, as do all mechanical systems.

The subject property  has  has not improper subdivision or obsolete platting  
If answer is yes, explain: \_\_\_\_\_

The subject property  has  has not conditions which endanger life or property by fire or other cause.  
If answer is yes, explain: \_\_\_\_\_ The building is unoccupied, consequently it is subject to illegal dumping and use by transients, which combine to make it a significant fire risk.

The subject property  does  does not retard the provision of housing accommodations  
If answer is yes, explain: \_\_\_\_\_

The subject property  does  does not constitute an economic liability  
If answer is yes, explain: \_\_\_\_\_ The building is unoccupied and significantly deteriorated. It drags down the value of surrounding properties and would take significant investment to bring up to code.

The subject property  does  does not constitute a social liability  
If answer is yes, explain: \_\_\_\_\_

The subject property  is  is not a menace to the public health, safety, morals or welfare in its present condition and use. If answer is yes, explain: \_\_\_\_\_ The building is unoccupied and subject illegal dumping, rat infestation, and fire.

---

The subject property  is  is not detrimental because of dilapidation, deterioration, age or obsolescence. If answer is yes, explain: The building is significantly deteriorated, with the deteriorated site conditions listed above.

---

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

---

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

---

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

---

The subject property  has  has not a combination of factors that are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and \_\_\_\_\_. If answer is yes, explain: The unoccupied building is subject to illegal dumping and rat infestation. It is also subject to use by transients and as an unsafe play areas by neighborhood children.

**SUSTAINABILITY IMPACT STATEMENT - RESIDENTIAL**

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

		Applicable	Not Applicable
<b>I. URBAN CHARACTER, VITALITY AND ECOLOGY</b>			
A1	Reinforce the City's Central Corridor as the dynamic "heart" of the region		
A3	Develop designated areas via incentives for "green" and technical industries		
A4	Increase riverfront development and provide safe public access and associated recreational activity		X
A5	Provide development incentives to encourage transit-oriented development		X
B1	Prioritize infill development to develop thriving compact communities/vibrant mixed-use main streets		X
SAA2	Make LRA land available at no cost for smart, productive, create re-use of the land.	X	
B2	Update local street design standards and implement the Complete Streets Ordinance		X
B3	Create Citywide, and multiple neighborhood-scale mobility plans		X
B4	Discourage development that reduces transit, bike and pedestrian activities		X
C1	Design public spaces and neighborhood streets as gathering spaces for people		X
C5	Maintain public spaces and neighborhood streets		X
D7*	Expand the City's urban tree canopy	X	
SAA4	Increase the Number of Trees Planted by 16,000 or 15%	X	
E1	Celebrate and increase activity along the Mississippi River		X
E2	Remove/change infrastructure to improve riverfront access		X
F1	Preserve and reuse buildings as a means of achieving sustainability	X	
F2	Continue to integrate preservation into the planning and building approval process		
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		
J4	Preserve neighborhood residential areas/commercial and mixed-uses on corners/major corridors		X

J5	Increase the effectiveness of major commercial corridors		
J8	Incorporate sustainability in economic development programs	x	
<b>II. ARTS, CULTURE AND INNOVATION</b>			
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
SAA6	Build Phase II of CORTEX bioscience and technology research district		
C2	Facilitate development of arts, culture and innovative TODs		
C5	Target developing arts and cultural districts for streetscape and public space improvements		
E1	Use distinctive public art, architecture, landscape to build City and neighborhood identity		X
F1	Revitalize existing and develop new arts and cultural facilities		
<b>III. EMPOWERMENT, DIVERSITY AND EQUITY</b>			
E4	Expand the capacity to create additional affordable housing units		X
E5	Create pathways for qualified low-income families to become homeowners		X
SAA10	Implement Board Bill 297 pertaining to workforce inclusion		X
F1	Address blighting and environmental health hazards	X	
F6	Ensure the application of universal design and accessibility codes		X
<b>IV. HEALTH, WELL-BEING AND SAFETY</b>			
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		
C3	Support urban agriculture opportunities in the City		X
SAA14	End chronic Homelessness		X
D4	Design buildings to encourage physical activity		x
<b>V. INFRASTRUCTURE, FACILITIES AND TRANSPORTATION</b>			
A1	Advance the City as a transportation hub		
A2	Encourage transit oriented development		x
SAA18	Increase bike racks by 150%		x
E3	Use pilot projects to explore ways to achieve net zero storm water discharge		x
G2	Strive for the highest levels of energy efficiency and maximize clean energy in buildings		x
G3	Ensure building and site development integrated with natural site ecology		x
G4	Advance the use of high-efficiency building related water systems and technologies		x
G5	Encourage re-use of materials and divert waste from land-fills		X
G6	Provide healthy interior environments in commercial buildings		
<b>VI. PROSPERITY, OPPORTUNITY AND EMPLOYMENT</b>			
SAA26	Require a sustainability impact statement for all new City development		X

B1	Increase the inventory and availability of business and industrial real estate through environmental clean-up and land assembly		X
B2	Encourage small scale redevelopment with economic incentives		X
B4	Leverage the Mississippi River as an inexpensive transportation, drinking water and recreational resource		
C3	Focus on small and local businesses as a key part of the City economy		
C4	Re-use existing buildings for inexpensive incubation of entrepreneurial ideas		
D1	Pursue transit oriented development at MetroLink stations and major bus nodes to encourage more walking/fewer carbon emissions		X
D5	Market and encourage living in the City to recent college graduates		X
E3	Promote flexible development approaches by developers, land owners and business firms		X
E4	Direct new commercial and mixed-use development to designated corridors and districts that demonstrate market support		X
SAA27	Create at least 8,500 new jobs at Ballpark Village, CORTEX, Carondelet Coke, St. Louis Army Ammunition Plant and North Riverfront		
G3	Foster innovation		X
SAA28	Remediate and prepare at least 40 vacant properties for redevelopment	X	
SAA	<i>Please comment in what ways you believe the Mayor's Sustainability Action Agenda overlaps with your successes on your project.</i>		

### SUSTAINABILITY IMPACT STATEMENT - RESIDENTIAL

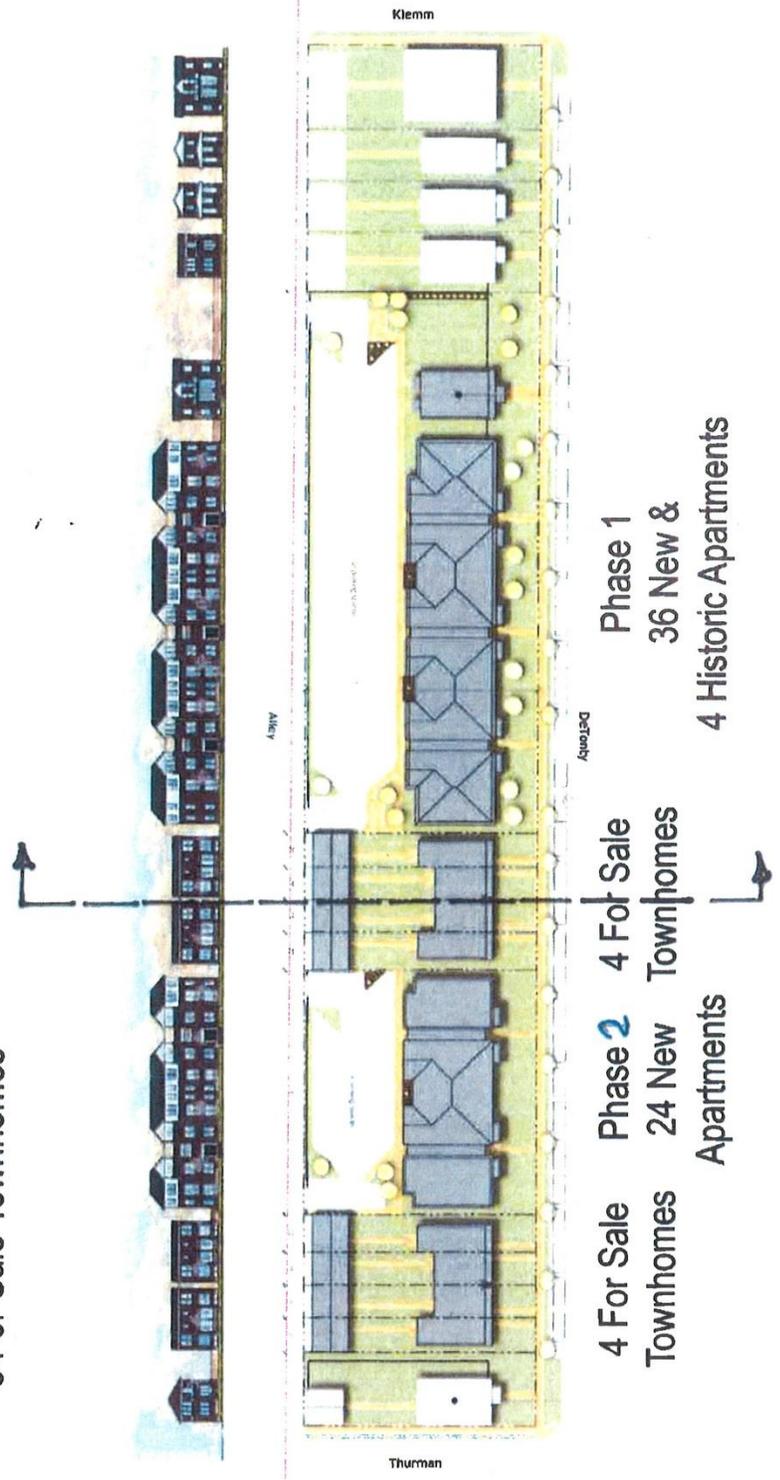
The identification numbers listed below are the development related objectives of the City's Sustainability Plan that have been identified above as applicable to this Redevelopment Plan.

Applicable Objective Numbers	Summary of Applicability
SAA2	Make LRA land available at no cost for smart, productive, create re-use of the land.
D7*	Expand the City's urban tree canopy
SAA4	Increase the Number of Trees Planted by 16,000 or 15%
F1	Preserve and reuse buildings as a means of achieving sustainability
F5	Promote the redevelopment of historic homes and commercial properties
G8	Offer housing that is energy efficient and environmentally sustainable
J8	Incorporate sustainability in economic development programs
F1	Address blighting and environmental health hazards
B5	Reduce exposure of lead-paint poisoning
SAA28	Remediate and prepare at least 40 vacant properties for redevelopment

# EXHIBIT C

Site Plan and Elevation

- 60 New Apartments
- 4 Historic Apartments
- 8 For Sale Townhomes



4 For Sale Townhomes    Phase 2    4 For Sale Townhomes    Phase 1    36 New & 4 Historic Apartments





## EXHIBIT D

Wilson, Zachary <wilsonz@stlouis-mo.gov>

---

### Tax Abatements

3 messages

---

**Wilson, Zachary** <wilsonz@stlouis-mo.gov>

Fri, Jan 22, 2016 at 2:24 PM

To: Steve Conway <conwaylaw@charter.net>, Stephen Conway <ConwayS@stlouis-mo.gov>

Do you support the following projects  
4104-4162 Detonty ---Developer UIC  
4003 Russell ---Developer Timothy Kane

**Zachary J. Wilson**  
**St. Louis Development Corporation**  
**Commercial Development Specialist II**  
**Phone: 314-657-3773**  
**Fax: 314-613-7011**  
**Email: [wilsonz@stlouis-mo.gov](mailto:wilsonz@stlouis-mo.gov)**



---

**Steve Conway** <conwaylaw@charter.net>

Sat, Jan 23, 2016 at 8:44 AM

To: "Wilson, Zachary" <wilsonz@stlouis-mo.gov>

Zach,

I support the tax abatements at 4104 through 4162 Detonty as this project has been long delayed and the otherwise vacant lots will never be a productive part of the real estate base without it. Also I support the tax abatement on 4003 Russell as it is a target block in our community.

Thank you

Steve

Stephen J. Conway, PC CPA Attorney 2615 Alfred Ave St. Louis, Mo 63110 (314) 231-1400 (314) 322-2173 cell  
[Quoted text hidden]

---

**Wilson, Zachary** <wilsonz@stlouis-mo.gov>

Mon, Jan 25, 2016 at 8:31 AM

To: Steve Conway <conwaylaw@charter.net>

thank you--- We have most of Detonty in a redevelopment area but not all the lots they are planning to build on. So we will start a new plan.

**Zachary J. Wilson**  
**St. Louis Development Corporation**  
**Commercial Development Specialist II**  
**Phone: 314-657-3773**  
**Fax: 314-613-7011**  
**Email: [wilsonz@stlouis-mo.gov](mailto:wilsonz@stlouis-mo.gov)**

Exhibit "E"

Photos of  
4104-4164 DeTonty St. Redevelopment Area



**1) Redevelopment Area  
Vacant lots, 4104-4164 DeTonty St.  
(Looking southwestward)**



**2) Redevelopment Area  
Vacant lots, 4104-4164 DeTonty St.  
(Looking southwestward)**



**3) Redevelopment Area  
Vacant lots & vacant 4-family building, 4104-  
4164 DeTonty St.  
(Looking westward)**



**4) Redevelopment Area  
Vacant lots, 4104-4164 DeTonty St.  
(Looking southeastward)**

Exhibit "E"

Photos of  
4104-4164 DeTonty St. Redevelopment Area



**5) Redevelopment Area**  
**Vacant 4-family building, 4158-4160 DeTonty St., & vacant lot, 4162-64 DeTonty St.**  
**(Looking southward)**



**6) Redevelopment Area**  
**Large sign for DeTonty Street Apartments & Townhomes development project**  
**(Looking southward)**



**7) Adjacent properties**  
**Interstate 44 right-of-way, 4101-79 DeTonty St.**  
**(Looking northwestward)**



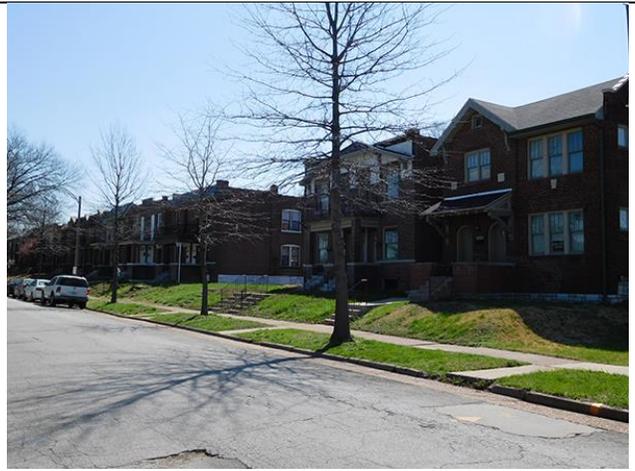
**8) Adjacent properties**  
**Interstate 44 right-of-way, 4101-79 DeTonty St.**  
**(Looking northward)**

Exhibit "E"

Photos of  
4104-4164 DeTonty St. Redevelopment Area



**9) Adjacent properties  
Vehicular street closure along Thurman Ave.,  
at DeTonty St.  
(Looking northward)**



**10) Adjacent properties  
Streetscape along 4000 block of DeTonty St.  
(Looking southeastward)**



**11) Adjacent properties  
1-family building, 4100 DeTonty St.  
(Looking southward)**



**12) Adjacent properties  
East-west alley (south of Redevelopment Area)  
(Looking westward)**

Exhibit "E"

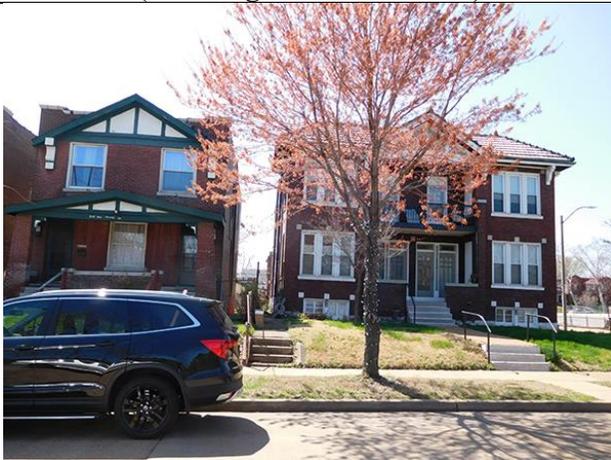
Photos of  
4104-4164 DeTonty St. Redevelopment Area



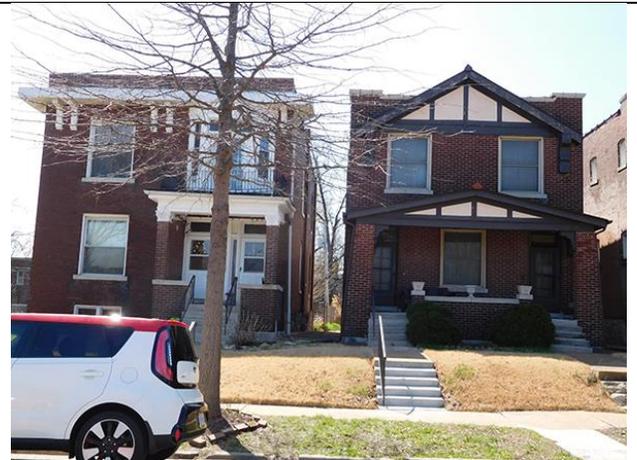
**13) Adjacent properties**  
**Rear of buildings along 4100 block of Shaw Blvd.**  
**(Looking southwestward)**



**14) Adjacent properties**  
**Streetscape along 4100 block of Shaw Blvd.**  
**(Looking northeastward)**



**15) Adjacent properties**  
**Residential buildings, 4172 & 4176-78 DeTonty St.**  
**(Looking southward)**



**16) Adjacent properties**  
**Residential buildings, 4166 & 4170 DeTonty St.**  
**(Looking southward)**