



**To:** City of St. Louis Planning Commission  
**From:** Don Roe, Director  
**Subject:** Chapter 99 Blighting Study and Redevelopment Plan  
Nathaniel Rivers Place Area – LCRA #2079  
**Date:** April 6, 2016

## Summary

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

**Area:** The about 1.6 acre area consists of 22 parcels in the 1300 block of Granville Pl. and the 5500 block of Minerva Ave. just north of the Monsanto Family YMCA in the Hamilton Heights Neighborhood.

**Existing Uses:** The property is 20 vacant parcels and two (2) vacant residential buildings in poor condition. The area is owned by LRA except for the vacant lot at 1375 Granville Pl. (acquire through eminent domain).

**Proposal:** Construction of five residential buildings (24 unit apartment building & 4 duplexes) with 32 affordable rental units as Permanent Support Housing (low-income households affected by serious disabilities) for about \$6.9 million utilizing MHDC & Federal Low Income Tax Credits, MHDC Home Funds, other private grants & general partner equity.



**Prospective Developer:** Nathaniel Rivers Place, LP (Cynthia Duffe & Tim Person).

**Tax Abatement & Eminent Domain:** *Provides for acquisition of the vacant property at 1375 Grandville Pl. through eminent domain and for 15-year tax abatement.*

**Support Letter:** Alderman Jeffrey Boyd (Ward 22) supports the redevelopment plan (see Exhibit ‘D’).

## Recommended Action

That the Planning Commission finds the Blighting Study and Redevelopment Plan for the Nathaniel Rivers Place Area to be recommended declared as blighted and the proposed redevelopment plan is in conformity with the City’s Strategic Land Use Plan’s Neighborhood Development Area which encourages new residential construction at a critical mass scale defining new neighborhood character, and therefore **recommends approval** to the City’s Board of Aldermen.

## 1.0 Background

- The about 1.6 acre Area consists of twenty-two (22) parcels in the 1300 block of Granville Pl. and the 5500 block of Minerva Ave. one block north of Page (Monsanto Family YMCA) and one block west of Belt Ave. in the Hamilton Heights Neighborhood. The property is twenty (20) vacant parcels and two (2) vacant residential buildings at 1365 and 1372 Granville Pl. which are in poor condition and will be demolished to clear the development site. (see Exhibit A – Fact Sheet)
- All properties are owned by the City’s Land Reutilization Authority (LRA) except for the vacant lot at 1375 Granville, which remains in the name of its most recent owner who cannot be located. The developer, Nathaniel Rivers Place, LP has an option contract with LRA for property acquisition.
- The parcel at 1375 Granville is the name of a former owner, McKinley Buliox. Dick Zerega worked with the late Mr. Buliox at CDA during the late 1970’s and early 1980’s. Tragically, Mr. Buliox was murdered while renovating a residential building near his home in the very late 1980’s or early 1990’s.
- Mr. Buliox cannot be located and taxes have not been paid for the past three years. LRA sold the property to the owner of record in 1986, but due to an error the property appeared in the City’s Assessor’s records as tax-exempt until the past three years. LRA, which owns most of the surrounding property, has maintained the property for many years. Alderman Boyd supports eminent domain for this vacant lot.
- The Area is in the Market Type-F Category of the January 2014 St. Louis Market Value Analysis (MVA). Sales prices are substantially below the St. Louis average. Median sales prices are \$27,940. Foreclosure sales, vacant housing and vacant land are all above the City’s average.
- The property is rated in poor condition, according to the Redevelopment Plan prepared by LCRA staff and confirmed by PDA staff. The following items were noted in the Plan’s Blighting Report.
  - “The subject property has insanitary or unsafe conditions; has conditions which endanger life or property by fire or other cause; is a menace to the public health, safety, morals or welfare in its present condition and use; and does constitute an economic liability.” (two vacant buildings)
  - “The subject property is detrimental because of dilapidation, deterioration, age or obsolescence. The property consists of vacant lots; portions of them are subject to illegal dumping, rat infestation, and use by transients.” (twenty vacant lots)
- The prospective developer, Nathaniel Rivers Place, LP (Cynthia Duffe & Tim Person) plans construction of five residential buildings (a 24 unit apartment building and 4 duplexes) with 32 affordable rental units for a total of about \$6.9 million utilizing MHDC & Federal Low Income Tax Credits, MHDC Home Funds, other private grants & general partner equity. There will be forty-one (41) off-street parking spaces north of the apartment building near Minerva Ave. and on-street parking on Granville Pl.
- The apartment building will include 24 apartments: 12 one-bedroom units (about 550 sq. ft.), 12 two-bedroom units (about 780 sq. ft.) and 15,000 square feet of common space. The 4 duplexes each will contain 2 three-bedroom units (about 1,350 sq. ft.). (see Exhibit B – Plans & Rendering)
- Nathaniel Rivers Place will be used as Permanent Support Housing for low-income households affected by serious disabilities. In addition to property management/leasing staff and maintenance staff, on-site clinical supports will be provided up to 24 hours a day, 7 days a week, depending on the needs of the tenant community at any given time.)

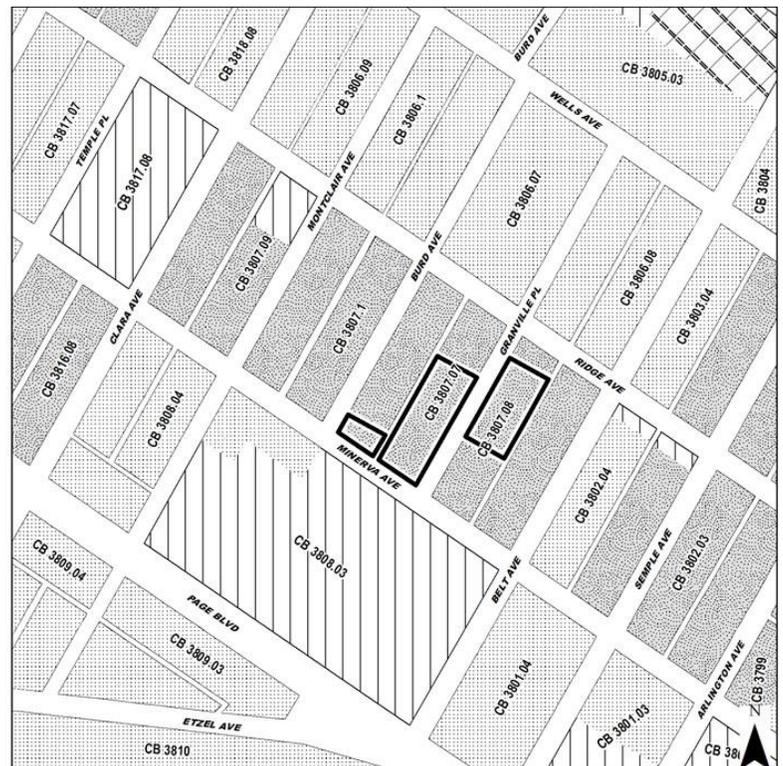
- Properties located around the Redevelopment Area are primarily residential and vacant land use except for the open space/ recreation land use of the Monsanto Family YMCA located immediate south of the Area across Minerva Ave.
- The primary objectives of this Plan are to eliminate blight within the Area and to facilitate the redevelopment of the Area into more productive residential uses. The project will be completed in a single phase in about 12 months beginning before December 2016.
- Photographs of the Redevelopment Area’s buildings as well as adjacent land uses in the vicinity are shown in Exhibit ‘E’.

## 2.0 Comments

PDA Staff has reviewed the Blighting Study and Redevelopment Plan for the Area for conformity with the Strategic Land Use Plan’s (SLUP) Neighborhood Development Area (NDA).

*NDA: “Residential and non-residential areas with substantial amounts of vacant land and abandoned buildings suitable for new residential construction of scale / associated neighborhood services, respecting stable properties that may be considered as part of any new development. Opportunities for new housing construction / replatting at a critical mass scale defining a new neighborhood character over time.”*

The Redevelopment Plan’s goal is to attract a residential development project. PDA Staff finds the plan’s proposed thirty-two (32) affordable rental units for low-income households affected by serious disabilities is at a critical mass scale defining a new neighborhood character and is in conformity with the Strategic Land Use Plan’s NDA and therefore **recommends approval**



### 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

## 2.1 Public Input

The Neighborhood Development Committee of the Board of Aldermen has recently conducted a public hearing as part of the ordinance process.

## 2.2 Previous Commission Action

None.

## 2.3 Requested Action

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

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## Requested Recommendation

That the Planning Commission finds the Blighting Study and Redevelopment Plan for the Nathaniel Rivers Place Area to be recommended declared as blighted and the proposed redevelopment plan is in conformity with the City's Strategic Land Use Plan's Neighborhood Development Area which encourages new residential construction at a critical mass defining new neighborhood character, and therefore **recommends approval** to the Board of Aldermen of the City of St. Louis.

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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 Nathaniel Rivers Place 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 of the City of St. Louis is hereby directed to notify the Board of Aldermen of the City of St. Louis of this recommendation.

**Exhibit A**  
**FACT SHEET**

**Property Address:** Nathaniel Rivers Place (1355-92 Granville Pl. and 5543 Minerva)

**Alderman:** Jeffrey Boyd

**Ward:** 22nd

**Neighborhood:** Hamilton Heights

**Prospective Developer:** Nathaniel Rivers Place, LP (Cynthia Duffe and Tim Person)

**Property Is:**               partially occupied              X   unoccupied

**Eminent Domain:**          X   was requested               was not requested

**Current Assessed Value of Property:**           \$6,600          

**Other Comments:** The project consists of twenty-two parcels located in the Hamilton Heights neighborhood. The redeveloper will construct five new buildings with thirty-two affordable, rental housing units. There will be forty-one (41) off-street parking spaces. Six to eight part-time and one full-time job will be created through the redevelopment.

The owner of the property at 1375 Granville Pl., McKinley Buliox, cannot be located and taxes have not been paid for the past three years. The Land Reutilization Authority of the City of St. Louis (LRA) sold the owner of record the property in 1986, but due to an error the property appeared in the City Assessor's records as tax-exempt until the past three years. Previous neighborhood actions to have the owner correct issues were not successful and LRA, which owns most of the surrounding property, has been maintaining the property for many years. Alderman Boyd supports eminent domain for this vacant lot and 15-year tax abatement for the Area and the staff concurs.

**ATTACHMENT "B"**  
Form: 3/7/16

BLIGHTING STUDY AND REDEVELOPMENT PLAN

FOR THE

**NATHANIEL RIVERS PLACE  
REDEVELOPMENT AREA**

PROJECT# 2079

FEBRUARY 23, 2016

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY

OF THE CITY OF ST. LOUIS

MAYOR

FRANCIS G. SLAY

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**119.54 FT CROSSWHITES ADDN  
LOT 28  
BTO SEE 3807-07-00100  
PARCEL # 38070700107**

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**BLIGHTING STUDY AND REDEVELOPMENT PLAN FOR  
NATHANIEL RIVERS PLACE  
REDEVELOPMENT AREA**

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## EXHIBITS

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- "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
  - "G" SUSTAINABILITY REPORT
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**A. EXISTING CONDITIONS AND FINDINGS OF BLIGHT**

1. DELINEATION OF BOUNDARIES

The **Nathaniel Rivers Place** Redevelopment Area ("Area") encompasses approximately 1.6 acres in the Hamilton Heights neighborhood of the City of St. Louis ("City"), includes 1355-85 and 1372-92 Granville Pl. and 5543 Minerva Ave. and is located on the north of Minerva Ave., east of Burd Ave., south of Ridge Ave. and west of Belt Ave.

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 3807.07 AND 3807.08. The Area is in poor 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" Data and Analysis of Conditions Representing a "Blighted Area" dated February 23, 2016.

The Area is in the Market Type-F Category of the January 2014 St. Louis Market Value Analysis (MVA). This Category has below average levels of owner occupancy.

Unemployment figures, computed by the Missouri Economic Research and Information Center, Missouri Department of Economic Development, indicate a 4.8% unemployment rate for the City for the month of December, 2015. 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 twenty-two vacant parcels.

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 9.93 persons per acre.

5. CURRENT ZONING

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

6. FINDING OF BLIGHT

The property within the Area is 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 has been determined to be blighted within the meaning of Section 99.300-99.715 *et seq.* RSMo, as amended (the “Land Clearance for Redevelopment Authority Law”) as evidenced by the Blighting Report attached hereto, labeled Exhibit “F” and incorporated herein by this reference.

**B. PROPOSED DEVELOPMENT AND REGULATIONS**

1. DEVELOPMENT OBJECTIVES

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

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

2. PROPOSED LAND USE OF THE AREA

The proposed land uses for the Area are residential uses permitted in zones designated “B” Two-Family Residential 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 2015) designates it as a Neighborhood Development Area (NDA).

3. PROPOSED ZONING

The proposed zoning for the Area is “B” Two-Family Residential 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 2015). Any specific proposal to the LCRA for redevelopment of the Area or any portion of the Area shall contain, among other things, adequate provisions for traffic, vehicular parking, safety from fire, adequate provisions for light and air, sound design and arrangement, and improved employment opportunities. The proposal shall also address the Area's below average levels of owner occupancy as determined by the 2014 MVA.

5. PROPOSED EMPLOYMENT FOR THE AREA

There are several new jobs expected to be created in this Area because of the proposed redevelopment.

6. CIRCULATION

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

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

7. BUILDING AND SITE REGULATIONS

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

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

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8. URBAN DESIGN

a. **Urban Design Objectives**

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

**b. Urban Design Regulations**

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

**c. Landscaping and Sidewalk Maintenance**

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

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

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

**d. Fencing**

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

9. PARKING REGULATIONS

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

10. SIGN REGULATIONS

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

11. BUILDING, CONDITIONAL USE AND SIGN PERMITS

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

12. PUBLIC IMPROVEMENTS

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

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

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

**C. PROPOSED SCHEDULE OF DEVELOPMENT**

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

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

**D. EXECUTION OF PROJECT**

1. ADMINISTRATION AND FINANCING

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

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

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

2. PROPERTY ACQUISITION

The Project Area Plan-Acquisition Map, Exhibit "D" attached, identifies all the property located in the Area. The LCRA may acquire any property in the Area by the exercise of eminent domain or otherwise.

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**

A Redeveloper may seek ten (10) year real estate tax abatement pursuant to Sections 99.700 – 99.715, Revised Statutes of Missouri 2000, as amended, upon applications as provided therein. Such real estate tax abatement shall not include 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, and if a low-income tax credit program is implemented to finance particular parcels' redevelopment, a 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 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 fifteen (15) years from the commencement of such tax abatement, in accordance with the following provisions of this Plan. If no low income tax credit program has been implemented to finance the redevelopment of a particular parcel, then that parcel shall only be eligible to receive tax abatement for a period of up to ten (10) years.

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 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 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 corporation shall have acquired title to such property. If property shall be tax-exempt because it is owned by the LCRA and leased to any such corporation, then such corporation for up to the first ten (10) years of such lease shall make payments 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 up to five (5) years following the original 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. This provision shall only apply to taxes on parcels with redevelopment financed in part by low income tax credit programs. Thereafter any such corporation shall pay the full amount of taxes.

All payments in lieu of taxes shall be a lien upon the 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 fifteen (15) year period, shall inure to the benefit of all successors in interest in the property of the redevelopment corporation, so long as such successors shall continue to use such property as provided in this Plan and in any contract with the LCRA. In no event shall such benefits extend beyond fifteen (15) years after the 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.

ATTACHMENT "A"

NATHANIEL RIVERS PLACE  
LEGAL DESCRIPTION

PARCEL #1 – 1355 GRANVILLE PL  
CB 3807 EA GRANVILLE PL  
51 FT 6 ½ IN/ 41 FT 2 IN X 120 FT  
CROSSWHITES ADDN  
LOT S-27

PARCEL # 38070703200

PARCEL #2 – 1361 GRANVILLE PL  
CB 3807 EA GRANVILLE PL  
25 X 120  
CROSSWHITES ADDN  
LOT N-27

PARCEL # 38070703100

PARCEL #3 – 1363 GRANVILLE PL  
CB 3807 EA GRANVILLE PL  
25 X 120  
WP & LUCRETAIA CROSSWHITES ADDN  
LOT S-26

PARCEL # 38070703000

PARCEL #4 – 1365 GRANVILLE PL  
CB 3807 EA GRANVILLE PL  
25 X 120 FT  
WP & LUCRETAIA CROSSWHITES ADDN  
LOT N-26

PARCEL # 38070702900

PARCEL #5 – 1369 GRANVILLE PL  
CB 3807 EA GRANVILLE PL  
25 X 120  
WP & LUCRETAIA CROSSWHITES ADDN  
LOT S-25

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**PARCEL # 38070702800**  
**PARCEL #6 – 1371 GRANVILLE PL**  
**CB 3807 EA GRANVILLE PL**  
**25 X 120**  
**CROSSWHITES ADDN**  
**LOT N-25**

**PARCEL # 38070702700**

**PARCEL #7 – 1373 GRANVILLE PL**  
**CB 3807 EA GRANVILLE PL**  
**25 X 120 FT**  
**CROSSWHITES ADDN**  
**LOT S24**

**PARCEL # 38070702600**

**PARCEL #8 – 1375 GRANVILLE PL**  
**CB 3807 EA GRANVILLE PL**  
**25 X 120 FT**  
**CROSSWHITES ADDN**  
**LOT N-24**

**PARCEL # 38070702500**

**PARCEL #9 – 1377 GRANVILLE PL**  
**CB 3807 EA GRANVILLE PL**  
**25 X 119'7 ¼"**  
**CROSSWHITES ADDN**  
**LOT S-23**

**PARCEL # 38070702400**

**PARCEL #10 – 1379 GRANVILLE PL**  
**CB 3807 EA GRANVILLE PL**  
**25 X 119 FT 7 ¼"**  
**CROSSWHITES ADDN**  
**LOT N-23**

**PARCEL # 38070702300**

**PARCEL #11 – 1383 GRANVILLE PL**  
**CB 3807 EA GRANVILLE PL**  
**25 X 119 FT 7 ¼ IN**  
**CROSSWHITES ADDN**

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**LOT S-22**

**PARCEL # 38070702200**

**PARCEL #12 – 1385 GRANVILLE PL  
CB 3807 EA GRANVILLE PL  
25 X 120 FT  
CROSSWHITES ADDN  
LOT N-22**

**PARCEL # 38070702100**

**PARCEL #13 – 1372 GRANVILLE PL  
CB 3807 EB GRANVILLE PL  
25 X 118 FT 7 IN  
CROSSWHITES ADDN  
LOT N-13**

**PARCEL # 38070800600**

**PARCEL #14 – 1374 GRANVILLE PL  
CB 3807 EB GRANVILLE PL  
25 X 118 FT 7 IN  
WP & LUCRETAIA CROSSWHITES ADDN  
LOT S-14**

**PARCEL # 38070800700**

**PARCEL #15 – 1376 GRANVILLE PL  
CB 3807 EB GRANVILLE PL  
25 X 118 FT 7 IN  
CROSSWHITES ADDN  
LOT N-14**

**PARCEL # 38070800800**

**PARCEL #16 – 1378 GRANVILLE PL  
CB 3807 EB GRANVILLE PL  
25 X 118 FT 7 ¾ IN  
CROSSWHITES ADDN  
LOT S-15**

**PARCEL # 38070800900**

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**PARCEL #17 – 1380 GRANVILLE PL  
CB 3807 EB GRANVILLE PL**

25 X 118 FT 7 IN  
CROSSWHITES ADDN  
LOT N-15

**PARCEL # 38070801000**

PARCEL #18 – 1382 GRANVILLE PL  
CB 3807 EB GRANVILLE PL  
25 X 118 FT 7 ¾ IN  
CROSSWHITES ADDN  
LOT N-26

**PARCEL # 38070801100**

PARCEL #19 – 1384 GRANVILLE PL  
CB 3807 EB GRANVILLE PL  
25 X 118.65 FT ¾ IN  
CROSSWHITES ADDN  
LOT N-26

**PARCEL # 38070801200**

PARCEL #20 – 1390 GRANVILLE PL  
CB 3807 EB GRANVILLE PL  
25 X 118 FT 7 ¾ IN  
WP & L CROSSWHITES ADDN  
LOT S-17

**PARCEL # 38070801300**

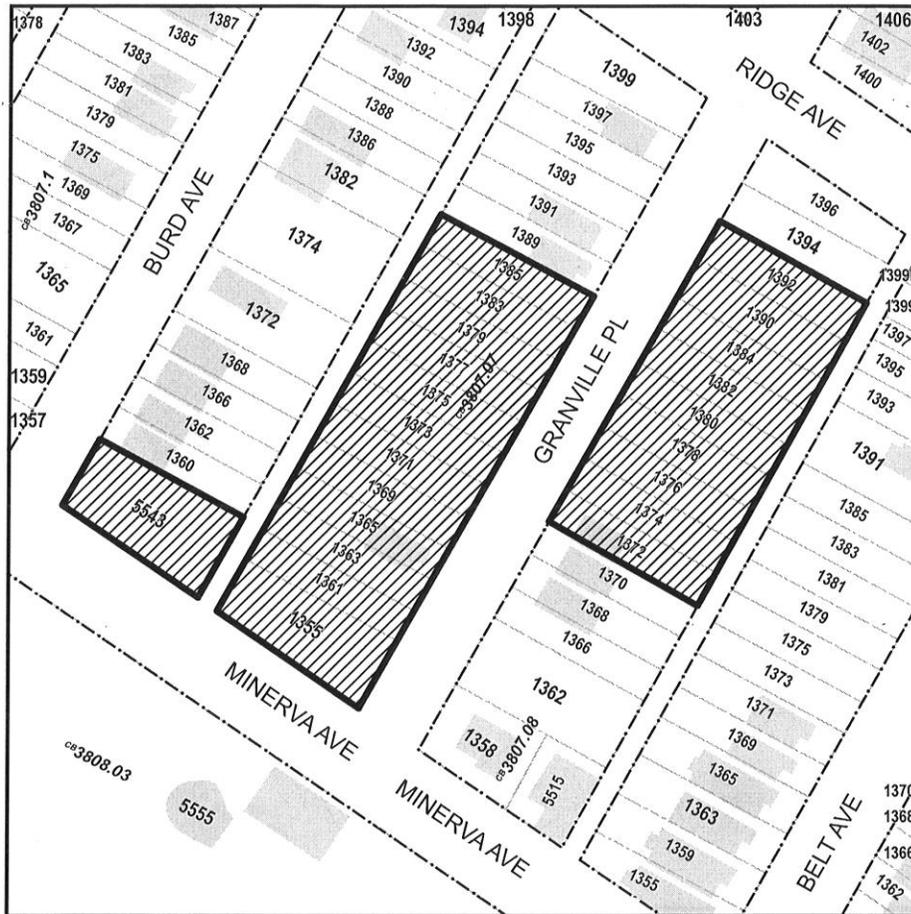
PARCEL #21 – 1392 GRANVILLE PL  
CB 3807 EB GRANVILLE PL  
31 FT X 118 FT 2 ¾ IN  
ROSE HILL GAMBLE 2ND ADDN  
LOT N-17 S-18

**PARCEL # 38070801400**

PARCEL #22 – 5543 MINERVA  
CB 3807 E A BURD  
55 FT/ 66.33 FT X 119.94 FT/  
119.54 FT CROSSWHITES ADDN  
LOT 28  
BTO SEE 3807-07-00100

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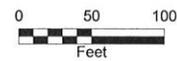
**PARCEL # 38070700107**

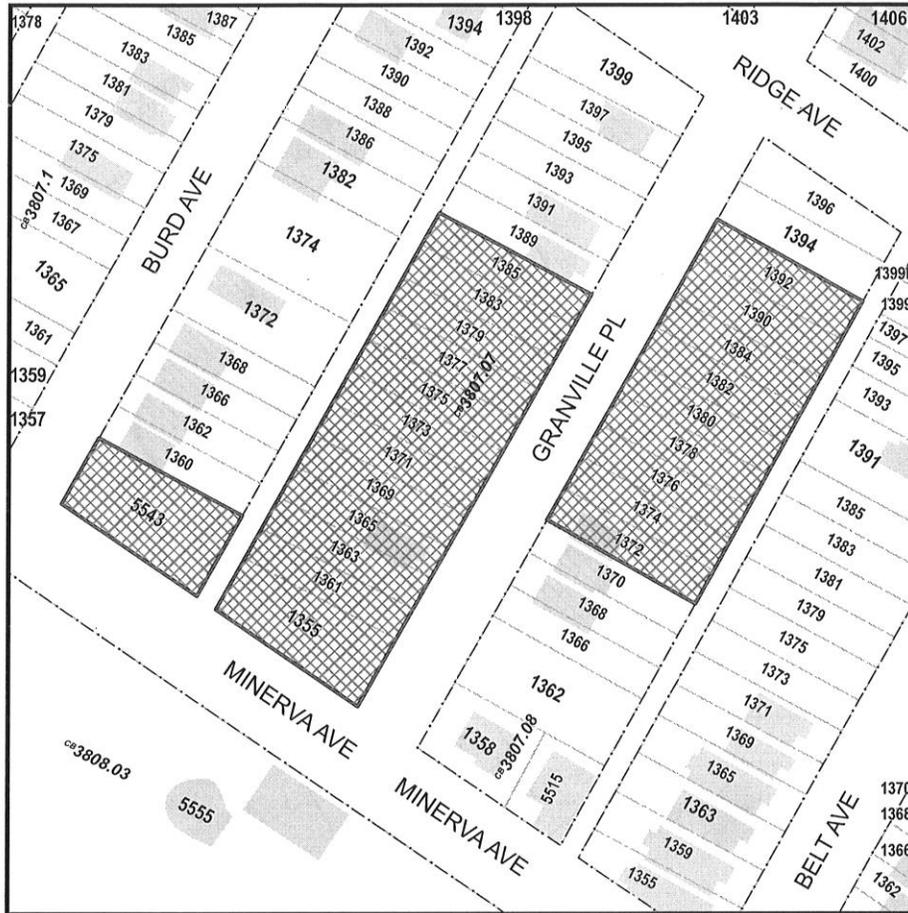


**Exhibit B**  
**Project Area Plan**  
**Nathaniel Rivers Place**

**Existing Uses Map**

-  Existing Vacant Residential Buildings & Uses (SLUP = NDA)
-  Project Area Boundary
-  Buildings
-  City Block Number

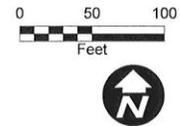


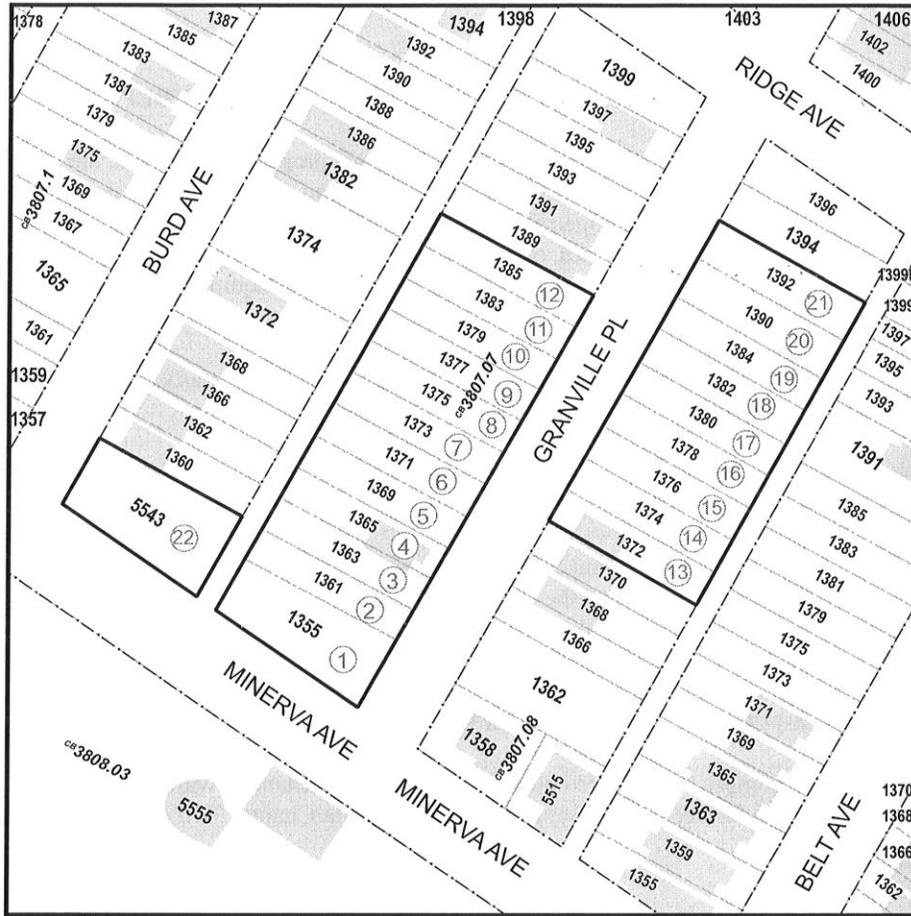


**Exhibit C**  
**Project Area Plan**  
 Nathaniel Rivers Place

**Proposed Uses Map**

-  Proposed Residential Uses (SLUP = NDA)
-  Project Area Boundary
-  Buildings
-  City Block Number

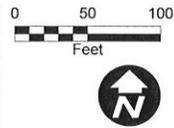




**Exhibit D**  
**Project Area Plan**  
**Nathaniel Rivers Place**  
**Property Acquisition Map**

 Parcel Number  
 Project Area Boundary  
 Buildings  
 City Block Number  
 Open Space

- |                       |                       |
|-----------------------|-----------------------|
| 1) 1355 Granville Pl  | 12) 1385 Granville Pl |
| 2) 1361 Granville Pl  | 13) 1372 Granville Pl |
| 3) 1363 Granville Pl  | 14) 1374 Granville Pl |
| 4) 1365 Granville Pl  | 15) 1376 Granville Pl |
| 5) 1369 Granville Pl  | 16) 1378 Granville Pl |
| 6) 1371 Granville Pl  | 17) 1380 Granville Pl |
| 7) 1373 Granville Pl  | 18) 1382 Granville Pl |
| 8) 1375 Granville Pl  | 19) 1384 Granville Pl |
| 9) 1377 Granville Pl  | 20) 1390 Granville Pl |
| 10) 1379 Granville Pl | 21) 1392 Granville Pl |
| 11) 1383 Granville Pl | 22) 5543 Minvera Av   |



**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.

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**Blighting Report for the  
Nathaniel Rivers Place Redevelopment Area**

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

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

**Subject Property is:** X  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 consists of vacant lots. Portions of them are subject to illegal dumping, rat infestation, and use by transients.

The subject property  has  has not deterioration of site conditions  
If answer is yes, explain: The property consists of vacant lots. Portions of them are subject to illegal dumping, rat infestation, and use by transients.

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 property consists of vacant lots. Portions of them are subject to illegal dumping, rat infestation, and use by transients.

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 property consists of vacant lots. Portions of them are subject to illegal dumping, rat infestation, and use by transients.

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 property consists of vacant lots. Portions of them are subject to illegal dumping, rat infestation, and use by transients.

The subject property   X   is \_\_\_\_\_ is not detrimental because of dilapidation, deterioration, age or obsolescence. If answer is yes, explain: \_\_\_\_\_ The property consists of vacant lots. Portions of them are subject to illegal dumping, rat infestation, and use by transients.

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

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

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

The subject property   X   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 property consists of vacant lots. Portions of them are subject to illegal dumping, rat infestation, and use by transients.

---

**SUSTAINABILITY IMPACT STATEMENT**

The St. Louis Planning Commission adopted a Sustainability Plan on January 9, 2013. The following chart shows how the objectives of this Redevelopment Plan relates 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		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
SAA2	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
SAA4	Increase the Number of Trees Planted by 16,000 or 15%		X
E1	Celebrate and increase activity along the Mississippi River		X
E2	Remove/change infrastructure to improve riverfront access		X
F1	Preserve and reuse buildings as a means of achieving sustainability		X
F2	Continue to integrate preservation into the planning and building approval process		X
F4	Protect historic properties vulnerable to foreclosure, tax forfeiture, or demolition		X
F5	Promote the redevelopment of historic homes and commercial properties		X
G1	Develop affordable homes in concert with long-range transit and development planning	X	
G2	Encourage mixed-use affordable housing in high amenity neighborhoods		X
G4	Integrate low income housing into market-rate and mixed-use development		X
G6	Experiment with new ways to create partnerships to build sustainable and affordable housing	X	
G8	Offer housing that is energy efficient and environmentally sustainable	X	

H4	Continue to remove site contamination and promote brownfields redevelopment		X
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		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		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
<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		X
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		X
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	

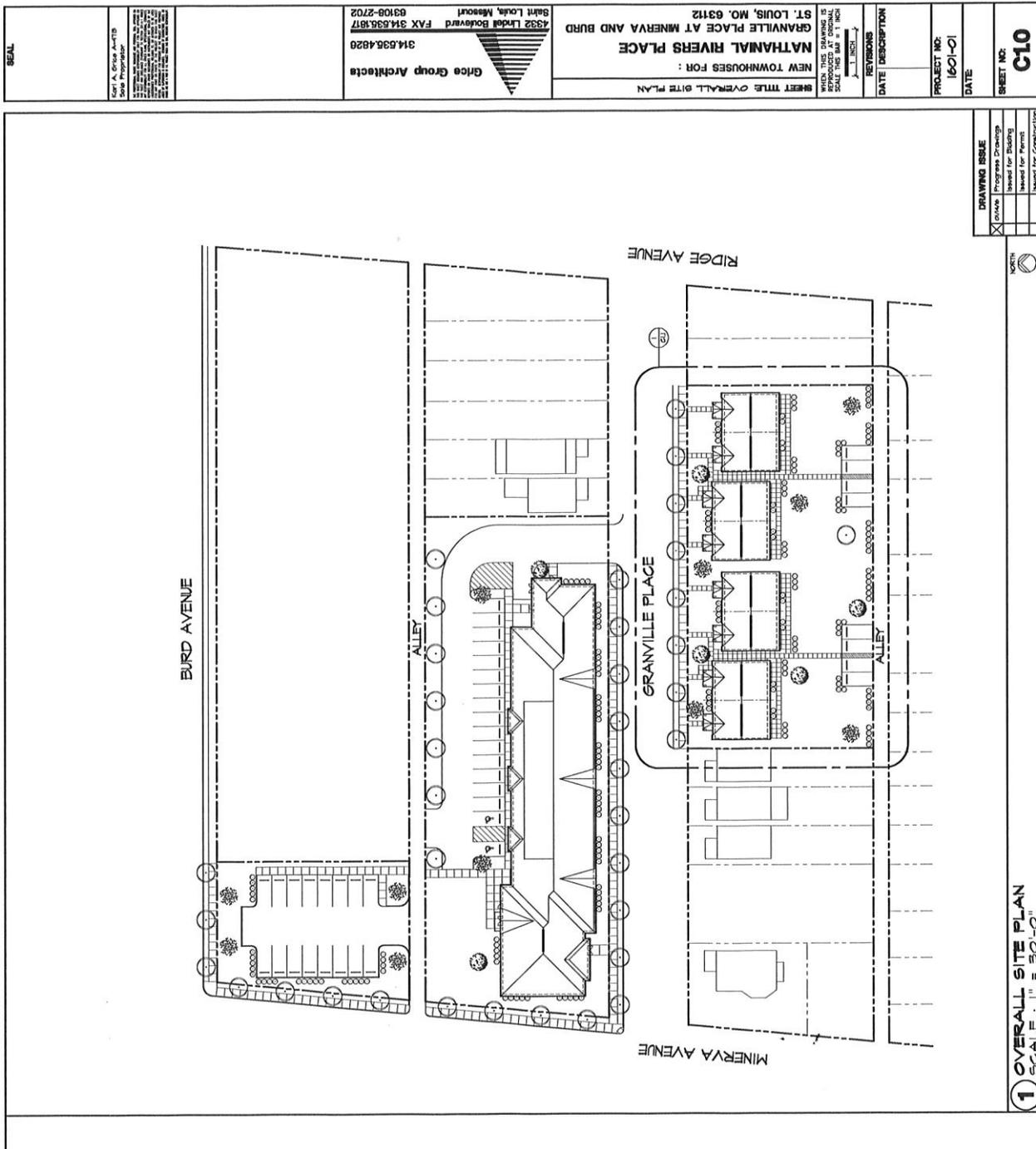
G5	Encourage re-use of materials and divert waste from land-fills		X
G6	Provide healthy interior environments in commercial buildings	X	
<b>VI. PROSPERITY, OPPORTUNITY AND EMPLOYMENT</b>			
SAA26	Require a sustainability impact statement for all new City development	X	
B1	Increase the inventory and availability 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		X
C3	Focus on small and local businesses as a key part of the City economy	X	
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	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		X
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>		

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

Applicable Objective Numbers	Summary of Applicability
I. - C5	The project is off a very important street and will help seam together this missing piece from the neighborhood block.
I. - D7	The project will maintain or plant new street trees around the development.
I. - SAA4	New street trees will surround the development
I. - H4	The project will be remediated with EPA guidelines implemented.
III. - F1	Blighting and environmental health hazards will be demonstrated with the vacant lot.
III. - F6	The construction will meet all local building codes and variance restrictions.
IV. - A5	The proposed plans for this property include vertical circulation, a clearly defined means of egress and updated building materials which provide a safe environment for potential residents.
IV. - B5	Lead paint will not be used in the new construction.
V. - SAA18	The project will have bike racks exterior to the building.
V. - G6	Interior spaces will be properly ventilated with appropriate air exchanges to meet or exceed comfortable standards.
VI. -SSA26	This document constitutes the sustainability impact statement for the proposed development.
VI. - B2	This project is a small scale development benefitting from incentives.
VI. - C3	The project will promote small and local businesses in its commercial space capacity.
VI. - E3	This mixed-use project promotes a flexible development approach for the benefit of the city.
VI. - E4	The area is designated the major commercial corridor in this neighborhood in a district which demonstrates market support for such projects.
VI. -SAA28	This project will remediate multiple unoccupied properties.

# Exhibit C

## Overall Site Map



**Exhibit C**  
**Rendering of Apartments**

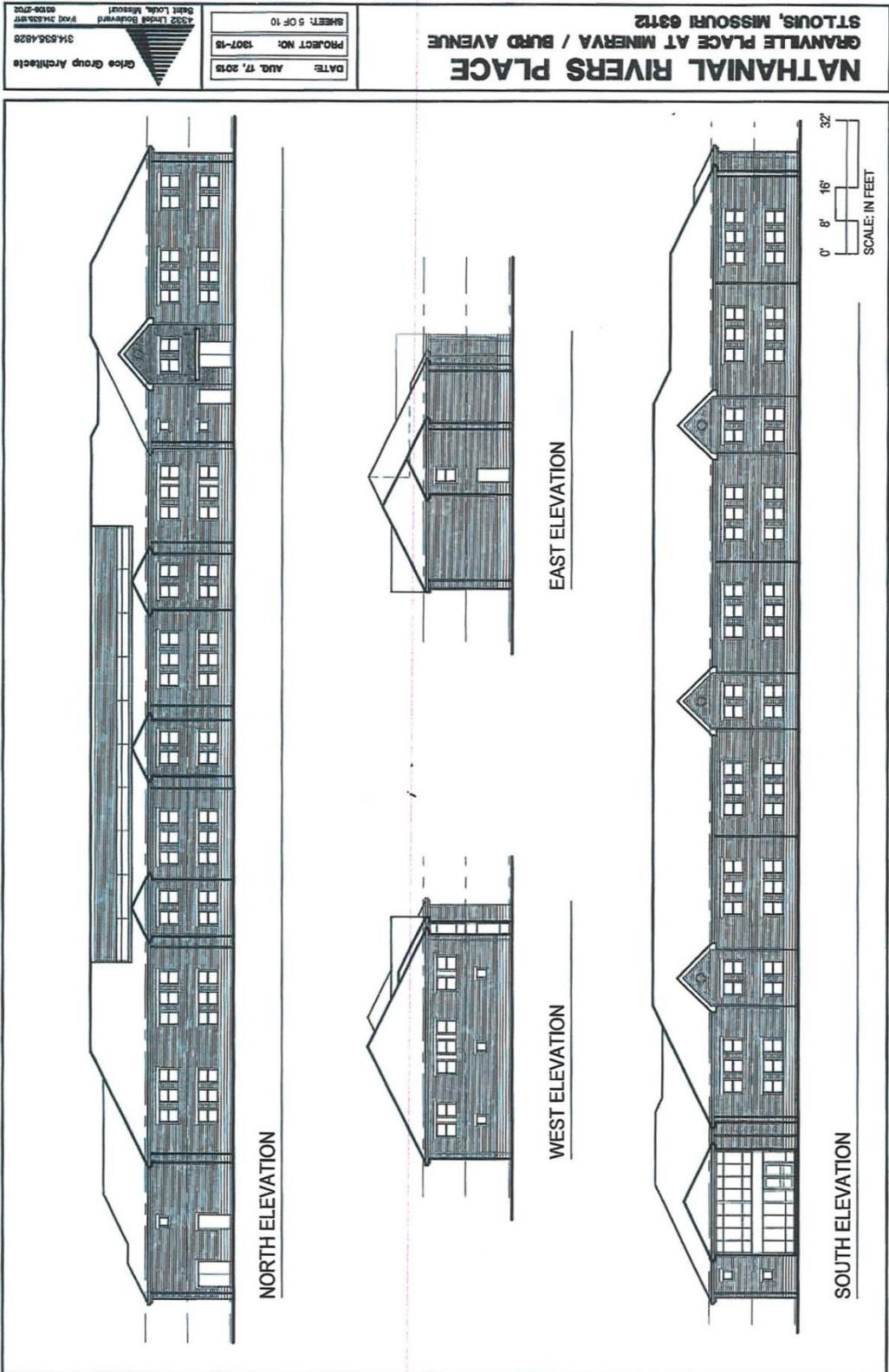


 Grice Group Architects  
314.535.4828  
Fax 314.635.8217  
6060-2102  
4832 Litchell Boulevard  
Saint Louis, Missouri

**NATHANIEL RIVERS PLACE APARTMENTS**

# Exhibit C

## Elevations of Apartments

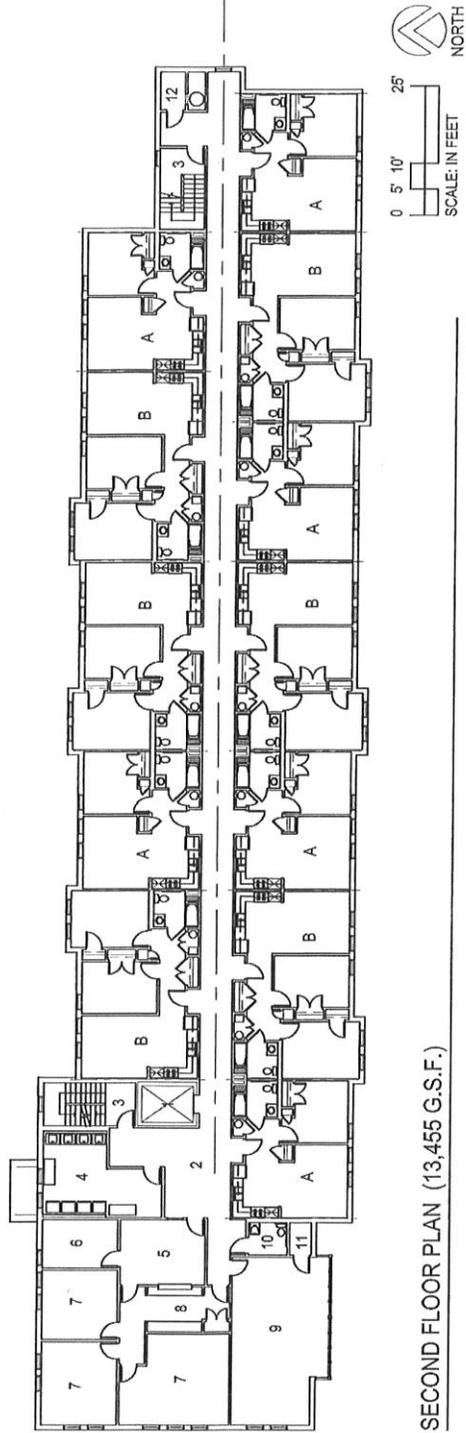


# Exhibit C

## Floor Plan of Apartments

4332 Lindbergh Boulevard Saint Louis, Missouri 314.535.4128 63108-2702 Grlco Group Architects	SHEET: 4 OF 10 PROJECT NO: 1307-15 DATE: AUG. 17, 2015	<b>NATHANIAL RIVERS PLACE</b> <b>GRANVILLE PLACE AT MINERVA / BURD AVENUE</b> <b>ST. LOUIS, MISSOURI 63112</b>
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- KEY**
- 1 ELEVATOR
  - 2 LOBBY
  - 3 STAIR
  - 4 LAUNDRY ROOM
  - 5 WAITING ROOM
  - 6 SMALL CONFERENCE
  - 7 OFFICE
  - 8 RECEPTION
  - 9 CONFERENCE RM / ACTIVITY
  - 10 ADA RESTROOM
  - 11 STORAGE
  - 12 TRASH ROOM



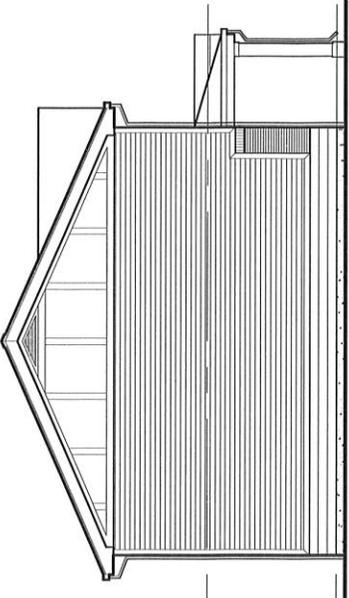
**SECOND FLOOR PLAN (13,455 G.S.F.)**

# Exhibit C

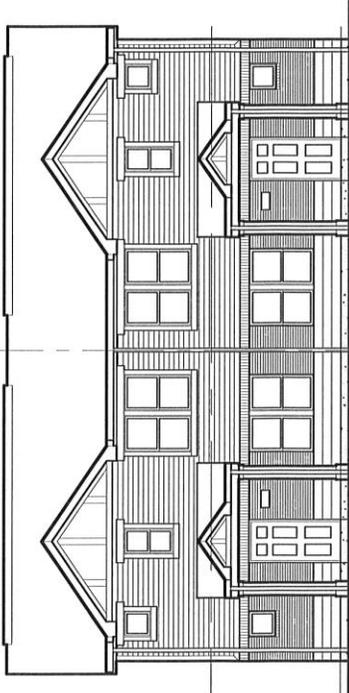
## Elevations of Duplexes

<p style="text-align: right;">Grice Group Architects 314.535.4828 FAX 314.535.877</p> <p style="text-align: right;">4332 Lindal Boulevard Saint Louis, Missouri 63108-2702</p>	<p>DATE: AUG. 17, 2015</p> <p>PROJECT NO: 1307-15</p> <p>SHEET: 10 OF 10</p>	<p style="text-align: center;"><b>NATHANIAL RIVERS PLACE</b>  <b>GRANVILLE PLACE AT MINERVA / BURD AVENUE</b>  <b>ST. LOUIS, MISSOURI 63112</b></p>
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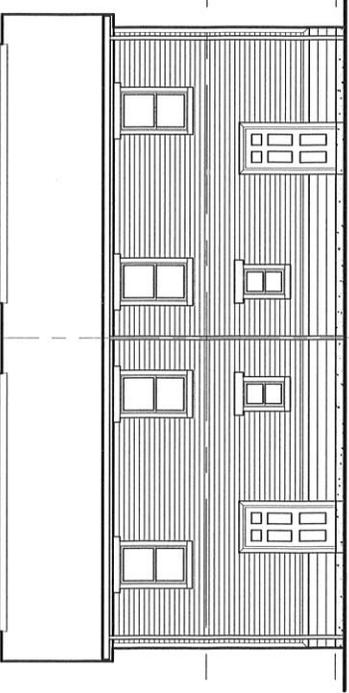
EAST ELEVATION



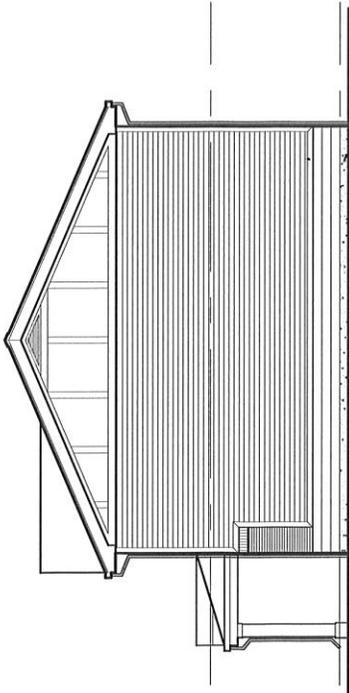
NORTH ELEVATION

0' 1" 5' 10' 15'

SCALE: IN FEET



SOUTH ELEVATION



WEST ELEVATION

## Exhibit D



Jeffrey L. Boyd  
Alderman 22<sup>nd</sup> Ward

August 27, 2015

**BOARD OF ALDERMEN**  
CITY OF SAINT LOUIS  
MISSOURI

COMMITTEES

• Neighborhood Development (Chairman)

• Health & Human Services

Mr. Dale Ruthsatz  
Director of Commercial Development  
St Louis Development Corp.  
1520 Market, Suite 2000  
St. Louis, MO 63102

*RE: Redevelopment Plan for Nathaniel Rivers Place Apartments*

Dear Dale,

I am writing to offer my support to the Redevelopment Plan proposed by Tim Person & Associates that encompasses much of the 1300 block of Granville, as well as the 5500 block of Minerva in the 22<sup>nd</sup> Ward for the development of approximately 32 affordable rental housing units to be known as Nathaniel Rivers Place Apartments. The plan will provide much needed new accessible and affordable housing for the current and future residents of the 22<sup>nd</sup> Ward for years to come while putting to productive use nearly a City block of vacant residential parcels in an otherwise well-situated area of the Ward, near other well maintained owner occupied properties as well as needed community amenities and services. The plan also adds needed new housing units for those St. Louisans' most in need of accessible, affordable housing, consistent with the City's Consolidated Planning objectives seeking to reduce barriers to house access to often experienced by very low-income households affected by disabilities.

I also support Nathaniel Rivers intent to pursue 15-year tax abatement in connection with its redevelopment plan as it will allow the developer to make a greater investment in the construction of the proposed housing, as well as its maintenance once in service.

In addition I am supportive of the possible condemnation of 1375 Granville, the only residential parcel within the development area that is not LRA owned, though it is maintained by LRA, in the event the owner of record continues to be uncontactable and in arrears in property tax payments, despite the developer's good faith efforts to locate him and purchase the property through a voluntary market-rate transaction.

## Exhibit E

### Photos of Nathaniel Rivers Place Area Aerial Photograph of Vicinity



## Exhibit E

### Photos of Nathaniel Rivers Place Area West Side of Granville Place – Proposed Apartment Site



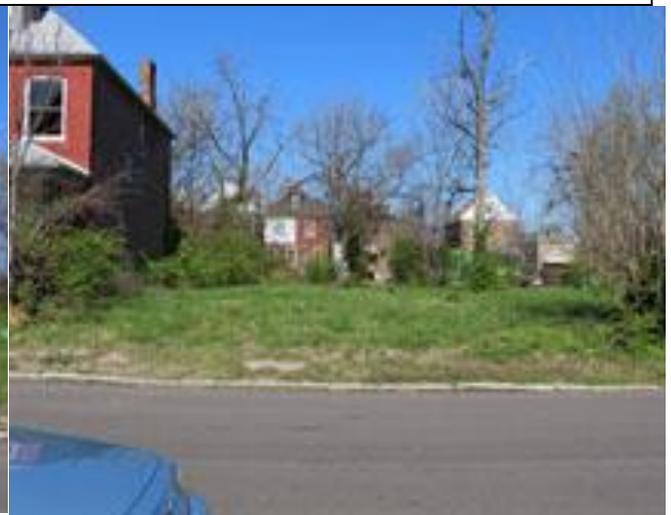
**1) 1300 block Granville (Chapter 99 Area)**  
View north from Minerva Ave.  
**C.B. 3807.07 & 3807.08**



**2) 1355-63 Granville (Chapter 99 Area)**  
Vacant LRA lots near Minerva (Apart. Site)  
**C.B. 3807.07**



**3) 1365 Granville (Chapter 99 Area)**  
Vacant LRA building (Apartment Site)  
**C.B. 3807.07**



**4) 1369-73 Granville (Chapter 99 Area)**  
Vacant LRA lots (Apartment Site)  
**C.B. 3807.07**

## Exhibit E

### Photos of Nathaniel Rivers Place Area West Side of Granville Place



**5) 1375-85 Granville (Ch 99 Area - Apt. Site)**  
Vacant lots (1375-Buliox & 1377-85 LRA)  
**C.B. 3807.07**



**6) 1389-91 Granville (north of Ch. 99 Area)**  
Residences at 1389 & 1391 Granville  
**C.B. 3807.07**



**7) 1393-95 Granville (north of Ch. 99 Area)**  
Vacant lots (private & LRA)  
**C.B. 3807.07**



**8) 1397-99 Granville (north of Ch. 99 Area)**  
Vacant LRA residence at 1397 and LRA lot.  
**C.B. 3807.07**

## Exhibit E

### Photos of Nathaniel Rivers Place Area East Side of Granville Place – Proposed Duplex Site

	
<p><b>9) 1394-96 Granville (north of Ch. 99 Area)</b> Vacant private lots at corner of Ridge Ave. <b>C.B. 3807.08</b></p>	<p><b>10) 1382-92 Granville (Chapter 99 Area)</b> Vacant LRA lots (Duplex Site) <b>C.B. 3807.08</b></p>
	
<p><b>11) 1374-80 Granville (Chapter 99 Area)</b> Vacant LRA Lots (Duplex Site) <b>C.B. 3807.08</b></p>	<p><b>12) 1366-70 Granville (Ch. 99 Area - left)</b> Vacant LRA building-left &amp; 2 private residences <b>C.B. 3807.08</b></p>

## Exhibit E

### Photos of Nathaniel Rivers Place Area East Side of Granville Place



**13) 1362-66 Granville (south & east of Ch. 99 Area)**  
Private lots are side-yards to adjacent residences  
**C.B. 3807.08**



**14) 1358 Granville (south & east of Ch. 99 Area)**  
Private Residence at corner of Minerva Ave.  
**C.B. 3807.08**



**15) 1300 block Granville (Ch. 99 Area - left)**  
View north from Minerva Ave.  
**C.B. 3807.07 & 3807.08**



**16) View west from Granville & Minerva**  
Monsanto Family YMCA on left.  
**C.B. 3807.07 & 3807.08**