



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

FRANCIS G. SLAY, Mayor

File No. PDA-052-16-RDM

To: City of St. Louis Planning Commission

From: Don Roe, Director

Subject: Chapter 99 Blighting Study and Redevelopment Plan
(1600-1742 Washington Ave. Redevelopment Area)
LCRA Plan #2091

Date: April 29, 2016

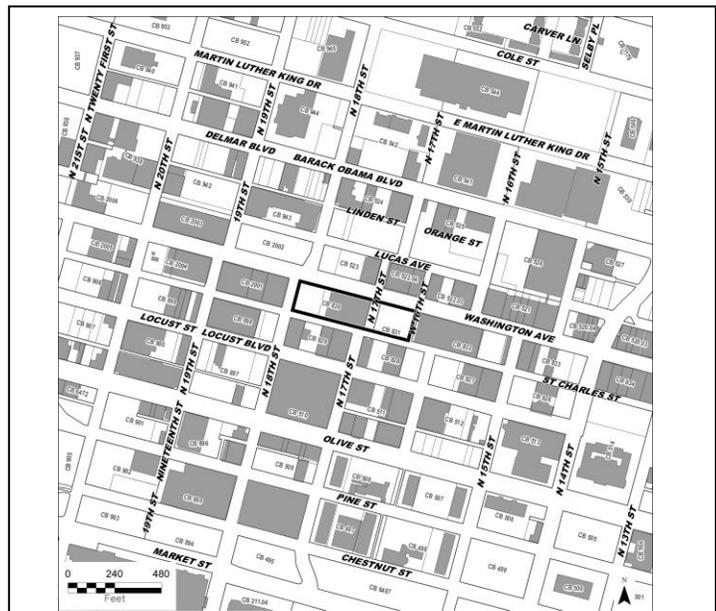
Summary

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

Site: Approximately 2.19-acre area -- consisting of 2 entire city blocks (with a total of 3 parcels) and a 1-block section of N. 17th St. -- bounded by Washington Ave., W. 16th St., St. Charles St. and N. 18th St. in the Downtown West neighborhood.

Existing Uses: 1 vacant, 9-story commercial building (the former headquarters of CPI Corp.), 2 parking lots and 1 right-of-way.

Proposal: A \$50 million, mixed-use redevelopment project, consisting of the renovation of the commercial building for 168 rental housing units and a ground-floor pre-school, as well as approximately 200 off-street parking spaces and the vacation of a 1-block section of N. 17th St.



Prospective Developer: Monogram Building LLC, a Kansas City-based firm.

Eminent Domain: Does not provide for eminent domain.

Support Letters: Submitted by Alderwomen Tammika Hubbard (5th Ward) and Marlene E. Davis (19th Ward).

Recommended Action

That the Planning Commission finds the Chapter 99 Blighting Study and Redevelopment Plan for the 1600-1742 Washington Ave. 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 1600-1742 Washington Ave. Redevelopment Area consists of two entire city blocks and a one-block section of N. 17th St. in the Downtown West neighborhood. The approximately 2.19-acre site includes three parcels and is bounded by Washington Ave., W. 16th St., St. Charles St. and N. 18th St. The site is also located in the Washington Avenue Historic District, which is listed on the National Register of Historic Places. The attached LCRA Fact Sheet summarizes this proposed Chapter 99 Blighting Study and Redevelopment Plan. (See Exhibit “A”.)
- The existing uses are a vacant, nine-story commercial building, two parking lots and a one-block section of the N. 17th St. right-of-way. The commercial building was the former headquarters of CPI Corp., a portrait studio operator. The building (1706 Washington Ave.) is ornate -- with a mix of a terra cotta, brick and stone exterior. The parking lot east of the building (1600 Washington Ave.) is a commercial pay lot available to the general public. The parking lot west of the building (1726-42 Washington Ave.) apparently is no longer used. Photos of the Redevelopment Area are included in Exhibit “E”.
- Based on PDA staff’s visual survey, the Redevelopment Area is in fair condition. Although the building’s exterior appears to be in relatively good condition, long-term vacancy may cause undetected problems and deferred maintenance. The two parking lots also appear to be in relatively good condition. However, the entire Redevelopment Area is an economically under-utilized site. The Redevelopment Area is in fair condition, according to the Redevelopment Plan. (A copy of the complete Redevelopment Plan, which was prepared by St. Louis Development Corporation (SLDC) staff, is attached as Exhibit “B”.) The Redevelopment Plan’s Blighting Report includes the following comments:
 - “The property is an empty building. Portions of it are subject to illegal dumping, rat infestation, and use by transients.”
- The Redevelopment Area’s adjacent properties primarily include high-density mixed-use buildings and residential buildings (many of which were recently converted from industrial or warehouse uses) and surface parking lots. Examples include King Bee Lofts, 1709 Washington Ave.; The Ventana Lofts, 1635 Washington Ave.; University Lofts, 1627 Washington Ave.; The Ely Walker Lofts, 1520 Washington Ave.; and Printers Lofts, 1611 and 1627 Locust St. -- all of which are in buildings of at least seven stories. Traffic circulation patterns in the immediate area are irregular and somewhat confusing, as there is a lack of through north-south streets, and some of the streets are narrow and/or one-way. Photos of adjacent properties are included in Exhibit “E”.
- The Redevelopment Plan proposes a \$50 million, mixed-use redevelopment project. The project consists of the renovation of the commercial building for 168 rental housing units and a ground-floor pre-school. The project also includes approximately 200 off-street parking spaces (some of which would be included in the building’s basement) and the vacation of a one-block section of N. 17th St. (The proposed street vacation is undergoing a separate review and approval process.) The building’s roof would include amenities such as a pool, basketball court and lounge. The western parking lot would include a playground and surface parking lot for the pre-school. The eastern parking lot would include a surface parking lot for the building’s residents. The proposed vacation of N. 17th St. would include some green space, a dog park and an entrance to the building. A preliminary site plan showing two earlier options is attached as Exhibit “C”. Please note that a revised site plan will be presented at the May 4 Planning Commission meeting.
- The prospective developer is Monogram Building LLC, a Kansas City-based firm. The firm owns all of the parcels in the Redevelopment Area.

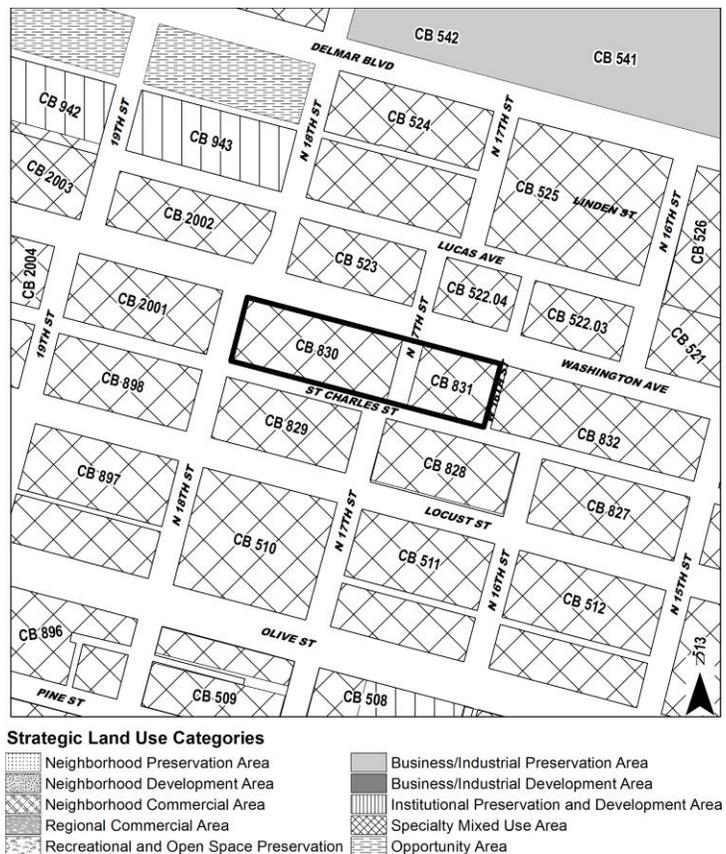
- The Redevelopment Plan’s Sustainability Impact Statement reports that this development project will meet 32 objectives of the Sustainability Plan.
- The Redevelopment Plan does not provide for the use of eminent domain. It does provide for the use of 10-year tax abatement.
- The Redevelopment Plan is supported by Alderwomen Tammika Hubbard (5th Ward) and Marlene E. Davis (19th Ward). (Their support letters are included in Exhibit “D”).

2.0 Comments

The City’s Strategic Land Use Plan designates the entire Redevelopment Area -- as well as most of the adjacent area -- as a Specialty Mixed Use Area (SMUA).

The SMUA Strategic Land Use Category is defined as: *“Areas like Downtown St. Louis where it is intended that a unique mix of uses be preserved and developed.”*

The proposed \$50 million mixed-use development project -- consisting of the renovation of the commercial building for 168 rental housing units and a ground-floor pre-school, as well as approximately 200 off-street parking spaces and the vacation of a one-block section of N. 17th St. -- matches the intent of the SMUA Special Use Category, which states that “a unique mix of uses be preserved and developed”. The conversion of a vacant structure into an apartment building with a variety of amenities for its residents, a ground-floor pre-school, and parking spaces in the basement meets the criteria for a SMUA Strategic Land Use Category. Thus, the proposed Redevelopment Plan is in conformity with the Neighborhood Preservation Area.



2.1 Public Input

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

2.2 Previous Commission Action

None.

2.3 Requested Action

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

Requested Recommendation

That the Planning Commission finds the Chapter 99 Blighting Study and Redevelopment Plan for the 1600-1742 Washington Ave. 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 1600-1742 Washington Ave. 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: 1600-1742 Washington Ave.

Alderman: Tammika Hubbard and Marlene Davis

Ward: 5th and 19th

Neighborhood: Downtown West

Prospective Developer: Monogram Building LLC (Michael Knight)

Property Is: occupied unoccupied

Eminent Domain: was requested was not requested

Current Assessed Value of Property: \$1,604,100

Other Comments: The project consists of the renovation of a commercial property known as the Monogram Building in the Downtown West neighborhood. The prospective redeveloper purchased the property for \$6.7 million and plans on renovating the building for the approximate cost of \$50 million. The mixed-use building will contain a pre-school on the first floor and 168 residential units, 200 onsite parking spaces and various amenities. The redeveloper plans to utilize private funds and historic tax credits for this project. Alderwoman Hubbard and Alderwoman Davis wish to support this project with 10-year tax abatement. Ten year tax abatement has been authorized for such projects in the Downtown West Neighborhood.

EXHIBIT B

ATTACHMENT "B"

Form: 4/25/16

BLIGHTING STUDY AND REDEVELOPMENT PLAN

FOR THE

1600-1742 WASHINGTON AVE. REDEVELOPMENT AREA

PROJECT# 2091

MARCH 29, 2016

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY

OF THE CITY OF ST. LOUIS

MAYOR

FRANCIS G. SLAY

**BLIGHTING STUDY AND REDEVELOPMENT PLAN FOR
1600-1742 WASHINGTON AVE. 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..... | 1 |
| 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..... | 2 |
| 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..... | 8 |
| 1. LAND USE..... | 8 |
| 2. CONSTRUCTION AND OPERATIONS..... | 8 |
| 3. LAWS AND REGULATIONS..... | 8 |
| 4. ENFORCEMENT..... | 9 |
| H. MODIFICATIONS OF THIS PLAN..... | 9 |
| I. DURATION OF REGULATION AND CONTROLS..... | 9 |
| 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
- "G" SUSTAINABILITY REPORT

A. EXISTING CONDITIONS AND FINDINGS OF BLIGHT

1. DELINEATION OF BOUNDARIES

The 1600-1742 Washington Ave. Redevelopment Area ("Area") encompasses three parcels in an area approximating a total of 2.00 acres in the Downtown West Neighborhood of the City of St. Louis ("City") and is bounded by Washington Ave., W. 16th St., St. Charles St. and N. 18th St.

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

2. GENERAL CONDITION OF THE AREA

The Area comprises all of City Block 830.00 and 831.00. The Area is in fair 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 5.5% unemployment rate for the City for the month of February, 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, commercial building.

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 commercial and residential purposes.

Residential density for the surrounding neighborhoods is approximately 5.35 persons per acre.

5. CURRENT ZONING

The Area is currently zoned "I" Central Business 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 and commercial 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 and commercial uses permitted in zones designated "I" Central Business 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 Specialty Mixed-Use Area (SMUA).

3. PROPOSED ZONING

The proposed zoning for the Area is "I" Central Business 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.

5. PROPOSED EMPLOYMENT FOR THE AREA

There are approximately fifty-five (55) 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, including the vacation of 17th St., 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

a. Urban Design Objectives

The property in the Area shall be redeveloped such that it is an attractive commercial 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 in accordance with the Washington Ave. Loft District Standards amended July 23, 2003 by Ordinance # 65965.

c. Landscaping and Sidewalk Maintenance

The Area shall be well-landscaped in accordance with the Washington Ave. Loft District Standards amended July 23, 2003 by Ordinance # 65965.

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 agreements between the LCRA and the Redeveloper(s), and the Washington Ave. Loft District Standards amended July 23, 2003 by Ordinance # 65965.

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 not acquire any property in the Area by the exercise of eminent domain.

3. PROPERTY DISPOSITION

If the LCRA acquires property in the Area, it may sell or lease the property to Redeveloper(s) who shall agree to redevelop such property in accordance with this

Plan and the Agreement between such Redeveloper(s) and the LCRA. Any property acquired by the LCRA and sold to Redeveloper(s) will be sold at not less than its fair value, taking into account and giving consideration to those factors enumerated in Section 99.450, RSMo. as amended, for uses in accordance with this Plan.

4. RELOCATION ASSISTANCE

The property within the Area is currently unoccupied. If it should become occupied all eligible occupants displaced as a result of the implementation of this Plan shall be given relocation assistance in accordance with all applicable federal, state and local laws, ordinances, regulations and policies.

E. COOPERATION OF THE CITY

The City and its Board of Aldermen, by enacting an ordinance approving this Plan, pledges the cooperation of the City to enable the project to be carried out in a timely manner and in accordance with this Plan.

F. TAX ABATEMENT

Redeveloper(s) may seek up to ten (10) year real estate tax abatement pursuant to Sections 99.700 - 99.715, RSMo, as amended, upon application as provided therein. Such real estate tax abatement shall not include taxes collected for any Special Business District, Neighborhood Improvement District, Commercial Improvement District, or any other similar local taxing district created in accordance with Missouri law, whether now existing or later created.

In lieu of the ten (10) year abatement outlined above, any Redeveloper(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.

EXHIBIT "A"

**1600-1742 WASHINGTON AVE. AREA
LEGAL DESCRIPTION**

**PARCEL #1
C.B. 830 WASHINGTON AVE
116 FT 3 ¼ IN / 116 FT 7 ½ IN X 150 FT
ROBBINS ADDN
LOT 9 TO 12**

PARCEL # 0830-00-0010

**PARCEL #2
C.B. 830 WASHINGTON AVE
256 FT 10 1/2 IN X 150 FT
ROBBINS ADDN
BLOCK 2 LOT 1 THRU 8**

PARCEL # 0830-00-0020

**PARCEL #3
C.B. 831 WASHINGTON AVE
182 FT 4 ¾ IN X 150 FT
SOLAMONS ADDN
WHOLE BLOCK**

PARCEL # 0831-00-0010

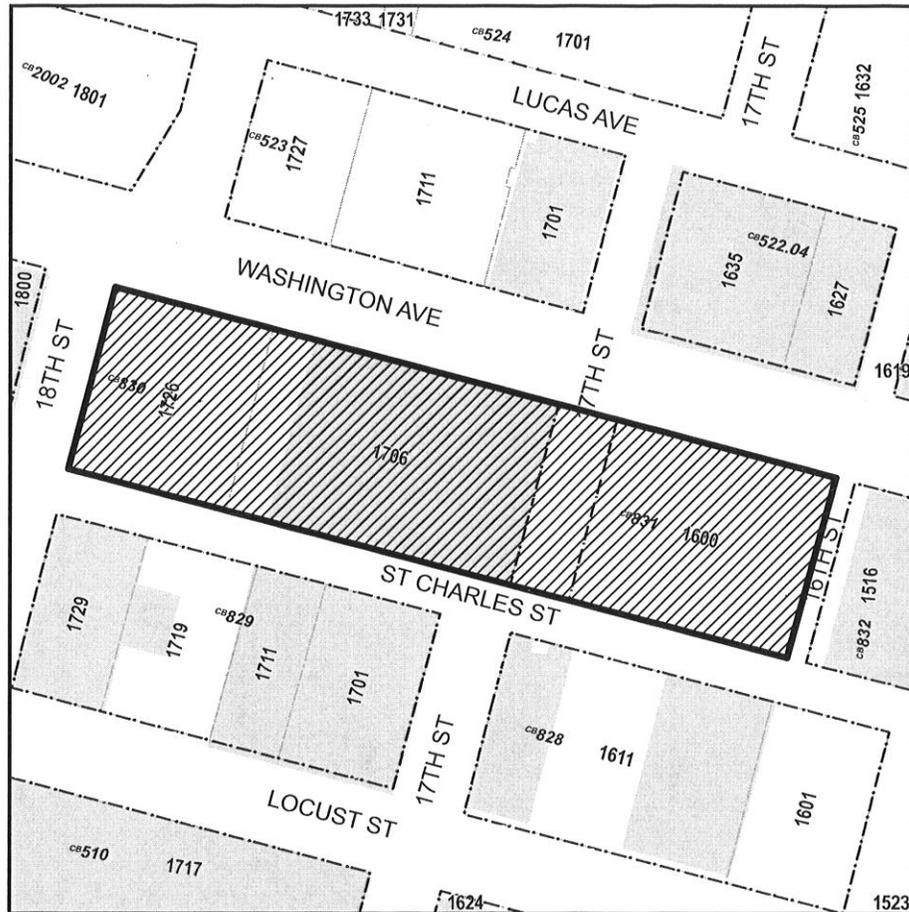
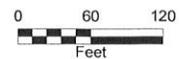


Exhibit B
Project Area Plan
 1600-1742 Washington Av



Existing Uses Map

-  Existing, Vacant Mixed-Uses (SLUP = SMUA)
-  Project Area Boundary
-  Buildings
-  City Block Number

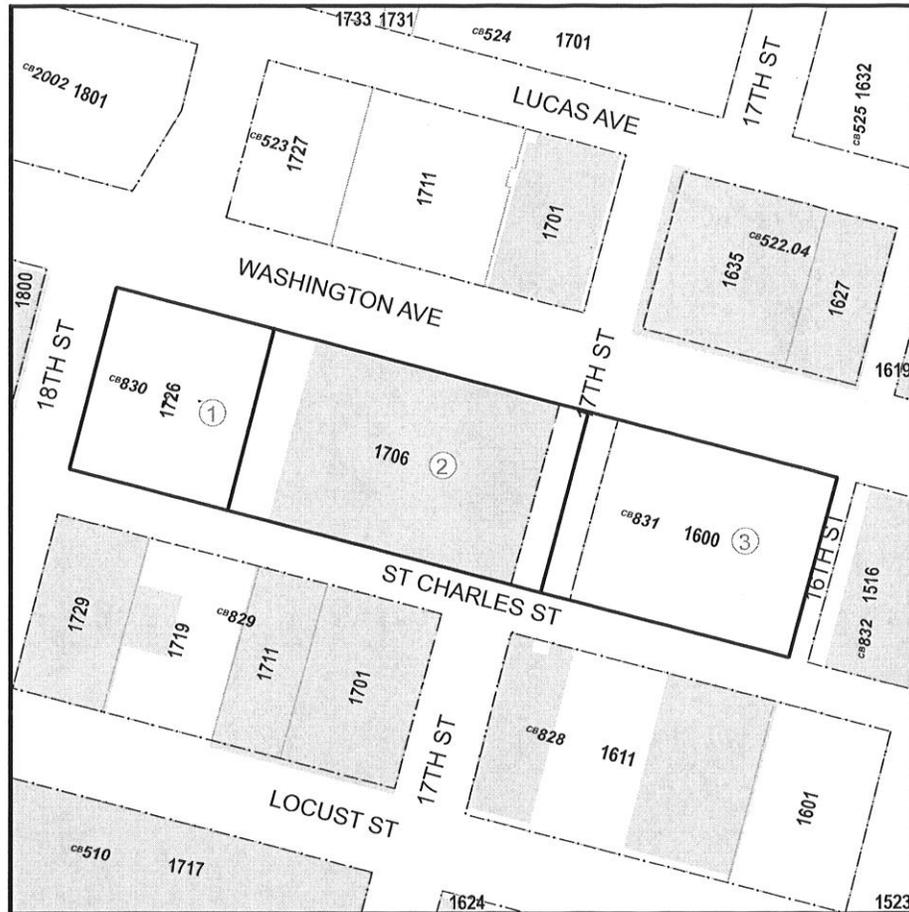
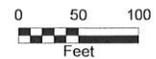


Exhibit D
Project Area Plan
 1600-1742 Washington Av

Property Acquisition Map

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

- 1 - 1726-42 Washington Ave.
- 2 - 1706 Washington Ave.
- 3 - 1600 Washington Ave.



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.

The subject property is _____ is not detrimental because of dilapidation, deterioration, age or obsolescence. If answer is yes, explain: _____ The property is an empty building. Portions of it are subject to illegal dumping, rat infestation, and use by transients.

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 property is an empty building. Portions of it 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 |
|---|--|------------|-------------------|
| I. URBAN CHARACTER, VITALITY AND ECOLOGY | | | |
| A1 | Reinforce the City's Central Corridor as the dynamic "heart" of the region | X | |
| A3 | Develop designated areas via incentives for "green" and technical industries | | X |
| A4 | Increase riverfront development and provide safe public access and associated recreational activity | | X |
| A5 | Provide development incentives to encourage transit-oriented development | X | |
| | | | |
| B1 | Prioritize infill development to develop thriving compact communities/vibrant mixed-use main streets | X | |
| 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 | |
| II. ARTS, CULTURE AND INNOVATION | | | |
| A4 | Encourage the development of affordable artist housing, studios and ventures | | X |
| A5 | Diversify the City's range of arts, creative and innovative industries | | X |
| 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 |
| III. EMPOWERMENT, DIVERSITY AND EQUITY | | | |
| E4 | Expand the capacity to create additional affordable housing units | | X |
| E5 | Create pathways for qualified low-income families to become homeowners | | X |
| 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 | |
| IV. HEALTH, WELL-BEING AND SAFETY | | | |
| A5 | Plan and design buildings, spaces and environments for safety | X | |
| B5 | Reduce exposure of lead-paint poisoning | X | |
| C1 | Eliminate food deserts and improve access to fresh produce | | X |
| C3 | Support urban agriculture opportunities in the City | | X |
| SAA14 | End chronic Homelessness | | X |
| D4 | Design buildings to encourage physical activity | X | |
| V. INFRASTRUCTURE, FACILITIES AND TRANSPORTATION | | | |
| A1 | Advance the City as a transportation hub | X | |
| A2 | Encourage transit oriented development | | X |

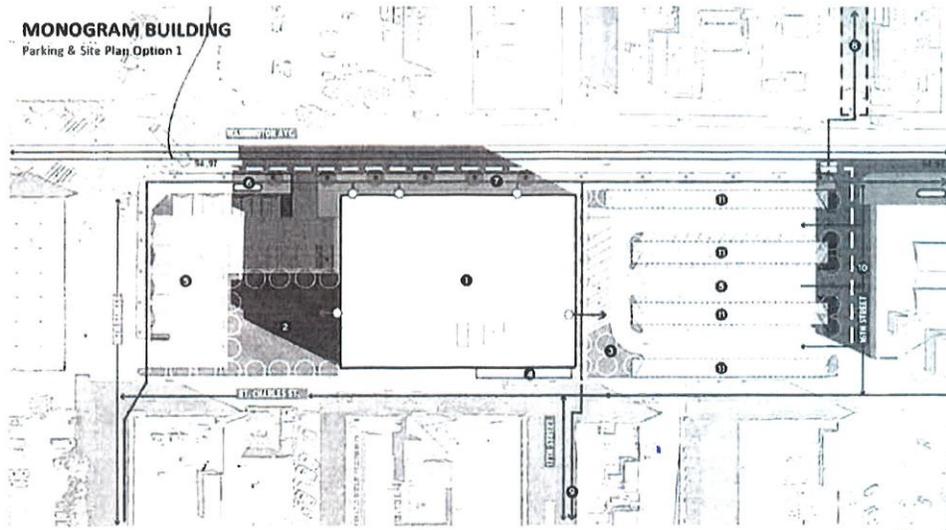
| | | | |
|---|---|---|---|
| SAA18 | Increase bike racks by 150% | | X |
| E3 | Use pilot projects to explore ways to achieve net zero storm water discharge | | X |
| G2 | Strive for the highest levels of energy efficiency and maximize clean energy in buildings | X | |
| G3 | Ensure building and site 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 | |
| VI. PROSPERITY, OPPORTUNITY AND EMPLOYMENT | | | |
| 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. - A1 | The project is in the City's Central Corridor |
| I. - B1 | The project utilizes a vacant, blighted building to build a thriving school and residence. |
| I. - C5 | The project intends to utilize funds from a transportation development district to revitalize public walkways and road access around the site. |
| I. - D7 | The project will maintain or plant new street trees around the development. |
| I. - F1 | The project preserves and reuses a building as a means of achieving sustainability. |
| I. - F2 | The project integrates historic preservation. |
| I. - F4 | The project will protect a large, historic property. |
| I. - F5 | The project will promote redevelopment of historic commercial properties. |
| I. - H4 | The project will be remediated with EPA guidelines implemented. |
| I. - J5 | The project will increase the effectiveness of this major commercial corridor by renovating a large building in its core. |
| I. - J8 | The project incorporates sustainability as outlined in this summary. |
| II. - E1 | The project will preserve the unique and distinctive façade of the historic Monogram building to build City and neighborhood identity. |
| 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 occupants. |
| IV. - D4 | The building will be located in a very walkable neighborhood near public transportation. |
| V. - A1 | The project is on a major bus line route in a very walkable neighborhood with many amenities and attractions. |
| V. - SAA18 | The project will have bike racks exterior to the building. |
| V. - G4 | Toilets and other water fixtures will comply with current code restrictions on water flow and efficiency. |
| V. - G6 | Interior spaces will be properly ventilated with appropriate air exchanges to meet or exceed comfortable living standards. |
| VI. -SSA26 | This document constitutes the sustainability impact statement for the proposed development. |
| VI. - D1 | The project is located on a major bus node. |
| VI. - D5 | Based on the scale, amenities, potential entry level job opportunities and location of this property, the project will be easily marketed to recent college graduates. |
| 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 prepare and redevelop a long vacant property. |

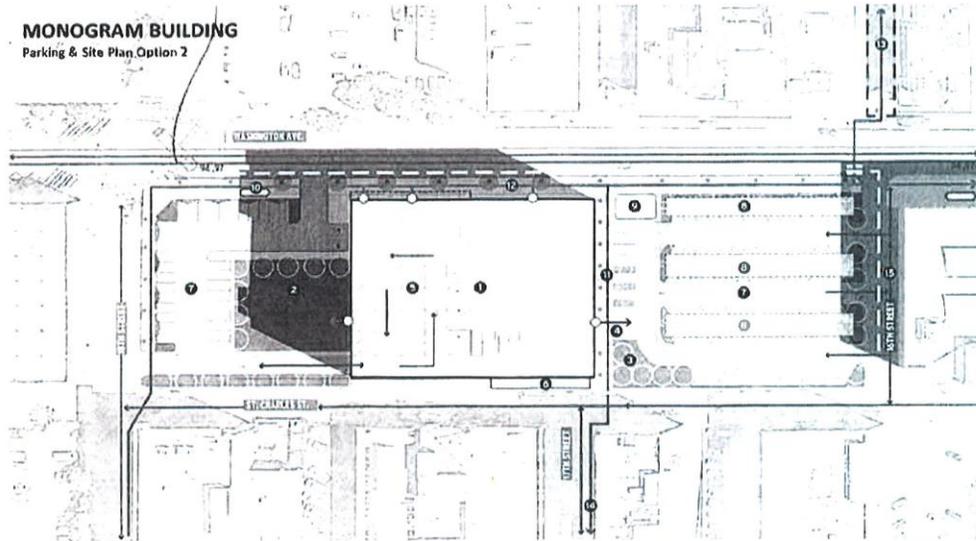
EXHIBIT C

MONOGRAM BUILDING Parking & Site Plan Option 1



- 1. BUILDING
- 2. PLAYGROUND
- 3. DOG PARK
- 4. LOADING DOCK
- 5. PARKING LOT
- 6. TRANSIT STOP
- 7. STREETSCAPE IMPROVEMENT
- 8. TO THE CITY MUSEUM
- 9. TO THE CITY PARK
- 10. ROAD RECONFIGURATION
- 11. PARKING CANOPY

MONOGRAM BUILDING Parking & Site Plan Option 2



- 1. BUILDING
- 2. PLAYGROUND
- 3. DOG PARK
- 4. ENTRY PATH
- 5. PARKING GARAGE
- 6. LOADING DOCK
- 7. PARKING LOT
- 8. PARKING CANOPY
- 9. ROCKY PLAZA & BIKE RACKS
- 10. TRANSIT STOP
- 11. ENTRYWAY IMPROVEMENT
- 12. STREETSCAPE IMPROVEMENT
- 13. TO THE CITY MUSEUM
- 14. TO THE CITY PARK
- 15. ROAD RECONFIGURATION

EXHIBIT D

ALDERWOMAN TAMMIKA HUBBARD
CITY OF SAINT LOUIS, MISSOURI
FIFTH WARD



March 16, 2016

Dale Ruthsatz, Commercial Development
St. Louis Development Corporation
1520 Market Street, Ste 2000
St. Louis, Missouri 63103

**Re: Ten (10) Year Tax Abatement
1600 & 1706 Washington
Monogram Building, LLC**

Dear Mr. Ruthsatz:

I am in support of tax abatement application request for the above reference address and would like to provide ten (10) years as an incentive. Therefore, I am requesting that you initiate procedures to provide this benefit.

Thank you for your assistance in this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads 'Tammika Hubbard'.

Tammika Hubbard
Alderwoman, 5th Ward

TH/myk





Marlene E. Davis
Aldерwoman, 19th Ward

BOARD OF ALDERMEN
CITY OF SAINT LOUIS
MISSOURI

COMMITTEES

- Engrossment Rules, Resolutions & Credentials - Chairman
- Housing, Urban Development & Zoning
- Personnel & Administration
- Legislation
- Convention, Tourism, Arts & Humanities

March 16, 2016

Mr. Dale Ruthsatz
Director of Commercial Development
St. Louis Development Corporation
1520 Market Street, Suite 2000
St. Louis, Missouri 63103

**Re: 10 Year Tax Abatement for 1600 & 1706 Washington
Monogram Building, LLC**

Dear Mr. Ruthsatz:

Please accept this letter as evidence of my support of the request for 10 year tax abatement for 1600 & 1706 Washington.

Should you have any questions please contact me at 622-3287.

Thank you.

Sincerely,

Marlene E. Davis

Marlene E. Davis
Aldерwoman, 19th Ward



Exhibit "E"

Photos of
1600-1742 Washington Ave. Redevelopment Area



**1) Redevelopment Area
Entire Redevelopment Area
(Looking southeastward)**



**2) Redevelopment Area
Vacant commercial building, 1706 Washington
Ave.
(Looking southwestward)**



**3) Redevelopment Area
Vacant commercial building, 1706 Washington
Ave.
(Looking southeastward)**



**4) Redevelopment Area
Vacant commercial building, 1706 Washington
Ave.
(Looking northwestward)**

Exhibit "E"

Photos of
1600-1742 Washington Ave. Redevelopment Area



**5) Redevelopment Area
Parking lot, 1600 Washington Ave.
(Looking southward)**



**6) Redevelopment Area
N. 17th St. right-of-way
(Looking southward)**



**7) Redevelopment Area
Parking lot, 1726-42 Washington Ave.
(Looking southward)**



**8) Adjacent properties
Washington Ave. streetscape
(Looking eastward)**

Exhibit "E"

Photos of
1600-1742 Washington Ave. Redevelopment Area



**9) Adjacent properties
King Bee Lofts, 1709 Washington Ave.
(Looking northeastward)**



**10) Adjacent properties
The Ventana Lofts, 1635 Washington Ave., &
University Lofts, 1627 Washington Ave.
(Looking northward)**



**11) Adjacent properties
The Ely Walker Lofts, 1520 Washington Ave.
(Looking eastward)**



**12) Adjacent properties
Printers Lofts, 1611 & 1627 Locust St.
(Looking westward)**

Exhibit "E"

Photos of
1600-1742 Washington Ave. Redevelopment Area



**13) Adjacent properties
Vacant industrial building, 1701-09 Locust St.
(Looking southwestward)**



**14) Adjacent properties
Vacant industrial building, 1711-15 Locust St.
(Looking northeastward)**



**15) Adjacent properties
Samuel Aftergut Rehabilitation Center, 1727
Locust St.
(Looking southeastward)**



**16) Adjacent properties
St. Charles St. streetscape
(Looking eastward)**