
CORTEX WEST REDEVELOPMENT AREA BLIGHT ANALYSIS UPDATE

AUGUST 2015



August 17, 2015

To Whom It May Concern:

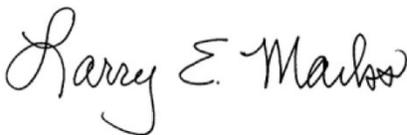
In July 2005 the Board of Aldermen of the City of St. Louis found the CORTEX West Redevelopment Area to be blighted resulting from a multitude of physical, and economic and social deficiencies including old buildings, obsolete development, inadequate or outmoded design, physical deterioration, and inability to pay reasonable taxes. This finding was reaffirmed in February of 2006 and October of 2010. This report, entitled “CORTEX West Redevelopment Area Blight Analysis Update” provides updated information regarding all properties in the Redevelopment Area.

Please be advised that, based upon the results of the above referenced study, the undersigned has determined that the Redevelopment Area described in the study continues to constitute a “blighted area” as such term is defined in the “Urban Redevelopment Corporations Law,” Chapter 353 of the Revised Statutes of Missouri, 2000, as amended.

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1.0 INTRODUCTION

Redevelopment Area

The CORTEX West Redevelopment Area (the Redevelopment Area) extends generally from Forest Park Avenue and Laclede Avenue on the north, to Vandeventer Avenue on the east, to I-64/US 40 on the south, to Taylor Avenue and Newstead Avenue on the west (*see CORTEX AND OTHER REDEVELOPMENT AREAS map*). In total, the Redevelopment Area incorporates all or portions of 16 City blocks and comprises a total of approximately 173 acres, including rights-of-way. The Area includes a total of 135 individual parcels, which contain 140 acres of land.

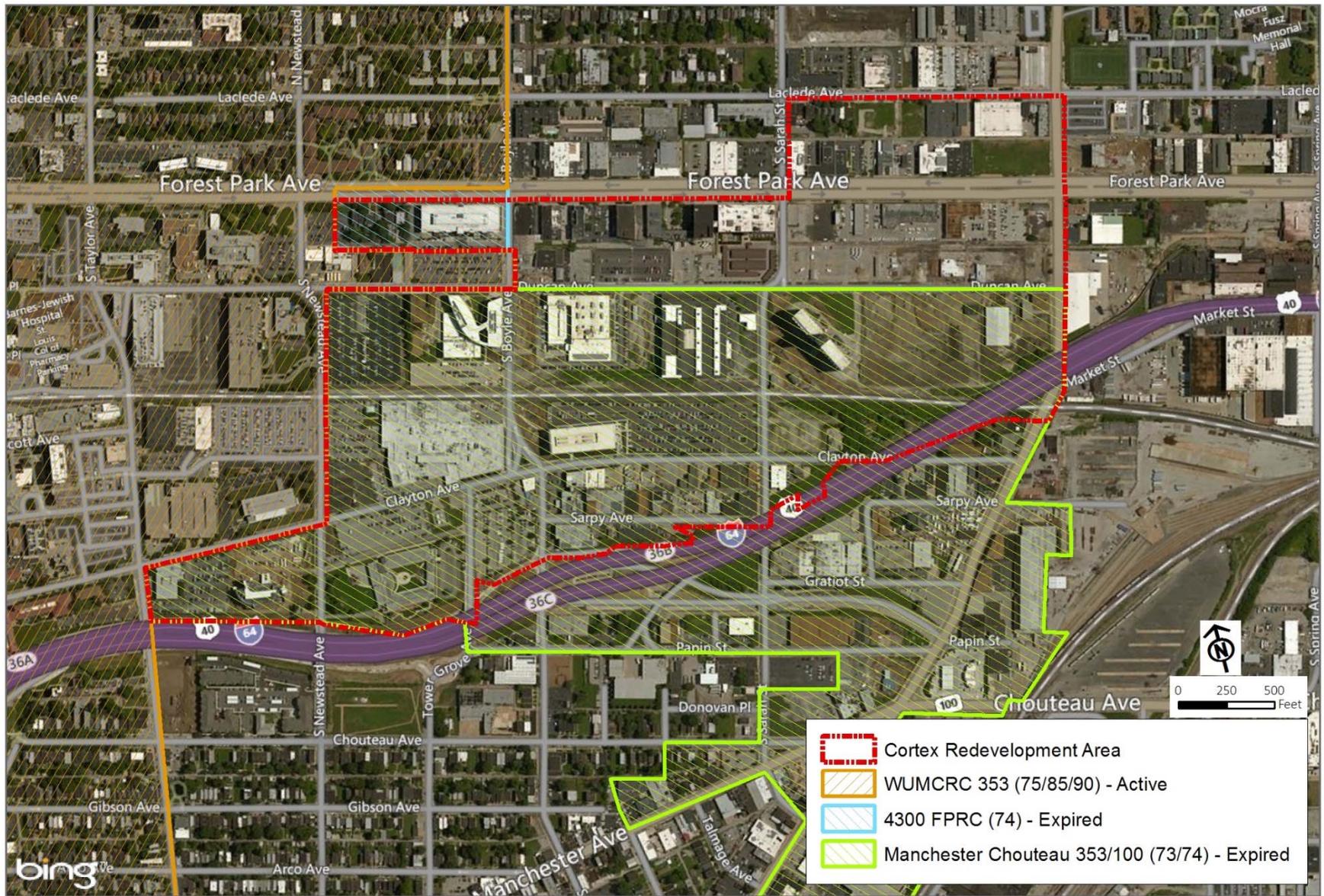
Study Purpose

The entire Redevelopment Area was found to be blighted in July of 2005 (Ordinance 66847) and reaffirmed in February of 2006 (Ordinance 66985) and October of 2010 (Ordinance 68754). Since that time there have been a number of buildings constructed and rehabilitated in the Area. The former Western Electric facility on Duncan Avenue has been converted into the @4240 incubator space, BJC @ The Commons and Shriners Children’s Hospital have come on-line on Clayton Avenue and IKEA is currently under construction at the intersection of Forest Park Avenue and Vandeventer Avenue. Despite these improvements, the Redevelopment Area continues to be blighted.

Therefore, this document updates those particular factors that continue to constitute and contribute to an overall, area-wide blighted condition, and do, in aggregate, justify a finding that the CORTEX West Redevelopment Area continues to be blighted under the provisions of the “Urban Redevelopment Corporations Law”, Chapter 353 RSMo, 2000, as amended, and the City of St. Louis Ordinance 49583, as amended.

Both Chapter 353 and the ordinances of the City of St. Louis define a “blighted area” as the portions of the City for which the legislative authority of that City shall determine that,

“by reason of age, obsolescence, inadequate or outmoded design or physical deterioration, have become economic and social liabilities, and that such conditions are conducive to ill health, transmission of disease, crime or inability to pay reasonable taxes.”



CORTEX AND OTHER REDEVELOPMENT AREAS

Cortex Redevelopment Area
St. Louis, Missouri



July 2015

Prior Redevelopment Efforts

It is important to note that, in addition to the 2005 and 2010 blight designations, the majority of the Redevelopment Area was found to be “blighted” under several previous development plans. The area to the south of Duncan Avenue was declared blighted (Ordinance 56388 – 1/2/73) as part of the planning effort that produced the 353 plan for the “Manchester Chouteau Redevelopment Area.” The same area was declared blighted (Ordinance 56687 – 3/8/74) as part of the planning effort for the Chapter 100 Manchester Chouteau Redevelopment Area). In addition, the Forest Park Avenue frontage between Boyle Avenue and Newstead Avenue was declared blighted (Ordinance 56759 – 6/13/74) as part of planning for the Chapter 353 “Forty-Three Hundred Forest Park Redevelopment Area.” Despite the former eligibility of these portions of the Redevelopment Area for application of state-enabled redevelopment powers, conditions persist in the Area that contribute to blight, including those evidencing extensive economic underutilization. The earlier intended and needed levels of reinvestment in new construction and rehabilitation did not occur and the Area continues to manifest an array blighted conditions. This picture of economic underperformance and lack of competitiveness prevails throughout the Redevelopment Area despite being strategically located within the City and region and adjacent to two of the largest concentrations of employment and capital investment within the City and region – the Washington University and BJC Medical Center and the Frost campus of Saint Louis University.

In addition, it is also important to note that virtually the entire 353 Redevelopment Area was found to be blighted according to Section 99.805(1) of the Missouri Revised Statutes, as amended (the “Act”) in February 2013 (Ordinance 69389) as part of the St. Louis Innovation District Redevelopment Plan.

Study Methodology

This study of the Redevelopment Area has been conducted and complies with the specific requirements of Sections 353.020 RSMo., and the City of St. Louis Ordinance 49583, as amended, relating to “Blighted Areas.” The Redevelopment Area includes all or portions of City Blocks 3904, 3917, 3918 W, 3919 W, 3953, 3959, 3960, 3961, 3962, 3963, 3966.13, 3967.13, 3968.13, 3971.13, 4586, and 4589 (see Appendix B for map of City blocks and parcels in Redevelopment Area). Fieldwork was performed during May and June 2015. Each parcel and building was inspected from the exterior and rated by Development Strategies’ personnel experienced in such evaluations. The occupancy of all buildings and land was also catalogued. In addition, a visual inspection was made of the condition of all streets, curbs, and sidewalks in the Redevelopment Area.

Real estate tax assessments 2010 and 2015 were obtained from records of the City of St. Louis Assessor's Office. This allowed aggregate tax assessments to be calculated for the Redevelopment Area and comparisons to be made where appropriate. Appendix C contains each parcel's tax assessment along with a compilation of factors describing relevant conditions and related data.

In addition, data regarding ownership, parcel size, building square feet, number of residential units, date of construction, and existing zoning were obtained from real estate information available from the City of St. Louis.

In order to update the blighted condition of the Redevelopment Area on an individual basis, the following approach was used. A physical condition survey was conducted for each property in the Redevelopment Area. The structural conditions of any building and the site conditions were documented, along with a photograph of each property (see separate *CORTEX West Redevelopment Area Blight Analysis Update Supplement* document).

Next, the criteria for blighting were tied to the definition of a blighted area found in Chapter 353 RSMo, 2000, as amended, and the City of St. Louis Ordinance 49583, as amended. Appendix D – Property Blighting Conditions, describes the approach to updating blighting.

2.0 SUMMARY OF FINDINGS AND CONCLUSIONS

Based on field research conducted by Development Strategies' staff in May and June 2015, information obtained from various records of the City of St. Louis, the Redevelopment Area clearly continues to be "blighted" under the definition of blight provided by Chapter 353 and the City of St. Louis. Key factors in reaching this determination of blight are summarized below and described in greater detail in the following sections of this report:

Age of Existing Buildings

The stock of buildings in the Redevelopment Area is quite old. Over half (53%) of the buildings in the Redevelopment Area were constructed prior to 1940. Recent development aside, 78% of the structures in the Area were constructed prior to 1960.

Obsolescence

Development in the Redevelopment Area was determined to be obsolete due to:

- The significant number of buildings that are either vacant or only partially occupied.
- The large abandoned railroad yard and abandoned rail spurs that reflect a previous pattern of development that is now obsolete.
- The presence of a very large grain elevator in the center of the area that visually dominates and negatively impacts the entire Redevelopment Area and appears to be used well below its capacity.
- Fragmented ownership and small parcels not conducive to successful reinvestment and redevelopment, thereby requiring consolidation of ownership and replatting to create more useable sites for development.
- The Area being served by combined sewers dating back to the late nineteenth century that are deteriorating and inadequate for today's requirements.

Inadequate or Outmoded Design

Much of the existing public infrastructure and site improvements in the Redevelopment Area are inadequate or outmoded as represented by:

- Forty-five percent of the existing sidewalks and 30% of the pedestrian curb cuts do not comply with the requirements of the Americans with Disabilities Act due to deterioration or design.
- The functionally outmoded and inadequate intersection of Sarah Street and Duncan Avenue.
- Parcels which are not conducive to modern commercial development because they lack access to a public right-of-way, they are too small or they are irregularly shaped.
- Lack of ADA accessibility compliance for the majority (55%) of structures in the Area.

Physical Deterioration

Throughout the CORTEX West Redevelopment Area there is physical deterioration as illustrated by:

- 39% of the buildings in the Redevelopment Area are classified as being in “fair” or “poor” condition, requiring extensive rehabilitation.
- The site condition of 70% of the parcels and 37% of the acreage is classified as being in either the poor or fair categories.
- Over two-thirds of the streets are classified as being in either “poor” condition (38%) or “fair” condition (32%).
- Almost half (45%) of the sidewalks in the Redevelopment Area are classified as being in either “poor” condition (29%) or “fair” condition (16%).

Economic Liability

- Given the strategic location of the Redevelopment Area in the City of St. Louis, it continues to represent an area of extensive economic underutilization, particularly given its potential to capitalize on the considerable benefits of its location adjacent to the Washington University Medical Center and the facilities of BJC Healthcare, as well as the main Frost Campus of St. Louis University.
- Overall, the Area’s poor performance in terms of tax generation is a result of long-term economic underutilization resulting from an obsolete former industrial district and a lack of private investment.
- The high costs of assembling efficient development sites from lots under different and often absentee ownership, demolishing or extensively rehabilitating old and functionally obsolete

buildings, and remediating environmental hazards resulting from their former industrial occupants, effectively precludes, in most instances, investment in redevelopment that capitalizes on the locational assets that the Area does enjoy.

Social Liability

- While new development has occurred in the Redevelopment Area, there is still significant underutilization of portions of the Redevelopment Area that inhibits the ability of the City of St. Louis to provide needed social services for its residents and businesses.
- The lack of ADA compliance with regard to building entry accessibility, as well as the deterioration of sidewalks and pedestrian curb cuts in the Redevelopment Area, restricts accessibility for disabled individuals.
- The physical deterioration of buildings, site, sidewalks, and infrastructure in the Redevelopment Area creates unsafe conditions for employees, visitors, and residents.
- Dangerous vehicular circulation situations, as exemplified by the awkward Sarah Street and Duncan Avenue intersection, create safety problems.
- The extensive vacancy of structures and parcels in the Redevelopment Area fosters crime, particularly against property.

Crime

- According to the St. Louis Metropolitan Police Department statistics, crimes against property continues to be a problem in selective portions of the Redevelopment Area.

Inability to Pay Reasonable Taxes

- The City of St. Louis is heavily reliant on employment and utility taxes to fund its annual budget. The excessive vacancy of land and buildings in the Redevelopment Area and lack of private investment precludes this strategically located area from paying reasonable taxes.
- Since 2010, the taxable assessed value of commercial property in the Redevelopment Area has declined in assessed value while the commercial assessed value for the City of St. Louis as a whole has increased

Finding of Continued Blight

As summarized above and discussed in detail in the balance of this report, the data overwhelmingly demonstrates conditions in the CORTEX West Redevelopment Area are above established threshold

standards for blight under Chapter 353. The data supports a finding that physical, social, and economic blighting conditions continue to exist throughout the Redevelopment Area. When looked at on a parcel by parcel basis, 87% of the parcels representing over 51% of the property in the Redevelopment Area are blighted. The fact that much of the area was found to be “blighted” many decades ago, as cited earlier, and is still “blighted” today demonstrates the depth and long-term nature of conditions that require effective public intervention by means of the use of state-enabled redevelopment powers to reverse the negative course of economic, social and physical decline that is further documented here.

3.0 OVERVIEW OF CORTEX WEST REDEVELOPMENT AREA

History of Development

In 1874 a new line of the St. Louis Kansas City and Western Railroad was constructed through the center of the Redevelopment Area along what is now the alignment for the main line of the region's light rail transit system, or MetroLink. The "UD" line, as it was initially known, ran west and northwest from the Union Depot (the predecessor to Union Station) located near 12th and Market Streets to the suburban City of Ferguson. At that point it joined the original line of the St. Louis Kansas City and Western Railroad that extended west across Missouri to Kansas City. A large roundhouse and turntable was constructed south of the rail line between Vandeventer Avenue and Sarah Street, along with a passenger station at Vandeventer Avenue.

The presence of the rail line had a significant impact on the early development of the Redevelopment Area. When the railroad was constructed, the area was primarily occupied by large farms and country estates, although there were small concentrations of residential development along Clayton Avenue. After the City limit of St. Louis was expanded in 1876 from Grand Avenue to its current location west of Skinker Avenue, new development rapidly moved westward. Between 1877 and 1900 the entire Redevelopment Area was subdivided, with the exception of the area south of the railroad tracks and east of Sarah Street that had been subdivided earlier in the 1850's. Although subdivided, the area was slow to develop. New residential construction tended to follow the expanded streetcar lines to the north along Lindell Boulevard and Laclede Avenue, and to the south along Chouteau Avenue. A 1909 Sanborn map of the area shows that roughly half of the Redevelopment Area remained undeveloped. The development which had occurred was primarily non-residential and included a wide variety of businesses --a dairy, a wire company, a paint company, a brass foundry, a shovel company, a lead company, a lumber company, a paving company, a zinc company, a brewery, a machine company, an ice cream company, and a bakery. Also present were a carriage manufacturer and two automobile companies that foreshadowed a future expansion of this type of development in the area -- the construction of a Ford plant on the southwest corner of Forest Park Avenue and Sarah Street, and the construction of a Studebaker plant on the southwest corner of Forest Park Avenue and Boyle Avenue. None of these uses are present today.

As the presence of more intensive manufacturing uses increased, railroad spurs were extended to reach all the city blocks in the Redevelopment Area, with the exception of the block to the north of Forest Park Avenue. This pattern of rail supported businesses continued until World War II.

By 1946, the last remaining auto manufacturer in the area, the Ford Motor Company plant on Forest

Park Avenue at Sarah Street, was closed and replaced by a then new facility in suburban Hazelwood.. This ended the era of auto manufacturing in the area. It also signaled the beginning of a decline in rail usage by businesses in the area. This shift was further reinforced by the construction in 1939 of the Red Feather Express Highway (the predecessor to today's I-64/US 40). By the 1970's the use of the rail line continued to decline and the line was downgraded by its operator, the Norfolk & Western Railroad. MetroLink began operating along this rail corridor in 1993. Today, there is no freight rail service on this corridor. The nearby rail yards have been abandoned, as have the rail spurs.

During the past decade a number of new developments have been put in place in the Area -- the 160,000 square foot CORTEX One office and laboratory building was constructed in 2006 and the 182,000 square foot DuPont building was constructed in 2008. In addition, the former ADI warehouse, which is located at 4100 – 28 Forest Park Avenue, has been converted to the 120-unit West End Lofts. Recent projects include the incubator space @4240, BJC @ The Commons, and Shriners Children's Hospital. An IKEA home furnishings stores now under construction on the southwest corner of the Forest Park Avenue and Vandeventer Avenue intersection.

Existing Land Use

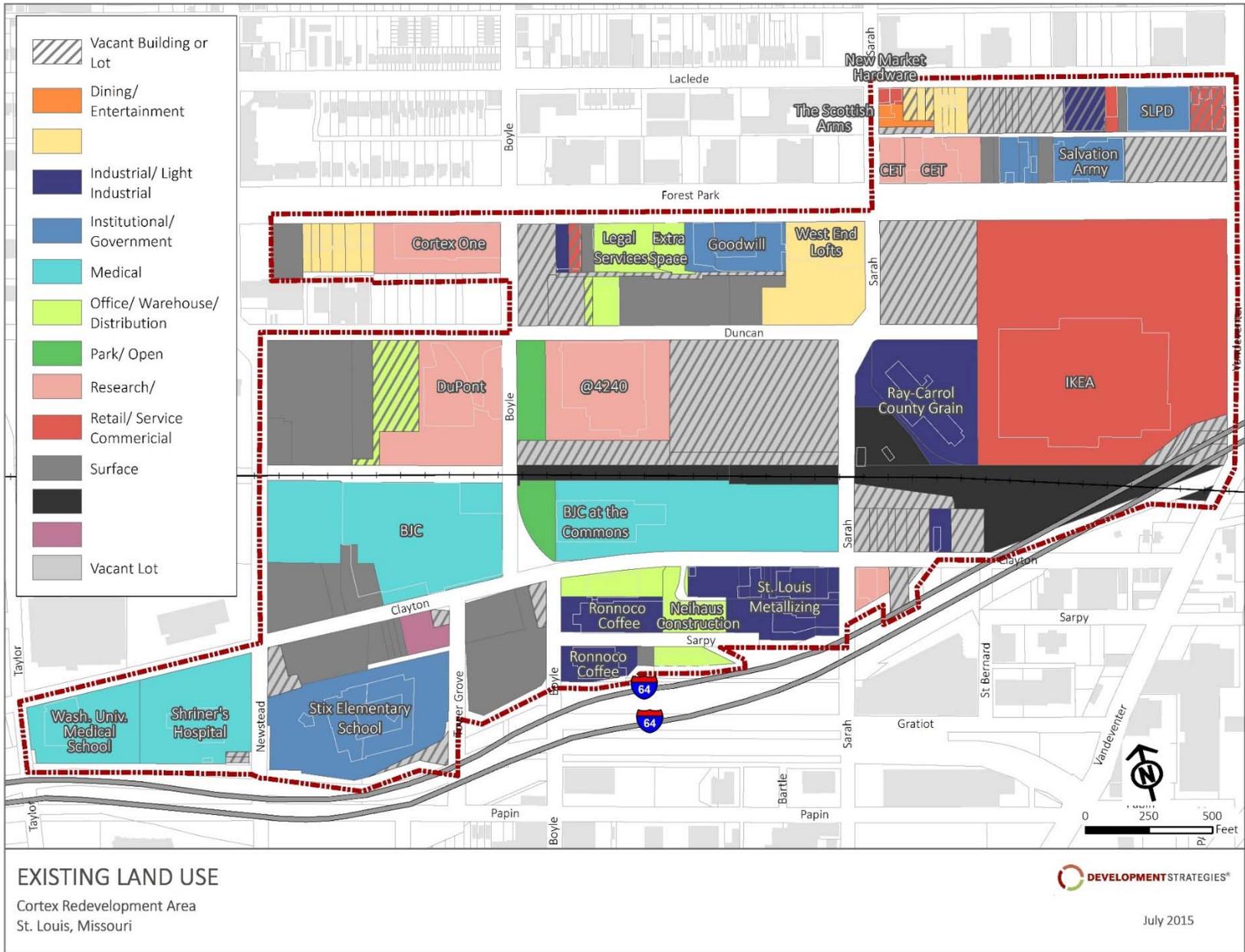
The Redevelopment Area contains a total of approximately 140 acres, excluding rights-of-way (approximately 173 acres including rights-of-way). A third of the parcels, representing 19% of the land area in the Area contain vacant land or land occupied by a vacant building (*see EXISTING LAND USE map*). This is an increase over the 2005 blight findings, which indicated that vacant land and buildings comprised nearly 15% of the Redevelopment Area.

In addition, over 12% of the land is utilized for surface parking. Thus, almost a third (31%) of the Redevelopment Area is either vacant or occupied by low intensity surface parking, which represents a significant underutilization and economic liability for this unique redevelopment area.

The primary active uses in the area include office/warehouse, research, industrial activities, medical center, and institution/government uses, which collectively occupy 42% of the Area. The balance of the area is comprised of a wide variety of uses as summarized in the following table and map.

EXISTING LAND USE IN CORTEX WEST REDEVELOPMENT AREA		
Land Use	Acres	% of Total
Vacant (Building/Land)	26.0	18.6
Medical Center	21.6	15.4
Retail/Service Commercial	21.2	15.1
Surface Parking	17.3	12.4
Research/Office	12.9	9.2
Institution/Government	10.6	7.6
Transportation	8.3	5.9
Industrial/Light Industrial	10.1	7.2
Residential	5.0	3.6
Office/Warehouse	4.4	3.1
Park/Open Space	1.8	1.3
Utility	0.5	0.4
Dining/Entertainment	0.3	0.2
TOTAL	140 (1)	100%
1) Excludes rights-of way		

Source: Development Strategies field inspection, July 2015



4.0 BLIGHTING FACTORS

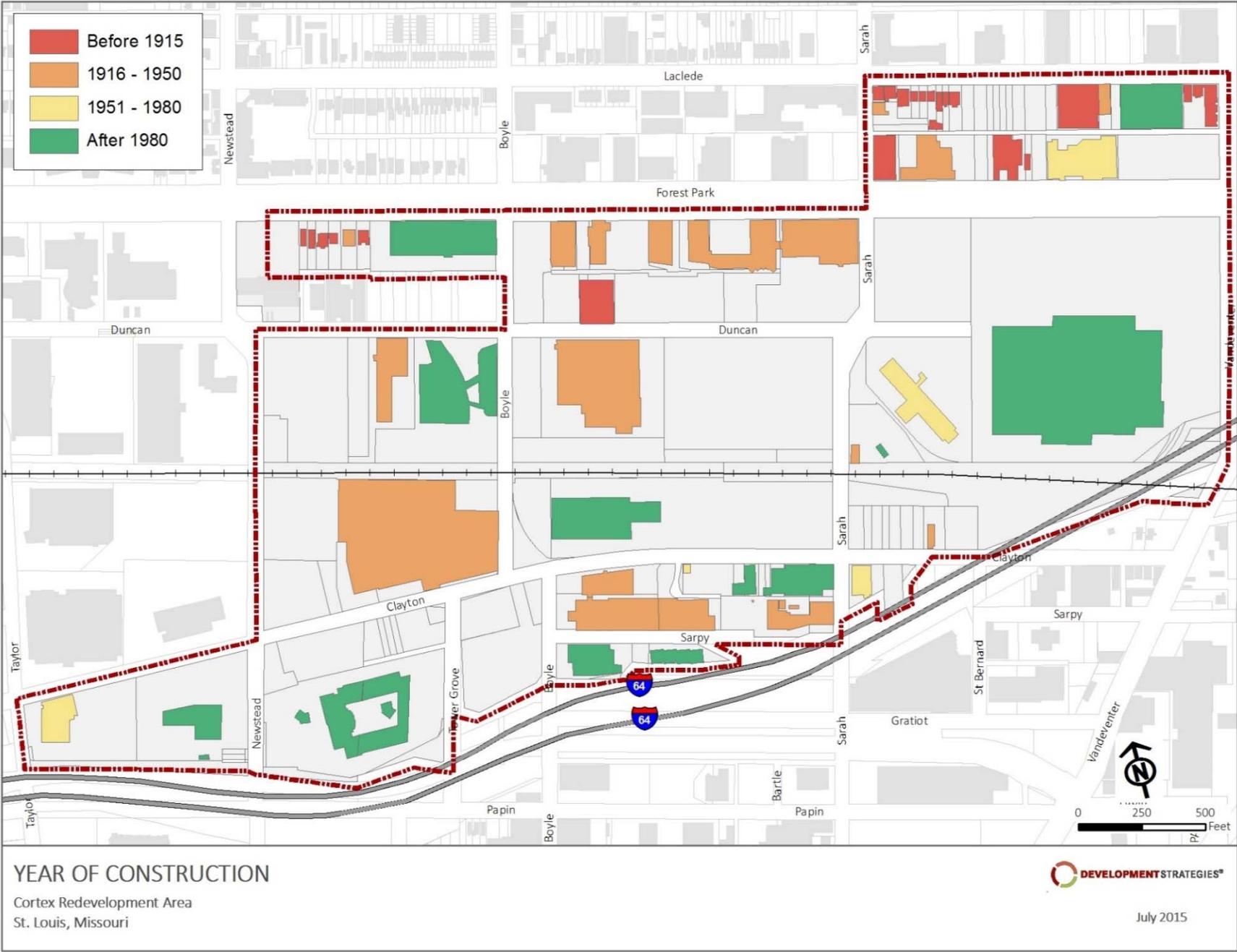
As described below, the Redevelopment Area suffers from a variety of blighting factors including old buildings, obsolescence, inadequate or outmoded design or physical deterioration, economic and social liabilities, crime, and the inability to pay reasonable taxes. Appendix D provides a summary of the blighting factors on a parcel by parcel basis. A predominance of the parcels (87%) and acreage (51%) in the Redevelopment Area are blighted (see *BLIGHTING FACTORS map* in Appendix D). Appendix E provides photographs of typical blighting conditions in the Redevelopment Area.

Age of Buildings

Older structures, unless well maintained and updated regularly, tend to have problems with their electrical and mechanical systems, as well as a tendency to suffer from deferred maintenance, functional obsolescence, and gradual overall deterioration. Such is the case with many of the buildings in the Redevelopment Area, which range in age from over 100 years to the newest structure that is currently under construction in 2015 (existing buildings age are summarized below on the Age of Existing Buildings table and illustrated on the *YEAR OF CONSTRUCTION map*). On the whole, the stock of buildings in the Redevelopment Area is quite old. A third of the buildings in the Area were constructed prior to 1920 and over half of the buildings were constructed prior to World War II. In addition, 80% of the buildings are at least 35 years old, which is generally recognized as the age when significant rehabilitation of structures is required to attain modern standards.

AGE OF EXISTING BUILDINGS IN CORTEX WEST REDEVELOPMENT AREA			
Date Built	Number of Buildings	% of Total Buildings	Cumulative % of Total Buildings
Before 1900	8	13%	13%
1900s	8	13%	26%
1910s	5	8%	34%
1920s	10	16%	50%
1930s	2	3%	53%
1940s	7	11%	64%
1950s	8	13%	77%
1960s	1	1%	78%
1970s	1	1%	79%
1980s	4	6%	85%
1990s	4	6%	91%
2000s	6	9%	100%
TOTAL	64	100%	

Source: Development Strategies, records of the City of St. Louis, May 2015



In summary, since the passage of the CORTEX West Redevelopment Plan in 2005, a number of significant new structures have been built (CORTEX One, DuPont, BJC @ The Commons, Shriners Children’s Hospital, IKEA) and the major renovation of the West End Lofts and @4240 has occurred. However, the majority of the buildings in the Area are old and continue to contribute to the overall blight of the Area.

Obsolescence

Vacant or Partially Occupied Buildings – Since three-quarters of the buildings in the Redevelopment Area were constructed at least 50 years ago and over half of the buildings were constructed more than 75 years ago, most have outlived their usefulness or lost their functional utility. This is illustrated by the number of buildings that are vacant or only partially utilized today (*see OBSOLESCENCE AND OUTMODED DESIGN FACTORS map*). Specific examples of obsolescence by virtue of vacancy or low occupancy include:

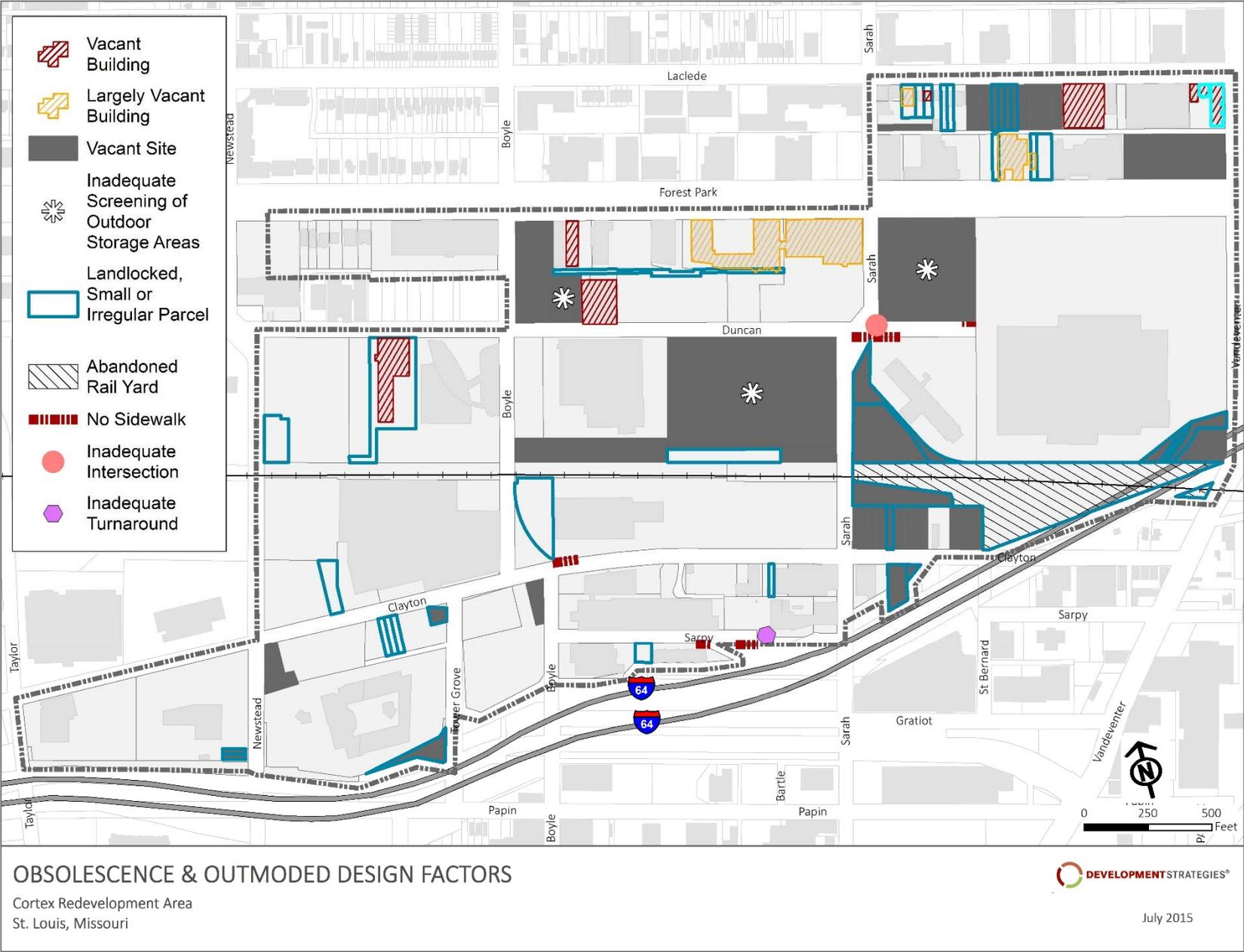
- The vacant residential building located at 4046 Laclede Avenue (1952 square feet).
- The vacant four-family building at 4054 Laclede Av. (7,744 square feet).
- The vacant commercial building located at 4246 Forest Park Avenue (17,890 square feet).
- The partially occupied building located at 4248-52 Forest Park Avenue (estimated 50% vacant – 8,945 square feet).

Abandoned Rail Yards and Spurs – As stated above, the construction of a rail line through the middle of the Redevelopment Area in the 1870’s played an important role in shaping the development of the area. The former Wabash rail line provided service to virtually all of the adjacent and nearby properties between Forest Park Avenue and Clayton Road via various rail spurs. In addition, a roundhouse and switching yard was located north of Clayton Avenue between Sarah Street and what is now I-64/US 40. However, over time, the industries in the Area have evolved to no longer require rail service. The switching yard and turntable have long been abandoned. When Metrolink began using the rail line in 1993, delivery service was further restricted. As a result of these changes, the former rail yards and rail spurs have become obsolete leaving awkward, vacant parcels that are mostly derelict, overgrown, and unused.

Underutilized Grain Elevator – In the 1950's, a large 2 ½ million bushel grain elevator was constructed on the southeast corner of the Duncan Avenue and Sarah Street intersection. When it was constructed direct rail freight service was provided by the adjacent Wabash Railroad. Fifty years later, judging from the limited amount of truck traffic generated, the operation of the grain elevator is occasional and episodic, and nowhere near its capacity. The elevator, which is over 260 feet high, visually dominates and creates a negative image for the Redevelopment Area, particularly given its location just north of the heavily traveled I-64/US 40 elevated highway.

Fragmented Ownership – The property in the Redevelopment Area is owned by 52 separate entities, making consolidation for the purposes of development difficult and costly.

Obsolete Sewer System – The existing sewer system within the Redevelopment Area is very old and inadequate for today's requirements. The Metropolitan Sewer District has indicated that the Area is in noncompliance. Major sewer improvements are needed along Duncan Avenue and Clayton Avenue.



Inadequate or Outmoded Design

Lack of Adequate Sidewalks and ADA Compliance – Where sidewalks have not been totally replaced in the past ten years, they generally have not been well maintained. Ten out of the sixteen city blocks in the Redevelopment Area contain some portion of sidewalks that are in “poor” condition. In addition, 10 (30%) of the 33 existing pedestrian curb cuts in the Area do not meet the requirements of the Americans with Disabilities Act (ADA). Therefore, the entire Redevelopment Area is not in compliance with the requirements of the ADA and very difficult for a disabled individual to get around.

Functionally Outmoded and Inadequate Design of Sarah Street and Duncan Avenue

Intersection -- For many years, there was a railroad viaduct that crossed diagonally above the intersection of Sarah Street and Duncan Avenue. The viaduct facilitated rail service to the businesses located in City block 3917. The construction of the viaduct necessitated large structural supports placed in the middle of the intersection on an angle. As a result, traffic traveling along Sarah Street had to make a rather sharp jog to avoid the supports. As business uses changed in City Block 3917, the need for rail service was eliminated and the deteriorating viaduct was taken down in the 1980's. However, the awkward jog of Sarah at this intersection still remains. This creates a particularly difficult movement for drivers traveling north or south on Sarah Street.

Landlocked Parcels – All parcels are required to have direct access to a public right-of-way. There are parcels in the Redevelopment Area that do not meet this basic requirement. They include:

- Parcel 39170001800 located at 218 S. Boyle Avenue
- Parcels 39530001600 (3924R Duncan Avenue), 39530001660 (3920 Duncan Avenue), 39530001718 (313R S. Vandeventer Avenue)
- Parcel 45860000700 located at 4249R Duncan Avenue

Small and Irregularly Shaped Parcels – Modern commercial development requires relatively large and regularly shaped parcels. There are a number of parcels in the Redevelopment Area that were platted over a hundred years ago when parcels tended to be narrow and more suited to residential development. In addition, the now abandoned rail spurs and the construction of Highway 40 resulted in a number of irregularly shaped parcels that are difficult and inefficient to utilize for modern commercial development.

Lack of ADA Accessibility for Buildings – Based on an exterior survey of all the buildings in the Redevelopment Area, over half (55%) were found to be non-compliant with ADA requirements for accessibility to buildings. Given the age and condition of the buildings in the Area, it is also likely that a majority of the structures would not meet the ADA requirements for interior circulation and use.

Physical Deterioration

The buildings, sites, streets, and sidewalks in the Redevelopment Area all exhibit various levels of physical deterioration. Taken together, they contribute to conditions that are both unsafe and unattractive and thereby constitute a deterrent to attracting and retaining new quality businesses in the Area.

Condition of Buildings -- Of the Redevelopment Area's 64 buildings 84% were found to require some level of rehabilitation and 39% required major rehabilitation or rehabilitation that would most likely be prohibitively expensive. The condition of all structures in the Redevelopment Area is summarized on the following table and the *BUILDING CONDITION* map.

CONDITION OF EXISTING BUILDINGS IN CORTEX WEST REDEVELOPMENT AREA			
Building Condition	Number of Buildings	% of Total Buildings	Cumulative % of Total
Major Deterioration (1)	14	22%	22%
Moderate Deterioration (2)	11	17%	39%
Minor Deterioration (3)	29	45%	84%
No Deterioration (4)	10	16%	100%
TOTAL	64		
<p>(1) Numerous critical structural and/or secondary building component deficiencies apparent which could only be corrected with major building renovation, rehabilitation, or repairs, making the building potentially infeasible to rehabilitate.</p> <p>(2) Multiple deficiencies in secondary building components or problem with a structural building component that would be corrected with significant and costly repair work.</p> <p>(3) Defects in one or more secondary building components that would be corrected with moderate repair work.</p> <p>(4) All structural building components (foundation, walls, roof, etc.) in good condition; secondary building components (windows, doors, trim, porches, gutters, etc.) in good condition.</p>			

Source: Development Strategies, field inspection, May and June 2015

Site Improvements – The Redevelopment Area suffers from a variety of deteriorated site improvements that significantly detract from the safety and appearance of the area and the ability to attract and retain new investment. The problem areas include:

- Poorly maintained parking lots throughout the area. Many of the lots have only a gravel surface and do not comply with present day City standards.
- Lack of, or deteriorated, fences and screening around outdoor storage areas.
- Poor landscaping.
- Deterioration of private walks.

CONDITION OF EXISTING SITE IMPROVEMENTS IN CORTEX WEST REDEVELOPMENT AREA						
Condition	Parcels	% of Total	Cumulative %	SF of Land	% of Total	Cumulative %
Poor (1)	57	42%	42%	1,692,951	28%	28%
Fair (2)	38	28%	70%	566,427	9%	37%
Good (3)	32	24%	94%	2,637,396	43%	80%
Excellent (4)	8	6%	100%	1,204,589	20%	100%
Total	135			6,101,363		
(1) Extensive defects multiple site improvements requiring significant cost to repair (2) Moderate defects in multiple site improvements (3) Minor defects in one or two existing site improvements (4) No defects in existing site improvements						

Source: Development Strategies field inspection – July 2015

Condition of Streets – The condition of the existing streets in the Redevelopment Area also has a blighting influence on the Area. Over a third of the streets (38%) are currently classified as being in “poor” condition, an increase from the 24% that were classified as being in poor condition in 2010. In addition, 32% of the streets are currently classified as being in “fair” condition, a slight increase over the 30% classified as being in “fair” condition in 2010. In total, over two-thirds (70%) of the Area streets are currently classified as being in poor or fair condition. The condition of a street relates to the street surface and adjacent curbs and gutters. It does not consider issues of age or functional obsolescence per se.

Streets found to be in poor condition include:

- Boyle Avenue between Clayton Avenue and I-64/US 40.
- Duncan Avenue east of Sarah Street.
- Sarah Street between Forest Park Avenue and I-64/US 40.
- Clayton Avenue between Boyle and Tower Grove Avenues.
- Tower Grove Avenue between Clayton Avenue and I-64/US 40.
- Vandeventer Avenue between Laclede Avenue and I-64/US 40.
- Newstead Avenue between Duncan Avenue and I-64/US 40.

Streets considered to be in fair condition include:

- Duncan Avenue west of Sarah Street.
- Portions of Clayton Avenue east and west of Boyle Avenue.
- Sarpy Avenue east of Boyle Avenue.

The overall condition of the streets in the Redevelopment Area is summarized in the following table and detailed on the *STREET CONDITIONS* map.

CONDITION OF EXISTING STREETS IN CORTEX WEST REDEVELOPMENT AREA			
Condition	Lineal Feet	% of Total	Cumulative %
Poor (1)	8,101	38%	38%
Fair (2)	6,722	32%	70%
Good (3)	6,357	30%	100%
Total	21,180		
(1) Potholes, uneven surface, lack of maintenance with former surface revealed, with broken or no curbing and inlets that are damaged, inoperable or not in place (2) Patched or cracked surface or rippled asphalt, with some damage to curbing and inlets. (3) Generally smooth surface with curbing in good condition.			

Source: Development Strategies July 2015

Conditions of sidewalks – A problem in the Redevelopment Area is the lack of adequate sidewalks. Over a third (37%) of the existing Area sidewalks are classified as being in “poor” (23%) or “fair” (14%) condition. In addition, as indicated on the *SIDEWALK CONDITIONS* map, at least some portion of ten of the sixteen City blocks contains sidewalks that are in poor condition. The overall condition of the sidewalks in the area is summarized on the following table.

CONDITIONS OF EXSITING SIDEWALKS IN CORTEX WEST REDEVELOPMENT AREA		
Sidewalk Condition	Lineal Feet	% of Total
Good (1)	15,781	63%
Fair (2)	3,692	14%
Poor (3)	5,757	23%
TOTAL	25,230	100%
(1) Good – Generally smooth surface with minor maintenance required. (2) Fair – Some cracking with uneven surfaces. (3) Poor – Broken or uneven surface.		

Source: Development Strategies July 2015

Economic Liability

The City of St. Louis is a mature city that is surrounded by Mississippi River and other cities and therefore has no opportunities to expand its corporate limits. Subsequently, the only opportunity for economic growth that is possible is through redevelopment of existing areas and buildings. Given adjacency of the Redevelopment Area to the Washington University Medical Center, the largest employer in the City of St Louis, and the close proximity to both the Frost and Health Sciences campuses of St. Louis University, as well as the access to I-64/US 40, the Redevelopment Area represents a very important redevelopment opportunity for the City of St. Louis. However, as exemplified by the extensive vacancy of existing buildings and land, the Redevelopment Area is clearly underutilized and significantly short of the economic benefit it could provide for the City of St. Louis and other taxing jurisdictions. In effect, the Redevelopment Area is still in a very early period of transition from an obsolete rail-supported manufacturing hub, which it functioned as for many decades. The construction of CORTEX One, DuPont, Shriners Hospital, and BJC @ The Commons, as well as the renovation of the West End Lofts and @4240, represent the initial steps of the transition to a new viable alternative use for the Area. However, this transition still has a long way to go and the Area on the whole remains blighted and an economic liability.

Looking beyond the previously discussed individual factors of blight described here, it is important to understand the collective impact of these factors. The CORTEX West Redevelopment Area is a strategic part of the City of St. Louis that is clearly not contributing to the economic and social welfare of the City and its residents in proportion to its size and potential. It is an area of extensive economic underutilization, particularly given its potential to capitalize on the considerable benefits of its location adjacent to the Washington University Medical Center and the facilities of BJC Healthcare, as well as the main Frost campus of Saint Louis University.

The challenged economic character of the Area is further illustrated by the fact that between 2010 and 2015 the total taxable assessed value of all commercial property in the Redevelopment Area declined by 24% while the assessed value of all commercial property in the City of St. Louis increased by 7%.

In aggregate, this underperformance goes back to the fact the Redevelopment Area continues to be in transition from an obsolete industrial district. At one time it was a competitive and highly valued district of warehousing, distribution and manufacturing activity. Most of the former industrial and warehouse buildings are largely vacant, underused, or have been demolished and become vacant lots. Only a few have been adapted for other uses. Still others have been demolished and their sites have become outdoor storage areas for industrial and construction equipment and supplies or interim parking, which is a major underutilization of this land.

The high costs of assembling efficient development sites from lots under different and often absentee ownership, demolishing or extensively rehabilitating old and functionally obsolete buildings, and remediating environmental hazards resulting from their former industrial occupants, effectively precludes, in most instances, investment in redevelopment that capitalizes on the location assets that the Area does enjoy. Without access to the powers of redevelopment under Chapter 353, RSMo, 2000, the rate at which these conditions can be addressed by the private real estate market will likely cause the City of St. Louis to lose further economic advantage vis a vis newer locations within or outside the St. Louis region not faced with the burdens posed by such obsolete industrial environments. Therefore, the Area continues to be economically underutilized and fails to produce fiscal and economic benefits necessary to contribute to a reversal of the declining fortunes of the City.

Social Liability

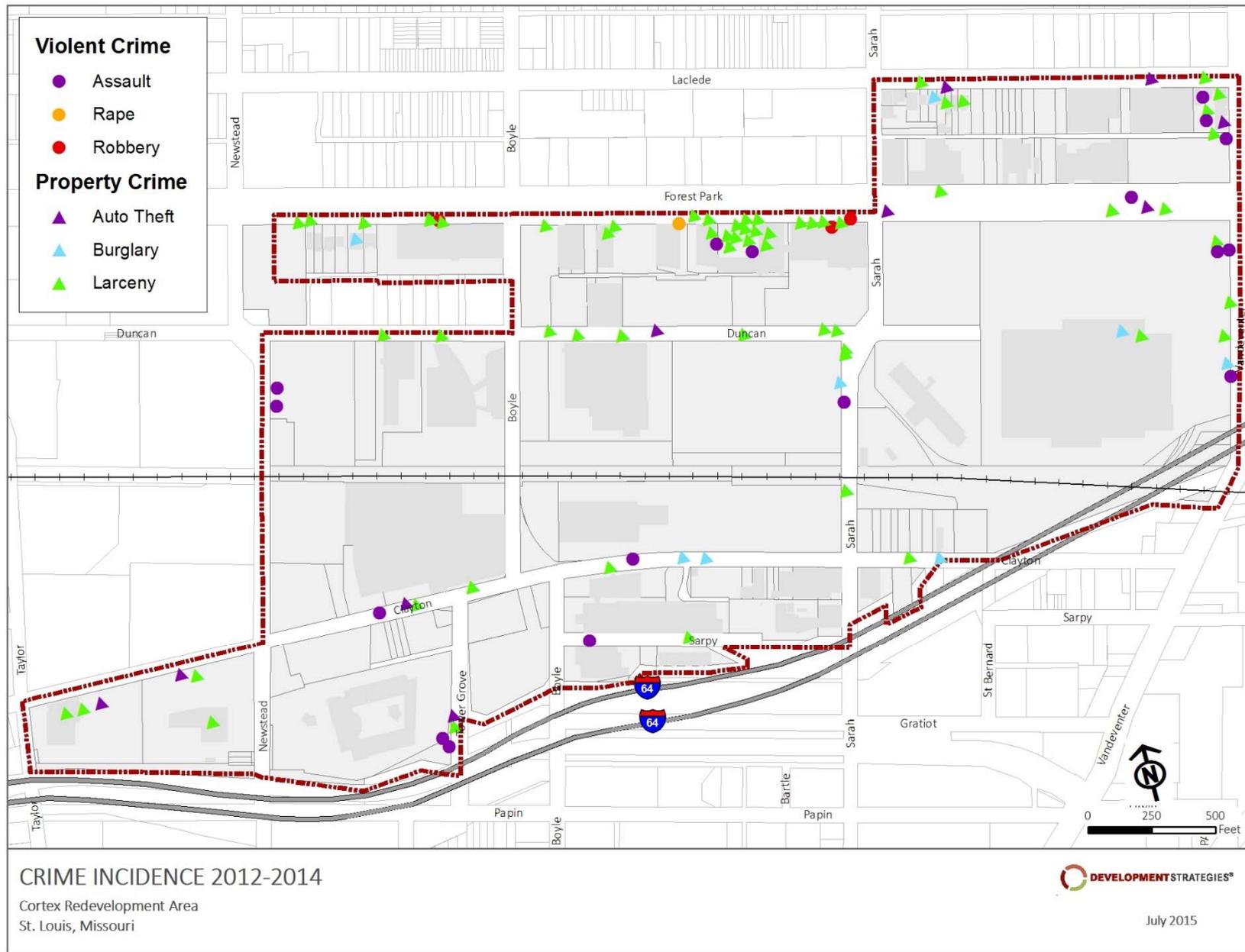
As a result of the previously discussed blighting factors, the Redevelopment Area is also a social liability, since the inability to produce needed taxes for the City of St Louis strains the ability of the City to capture sufficient revenues to provide badly needed social services for its residents and businesses.

The extensive lack of ADA compliant accessibility for buildings, as well as the lack of or deterioration of sidewalks and curb cuts in the Redevelopment Area, restricts accessibility for disabled individuals. According to the U.S. Census Bureau, nearly one in five individuals in the United States is considered to have some level of disability and one in eight individuals is considered to be severely disabled.

Furthermore, as previously noted, the physical deterioration of buildings, sites, sidewalks, and infrastructure in the Redevelopment Area contribute to unsafe conditions. In addition the awkward and dangerous intersection of Sarah Street and Duncan Avenue creates safety problems. The lack of safety and the perception that the Area is unsafe is further compounded by the excessive vacancy of buildings and land in the Area, as well as fencing topped by barbed and razor wire.

Crime

The accompanying *CRIME INCIDENCE 2012-2014* map shows the location of criminal activity in the Redevelopment Area. Particular problem areas include Forest park Avenue between Boyle Avenue and Sarah Street and the intersection of Laclede Avenue and Vandeventer Avenue.



Inability to Pay Reasonable Taxes

The City of St. Louis is heavily dependent on employment as a source of revenues to fund its General Budget. Nearly 40% of the City's budget is anticipated to come from the Earnings Tax and the Payroll Tax. Thus, the extensive vacant land and vacant buildings in the Redevelopment Area continues to represent a significant lost opportunity to provide reasonable taxes from an area in the City of St. Louis that is uniquely positioned to provide high paying jobs. As previously mentioned, nearly a third of all the property in the Redevelopment Area is either vacant, contains vacant buildings, or is utilized for surface parking, which represents an economic underutilization. The City also obtains 4% of its General Fund Budget from Businesses Licenses, which are largely dependent on the number of employees a business has.

Vacant land, as well as vacant and underutilized buildings, are also a drag on tax revenues in another way. The City of St. Louis is projected to derive 12% of its General Fund Revenues from various utility taxes. Vacant land and buildings do not generate such taxes to support the General Budget.

The general obsolescence and decline of existing development, has created a downward pressure on the ability of the businesses and property owners in the Area to pay reasonable real estate taxes. As previously noted, the taxable assessed value of commercial property in the Redevelopment Area declined by 24% over the last five years while the City's commercially assessed property increased by 7%.

The clear conclusion of this analysis of the Redevelopment Area's relative ability to pay reasonable taxes is that it is still in transition and is failing to contribute to the economic and fiscal well being of the City of St. Louis in proportion to its size and potential. As a former industrial and warehouse district, the Area is economically underutilized and is not producing the taxes to contribute to economic growth and greater prosperity required to support public services and public infrastructure required by the City's residents, businesses, and property owners. This is despite the Area's strategic location in the City and region and its adjacency to the Washington University and BJC Medical Center and the Frost campus of Saint Louis University, both of which are major centers of employment and economic benefit. Continued application by the City of state-enabled redevelopment powers using Chapter 353 RSMo, 2000, as amended, is needed to remove the presence of the blighting conditions enumerated here, including its economic underutilization, and capitalize on the other considerable assets associated with the location of the CORTEX West Redevelopment Area.

APPENDIX A

LEGAL DESCRIPTION OF CORTEX WEST REDEVELOPMENT AREA

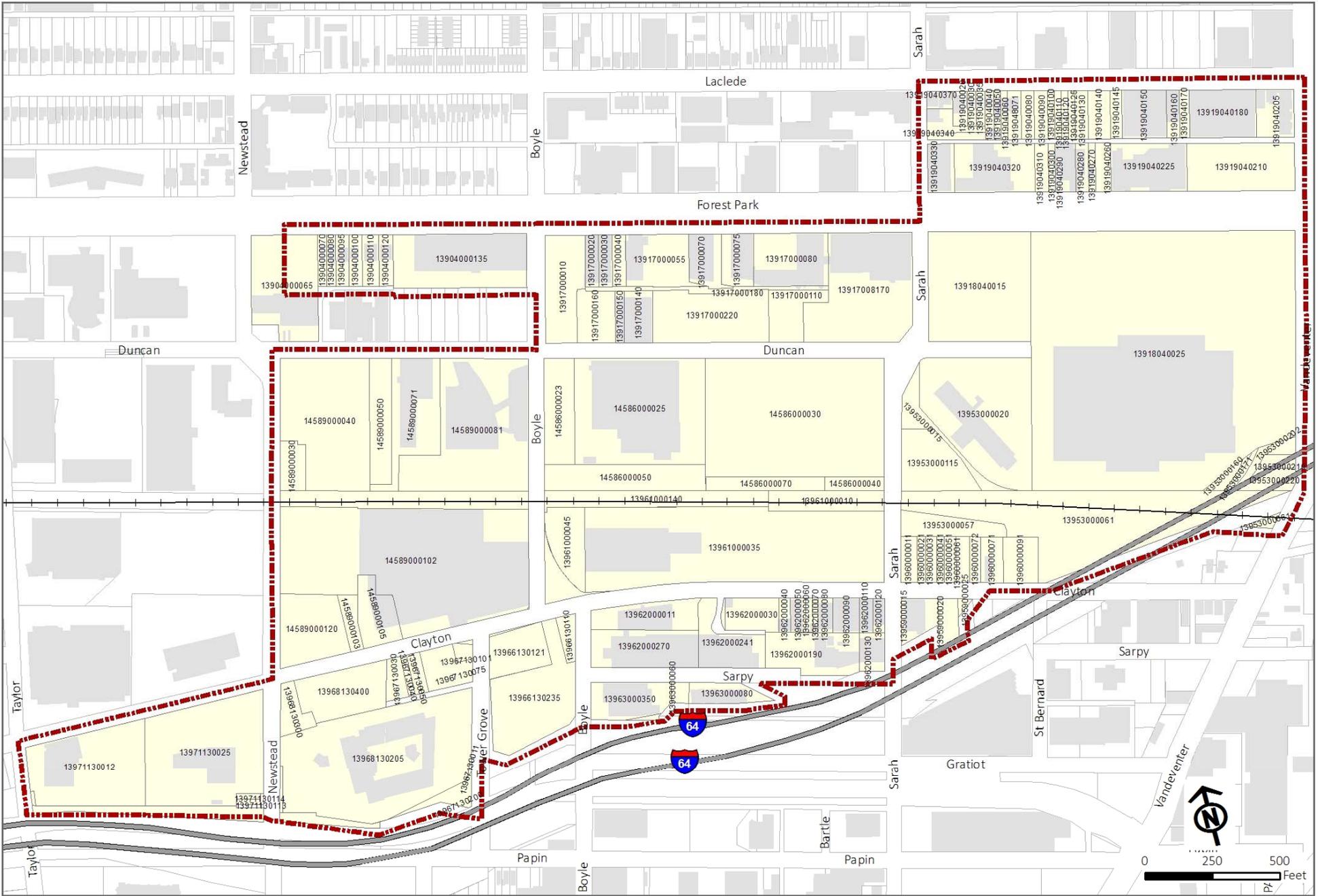
LEGAL DESCRIPTION

A tract of land located in the City of St. Louis, Missouri, being all or portions of City Blocks 3904, 3917, 3918W, 3919W, 3953, 3959, 3960, 3961, 3962, 3963, 3966(N and S), 3967(N and S), 3968(N and S), 3971(N and S), 4586, and 4589 and specifically described as follows:

Beginning at a point which is the intersection of centerline of Laclede Avenue with the eastern right-of-way of Vandeventer Avenue, thence south along said eastern right-of-way of Vandeventer Avenue to its intersection with the northern right-of-way of I-64/US 40, thence southwest along said northern right-of-way of I-64/US 40 to its intersection with the centerline of Taylor Avenue, thence north along said centerline of Taylor Avenue to its intersection with the northern right-of-way of Clayton Avenue, thence northeast along said northern right-of-way of Clayton Avenue to its intersection with the centerline of S. Newstead Avenue, thence north along said centerline of Newstead Avenue to its intersection with the southern right-of-way of Duncan Avenue, thence east along said southern right-of-way of Duncan Avenue to its intersection with the eastern right-of-way of Boyle Avenue, thence north along said eastern right-of-way of Boyle Avenue to its intersection with the eastern extension of the centerline of the alley in City Block 3904, thence west along said centerline of the alley in City Block 3904 to its intersection with the projection of a lot in Block 41 of the Lindell 2nd Addition whose western property line is 163' 4" east of the eastern right-of-way of Newstead Avenue, thence north along the western property line of the lot to its projected intersection with the centerline of Forest Park Avenue, thence east along said centerline of Forest Park Avenue to its intersection with the centerline of Sarah Avenue, thence north along said centerline of Sarah Avenue to its intersection with the centerline of Laclede Avenue, thence east along said centerline of Laclede Avenue to its intersection with the eastern right-of-way of Vandeventer Avenue, the point of beginning.

APPENDIX B

PARCEL MAP



PARCEL IDENTIFICATION MAP

Cortex Redevelopment Area
St. Louis, Missouri



July 2015

APPENDIX C
PARCEL INFORMATION

APPENDIX C													
CORTEX WEST REDEVELOPMENT AREA													
PARCEL INFORMATION													
PARCEL ID	ADDRESS	OWNER NAME	LAND AREA	EXISTING LAND USE	OCCUPANT	BLDG SF	UNITS	BUILT	BUILDING CONDITION	SITE CONDITION	2015 TAXABLE ASMT TOTAL	2010 TAXABLE ASMT TOTAL	ZONING
1.390400006	4384-6 FOREST PARK AV	WASHINGTON UNIVERSITY	91.355	SURFACE PARKING		0	0	0	N/A	GOOD	E	E	H
1.390400007	4376-8 FOREST PARK AV	MILLER, KENNETH J	6336	TWO FAMILY RESIDENTIAL		3374	2	1904	MINOR DETERIORATION	FAIR	32830	23590	E
1.390400008	4372-4 FOREST PARK AV	SALAH, NADER & TARA	6338	TWO FAMILY RESIDENTIAL		3464	2	1904	MINOR DETERIORATION	FAIR	31390	24760	E
1.390400009	4366 FOREST PARK AV	WASHINGTON UNIVERSITY	9514	MULTI FAMILY RESIDENTIAL		5250	6	1911	MINOR DETERIORATION	FAIR	E	E	E
1.390400010	4362 FOREST PARK AV	WASHINGTON UNIVERSITY	9520	SINGLE FAMILY RESIDENTIAL		2558	1	1906	MINOR DETERIORATION	FAIR	E	E	E
1.390400011	4358 FOREST PARK AV	WASHINGTON UNIVERSITY	11814	MULTI FAMILY RESIDENTIAL		3013	18	1929	MINOR DETERIORATION	FAIR	E	E	E
1.390400012	4352-4 FOREST PARK AV	YANG, CHEN HSYONG & HUI MEI	9916	FOUR FAMILY RESIDENTIAL		8500	4	1914	MINOR DETERIORATION	FAIR	37730	34440	E
1.390400013	4300-6 FOREST PARK AV	WEXFORD 4320 FOREST PARK LLC	98876	RESEARCH/OFFICE	CORTEX ONE	159120	0	2006	NO DETERIORATION	EXCELLENT	173300	173300	J
1.3917000010	4260 FOREST PARK AV	4260 FOREST PARK LLC	53458	VACANT	FORMER BRAUER SUPPLY	0	0	0	N/A	POOR	E	E	J
1.3917000020	4248-52 FOREST PARK AV	SUMMERS PRINTING CO	9600	INDUSTRIAL/LIGHT INDUSTRIAL	SUMMERS PRINTING	17890	0	1926	MODERATE DETERIORATION	FAIR	110900	116900	J
1.3917000030	4246 FOREST PARK AV	SLLC REAL ESTATE LLC	9600	VACANT RETAIL/SERVICE COMMERCIAL		17890	0	1926	MAJOR DETERIORATION	POOR	E	E	J
1.3917000040	4240 FOREST PARK AV	SUMMERS PRINTING CO	9550	SURFACE PARKING		0	0	0	N/A	FAIR	47200	48700	J
1.3917000055	4214-32 FOREST PARK AV	LEGAL SERVICES OF EASTERN MO INC	45924	OFFICE/WAREHOUSE/DISTRIBUTION	LEGAL SERVICES	28322	0	1927	MINOR DETERIORATION	FAIR	E	E	J
1.3917000070	4210-2 FOREST PARK AV	EXTRA SPACE PROPERTIES FORTY	23785	OFFICE/WAREHOUSE/DISTRIBUTION	EXTRA SPACE STORAGE	62700	0	1920	MODERATE DETERIORATION	FAIR	494900	480300	J
1.3917000075	4200 FOREST PARK AV	MIERS/MISSOURI GOODWILL INDUSTRIES	23174	INSTITUTIONAL/GOVERNMENT	GOODWILL	27200	0	1922	MODERATE DETERIORATION	FAIR	E	E	J
1.3917000080	4140-4 FOREST PARK AV	MISSOURI GOODWILL INDUSTRIES INC	53892	INSTITUTIONAL/GOVERNMENT	GOODWILL	106760	0	1926	MODERATE DETERIORATION	POOR	E	E	J
1.3917000110	4155 DUNCAN AV	MO GOODWILL IND CORP	29231	SURFACE PARKING		0	0	0	N/A	POOR	E	E	J
1.3917000140	4236-7 DUNCAN AV	FARRIS, CHARLES L & ETAL TRS	20485	OFFICE/WAREHOUSE/DISTRIBUTION	NATIONAL RECORD STORAGE	22225	0	1913	MAJOR DETERIORATION	POOR	109500	110100	J
1.3917000150	4239 DUNCAN AV	SPRUCE LLC	6290	VACANT OFFICE/WAREHOUSE/DISTRIBUTION		5585	0	1913	MAJOR DETERIORATION	FAIR	36000	37000	J
1.3917000160	4241-63 DUNCAN AV	4260 FOREST PARK LLC	27875	VACANT	FORMER BRAUER SUPPLY	0	0	0	N/A	POOR	E	E	J
1.3917000180	218 S BOYLE AV	4260 FOREST PARK LLC	15365	VACANT		0	0	0	N/A	POOR	E	E	J
1.3917000220	4165-7 DUNCAN AV	CENTER OF RESEARCH TECHNOLOGY &	81.603	SURFACE PARKING		0	0	0	N/A	EXCELLENT	E	85500	J
1.3917008170	4100-28 FOREST PARK AV	WEST END LOFTS CONDOMINIUM	1.39160	MULTI FAMILY RESIDENTIAL	WEST END LOFTS	206900	120	1925	NO DETERIORATION	EXCELLENT	5027530	4878930	G
1.3918040015	4052 FOREST PARK AV	SLLC REAL ESTATE LLC	155612	VACANT INDUSTRIAL/LIGHT INDUSTRIAL		1550	0	1956	MAJOR DETERIORATION	POOR	E	520600	K
1.3918040025	1 IKEA WAY	IKEA PROPERTY INC	906260	RETAIL/SERVICE COMMERCIAL	IKEA	380000	0	2015	NO DETERIORATION	UNDER CONST	2654200	1772600	K
1.3919040020	4054 LACLEDE AV	SCHNEIDER, GENE M & BETTY J TRS	6966	VACANT FOUR FAMILY RESIDENTIAL		7744	4	1895	MAJOR DETERIORATION	POOR	19320	21270	J
1.3919040030	4048 LACLEDE AV	LACLEDE AVENUE LLC	4300	SINGLE FAMILY RESIDENTIAL		1852	1	1892	MODERATE DETERIORATION	FAIR	15500	23900	J
1.3919040035	4046 LACLEDE AV	LACLEDE AVENUE LLC	4300	VACANT SINGLE FAMILY RESIDENTIAL		1852	1	1892	MAJOR DETERIORATION	POOR	7600	8080	J
1.3919040040	4044 LACLEDE AV	STRAUSS, ADAM H D & AMY D MASSIE	6000	SINGLE FAMILY RESIDENTIAL		1852	1	1892	MAJOR DETERIORATION	POOR	18660	27710	J
1.3919040050	4040-2 LACLEDE AV	STRAUSS, ADAM H D & AMY D	4500	TWO FAMILY RESIDENTIAL		3108	2	1900	MODERATE DETERIORATION	FAIR	12880	13700	J
1.3919040060	4038 LACLEDE AV	O'NEILL, JOHN & LAUREN	4500	TWO FAMILY RESIDENTIAL		2636	2	1902	MINOR DETERIORATION	FAIR	19820	30780	J
1.3919040080	4030 LACLEDE AV	CENTER FOR EMERGING TECHNOLOGIES	9000	VACANT		0	0	0	N/A	POOR	14000	13500	J
1.3919040090	4024-6 LACLEDE AV	CENTER FOR EMERGING TECHNOLOGIES	9000	VACANT		0	0	0	N/A	POOR	13900	13600	J
1.3919040100	4022 LACLEDE AV	SLLC REAL ESTATE LLC	4500	VACANT		0	0	0	N/A	POOR	E	6900	J
1.3919040110	4020 LACLEDE AV	SLLC REAL ESTATE LLC	4500	VACANT		0	0	0	N/A	POOR	E	6800	J
1.3919040120	4018 LACLEDE AV	SLLC REAL ESTATE LLC	4500	VACANT		0	0	0	N/A	POOR	E	6800	J
1.3919040125	4014 LACLEDE AV	SLLC REAL ESTATE LLC	4500	VACANT		0	0	0	N/A	POOR	E	6800	J
1.3919040130	4008-12 LACLEDE AV	SLLC REAL ESTATE LLC	9000	VACANT		0	0	0	N/A	POOR	E	13500	J
1.3919040140	4002-6 LACLEDE AV	SLLC REAL ESTATE LLC	14925	VACANT		0	0	0	N/A	POOR	E	22600	J
1.3919040145	4000 LACLEDE AV	SLLC REAL ESTATE LLC	7632	VACANT		0	0	0	N/A	POOR	E	11600	J
1.3919040150	3948-62 LACLEDE AV	PH&C LLC	29902	VACANT INDUSTRIAL/LIGHT INDUSTRIAL		27286	0	1908	MAJOR DETERIORATION	POOR	154200	252200	J
1.3919040160	3942 LACLEDE AV	PH&C LLC	8875	RETAIL/SERVICE COMMERCIAL	WATS ON MARTIAL ARTS	5963	0	1947	MODERATE DETERIORATION	FAIR	63800	49800	J
1.3919040170	3940 LACLEDE AV	PH&C LLC	6212	SURFACE PARKING		0	0	0	N/A	FAIR	11200	11200	J
1.3919040180	3914-38 LACLEDE AV	CITY OF ST LOUIS	44374	INSTITUTIONAL/GOVERNMENT	POLICE VEHICLE GARAGE	44250	0	1991	MINOR DETERIORATION	FAIR	E	E	J
1.3919040205	3900-12 LACLEDE AV	GERHART LOFTS LLC	24849	VACANT RETAIL/SERVICE COMMERCIAL	GERHART LOFTS	28000	17	1891	NO DETERIORATION	UNDER CONST	64620	167000	J
1.3919040210	3901-39 FOREST PARK AV	SLLC REAL ESTATE LLC	70998	VACANT		0	0	0	N/A	POOR	E	E	J
1.3919040225	3941-9 FOREST PARK AV	THE SALVATION ARMY	50245	INSTITUTIONAL/GOVERNMENT	SALVATION ARMY	73500	0	1955	MINOR DETERIORATION	FAIR	E	E	J
1.3919040260	4001-5 FOREST PARK AV	THE SALVATION ARMY	10406	SURFACE PARKING		0	0	0	N/A	POOR	E	E	J
1.3919040270	4007 FOREST PARK AV	THE SALVATION ARMY	4500	INSTITUTIONAL/GOVERNMENT		2000	0	1898	MAJOR DETERIORATION	POOR	E	E	J
1.3919040280	4011 FOREST PARK AV	THE SALVATION ARMY	9000	INSTITUTIONAL/GOVERNMENT		5560	0	1944	MODERATE DETERIORATION	POOR	E	E	J
1.3919040290	4015-9 FOREST PARK AV	THE SALVATION ARMY	13500	INSTITUTIONAL/GOVERNMENT		12167	0	1907	MODERATE DETERIORATION	POOR	E	E	J
1.3919040300	4021 FOREST PARK AV	THE SALVATION ARMY	4500	SURFACE PARKING		0	0	0	N/A	FAIR	E	E	J
1.3919040310	4025-7 FOREST PARK AV	THE SALVATION ARMY	9000	SURFACE PARKING		0	0	0	N/A	FAIR	E	E	J
1.3919040320	4036-57 FOREST PARK AV	LCRA	53999	RESEARCH/OFFICE	CET	48000	0	1921	MINOR DETERIORATION	GOOD	E	E	J
1.3919040330	4059-67 FOREST PARK AV	CENTER FOR EMERGING TECHNOLOGIES	18000	RESEARCH/OFFICE	CET	49875	0	1901	NO DETERIORATION	GOOD	1059400	1128400	J
1.3919040340	10 S SARAH ST	CENTER FOR EMERGING TECHNOLOGIES	5639	VACANT		0	0	0	N/A	POOR	6800	6800	J
1.3919040360	6 S SARAH ST	ROTHS CHILD DEVELOPMENT LTD	11666	DININGS/ENTERTAINMENT	THE SCOTTISH ARMS	9080	0	1928	MINOR DETERIORATION	FAIR	28500	24970	J
1.3919040370	4058-64 LACLEDE AV	SCHNEIDER, GENE M & BETTY J TRS	6144	RETAIL/SERVICE COMMERCIAL	NEW MARKET HARDWARE	6650	0	1895	MODERATE DETERIORATION	FAIR	58800	40600	J
1.3919048071	4034-6 LACLEDE AV	4034-4036 LACLEDE CONDOMINIUM	9000	FOUR FAMILY RESIDENTIAL		4672	4	1895	MINOR DETERIORATION	FAIR	92720	95760	J
1.3953000015	350 S SARAH ST	LCRA	22506	INDUSTRIAL/LIGHT INDUSTRIAL		0	0	0	N/A	GOOD	E	0	K
1.3953000020	4040-4 DUNCAN AV	ELEVATOR D INC	160697	INDUSTRIAL/LIGHT INDUSTRIAL	RAY-CARROLL COUNTY GRAIN	75000	0	1954	MAJOR DETERIORATION	POOR	373600	441900	K
1.3953000057	510 S SARAH ST	SLLC REAL ESTATE LLC	28485	VACANT		0	0	0	N/A	POOR	E	34300	K
1.3953000061	500 S SARAH ST	BI-STATE DEVELOPMENT AGENCY	227679	TRANSPORTATION		0	0	0	N/A	POOR	E	11900	K
1.3953000115	412 S SARAH ST	BI-STATE DEVELOPMENT AGENCY OF MO-	49963	TRANSPORTATION		2400	0	1950	MAJOR DETERIORATION	FAIR	E	E	K
1.3953000160	3924R DUNCAN AV	STATE OF MO	5225	VACANT		0	0	0	N/A	POOR	E	E	K
1.3953000166	3920 DUNCAN AV	SLLC REAL ESTATE LLC	1838	VACANT		0	0	0	N/A	POOR	E	E	K
1.3953000171	313R S VANDEVENTER AV	SLLC REAL ESTATE LLC	2830	VACANT		0	0	0	N/A	POOR	E	12300	K
1.3953000202	331 S VANDEVENTER AV	SLLC REAL ESTATE LLC	10672	VACANT		0	0	0	N/A	POOR	E	E	K
1.3953000210	341 S VANDEVENTER AV	STATE OF MO	6419	VACANT		0	0	0	N/A	POOR	E	E	K
1.3953000220	349 S VANDEVENTER AV	STATE OF MISSOURI	14481	VACANT		0	0	0	N/A	POOR	E	E	K
1.3953000015	4044 CLAYTON AV	JGRG INVESTMENTS LLC	18416	RESEARCH/OFFICE	COFACTOR GENOMICS	9386	0	1956	MINOR DETERIORATION	FAIR	9100	63000	J

13959000020	4030 CLAYTON AV	DRURY DISPLAYS INC	12138	VACANT		0	0	0	N/A	POOR	2800	9100	J
13959000025	4020 CLAYTON AV	DRURY DISPLAYS INC	1913	VACANT		0	0	0	N/A	POOR	700	700	J
13960000011	4047-9 CLAYTON AV	SLLC REAL ESTATE LLC	10418	VACANT		0	0	0	N/A	POOR	E	13800	J
13960000021	4041 CLAYTON AV	SLLC REAL ESTATE LLC	5111	VACANT		0	0	0	N/A	POOR	E	6300	J
13960000031	4037 CLAYTON AV	SLLC REAL ESTATE LLC	7324	VACANT		0	0	0	N/A	POOR	E	9000	J
13960000041	4036 CLAYTON AV	SLLC REAL ESTATE LLC	4598	VACANT		0	0	0	N/A	POOR	E	5700	J
13960000061	4031 CLAYTON AV	SLLC REAL ESTATE LLC	7662	VACANT		0	0	0	N/A	POOR	E	9400	J
13960000061	4029-5 CLAYTON AV	SLLC REAL ESTATE LLC	8511	VACANT		0	0	0	N/A	POOR	E	10400	J
13960000071	4007-17 CLAYTON AV	K & P PROPERTIES L L C	14292	INDUSTRIAL/LIGHT INDUSTRIAL	METAL MASTERS	2512	0	1945	MAJOR DETERIORATION	POOR	32600	37600	J
13960000072	4019 CLAYTON AV	SLLC REAL ESTATE LLC	6978	VACANT		0	0	0	N/A	POOR	E	10900	J
13960000091	4001 CLAYTON AV	NORFOLK & WESTERN RAILWAY	22203	VACANT		0	0	0	N/A	POOR	E	E	J
13961000010	401 S SARAH ST	THE CITY OF ST LOUIS	32363	TRANSPORTATION		0	0	0	N/A	FAIR	E	E	K
13961000036	4101 CLAYTON AV	HEALTHCARE REAL ESTATE MGT LLC	311363	MEDICAL CENTER	B/C @ THE COMMONS	220000	0	2013	NO DETERIORATION	EXCELLENT	E	1326400	K
13961000045	4261 CLAYTON AV	CORTEX COMMONS LLC	36607	PARK/OPEN SPACE	CORTEX COMMONS	0	0	0	N/A	EXCELLENT	E	E	K
13961000140	500 S BOYLE AV	CITY OF ST LOUIS	50236	TRANSPORTATION		0	0	0	N/A	POOR	E	E	K
13962000011	4216-36 CLAYTON AV	DUNCAN AVENUE PROPERTIES INC	39001	OFFICE/WAREHOUSE/DISTRIBUTION	ST. LOUIS AIR MECHANICAL	23800	0	1910	MINOR DETERIORATION	FAIR	171100	169700	J
13962000030	4146-200 CLAYTON AV	ST LOUIS METALLIZING CO	24375	INDUSTRIAL/LIGHT INDUSTRIAL	ST LOUIS METALLIZING	875	0	1952	MAJOR DETERIORATION	FAIR	41600	42800	J
13962000040	4136 CLAYTON AV	ST LOUIS METALLIZING CO	5482	INDUSTRIAL/LIGHT INDUSTRIAL	ST LOUIS METALLIZING	1862	0	1998	MINOR DETERIORATION	FAIR	25700	67300	J
13962000050	4130 CLAYTON AV	ST LOUIS METALLIZING CO	7268	INDUSTRIAL/LIGHT INDUSTRIAL	ST LOUIS METALLIZING	5245	0	1990	MINOR DETERIORATION	GOOD	52700	21400	J
13962000060	4128 CLAYTON AV	ST LOUIS METALLIZING CO	3315	INDUSTRIAL/LIGHT INDUSTRIAL	ST LOUIS METALLIZING	0	0	0	N/A	FAIR	5600	5700	J
13962000070	4126 CLAYTON AV	ST LOUIS METALLIZING CO	2550	INDUSTRIAL/LIGHT INDUSTRIAL	ST LOUIS METALLIZING	900	0	1983	MINOR DETERIORATION	FAIR	8900	10100	J
13962000080	4120 CLAYTON AV	ST LOUIS METALLIZING CO	6885	INDUSTRIAL/LIGHT INDUSTRIAL	ST LOUIS METALLIZING	5400	0	1939	MODERATE DETERIORATION	FAIR	36000	36600	J
13962000090	4112 CLAYTON AV	ST LOUIS METALLIZING CO	12750	INDUSTRIAL/LIGHT INDUSTRIAL	ST LOUIS METALLIZING	11349	0	1982	MINOR DETERIORATION	GOOD	139900	129100	J
13962000110	4108 CLAYTON AV	ST LOUIS METALLIZING CO	6375	INDUSTRIAL/LIGHT INDUSTRIAL	ST LOUIS METALLIZING	5950	0	1955	MINOR DETERIORATION	GOOD	36200	40300	J
13962000120	4100 CLAYTON AV	ST L N REDEV CORP	5514	INDUSTRIAL/LIGHT INDUSTRIAL	ST LOUIS METALLIZING	4293	0	1973	MINOR DETERIORATION	GOOD	57900	67600	J
13962000130	4101 SARPY AV	ST LOUIS METALLIZING CO	13288	INDUSTRIAL/LIGHT INDUSTRIAL	ST LOUIS METALLIZING	10810	0	1988	MINOR DETERIORATION	FAIR	85100	108500	J
13962000190	4123 SARPY AV	ST LOUIS METALLIZING CO	52111	INDUSTRIAL/LIGHT INDUSTRIAL	ST LOUIS METALLIZING	7634	0	1946	MINOR DETERIORATION	GOOD	185600	186200	J
13962000241	4145-201 SARPY AV	JOHN T WHITTLE LLC	40689	OFFICE/WAREHOUSE/DISTRIBUTION	NIEHAUS CONSTRUCTION	23641	0	1958	MINOR DETERIORATION	GOOD	190600	181800	J
13962000270	4229-45 SARPY AV	THE CHRIS CO LLC & EMGEEGEE LLC	55993	INDUSTRIAL/LIGHT INDUSTRIAL	RONNOCO COFFEE	76800	0	1949	MINOR DETERIORATION	GOOD	382400	386500	J
13963000060	4224 SARPY AV	DRURY DISPLAYS, INC	4890	SURFACE PARKING		0	0	0	N/A	POOR	8800	8800	J
13963000080	4200-20 SARPY AV	MVG PROPERTIES INC	19629	OFFICE/WAREHOUSE/DISTRIBUTION		10712	0	1988	MINOR DETERIORATION	FAIR	154400	183900	J
13963000360	4226-40 SARPY AV	WCM SARPY LLC	36533	INDUSTRIAL/LIGHT INDUSTRIAL	RONNOCO COFFEE	43600	0	2001	MINOR DETERIORATION	GOOD	296100	308400	J
13966130110	4300 CLAYTON AV	FOREST WEST PROPERTIES INC	9212	VACANT		0	0	0	N/A	POOR	14000	13900	J
13966130121	4318-28 CLAYTON AV	BARNES-JEWISH HOSPITAL	34680	SURFACE PARKING		0	0	0	N/A	GOOD	E	E	J
13966130236	625 S BOYLE AV	FOREST WEST PROPERTIES	92558	SURFACE PARKING		0	0	0	N/A	GOOD	72900	72900	J
13967130030	4370 CLAYTON AV	BARNES-JEWISH HOSPITAL	10401	SURFACE PARKING		0	0	0	N/A	GOOD	E	E	J
13967130040	4366 CLAYTON AV	BARNES-JEWISH HOSPITAL	3809	SURFACE PARKING		0	0	0	N/A	GOOD	E	E	J
13967130060	4362 CLAYTON AV	BARNES-JEWISH HOSPITAL	3809	SURFACE PARKING		0	0	0	N/A	GOOD	E	E	J
13967130060	4360 CLAYTON AV	BARNES-JEWISH HOSPITAL	3809	SURFACE PARKING		0	0	0	N/A	GOOD	F	F	I
13967130075	4348 CLAYTON AV	UNION ELECTRIC CO	23368	UTILITY	AMEREN BOYLE SUBSTATION	0	0	0	N/A	GOOD	15000	15000	J
13967130101	4344 CLAYTON AV	BARNES-JEWISH HOSPITAL	4279	VACANT		0	0	0	N/A	POOR	E	E	J
13967130200	636-47 TOWER GROVE AV	WASHINGTON UNIVERSITY MEDICAL CENTER	12265	VACANT		0	0	0	N/A	FAIR	6700	6700	J
13968130205	619-45 EDMUND AV	BOARD OF EDUCATION OF THE CITY OF	261287	INSTITUTIONAL/GOVERNMENT	STIX EARLY CHILD CARE	79650	0	1997	NO DETERIORATION	GOOD	E	E	J
13968130300	4332-4 W CLAYTON AV	BARNES JEWISH HOSPITAL	16275	VACANT		0	0	0	N/A	POOR	E	E	J
13968130400	4314 W CLAYTON AV	WASHINGTON UNIVERSITY MEDICAL CENTER	55493	SURFACE PARKING		0	0	0	N/A	GOOD	E	E	J
13971130012	4480 CLAYTON AV	WASHINGTON UNIVERSITY	118258	MEDICAL CENTER	WUMC 4480 BUILDING	42000	0	1967	MINOR DETERIORATION	GOOD	E	E	J
13971130025	4400-30 CLAYTON AV	SHRINERS HOSPITALS FOR CHILDREN	163362	MEDICAL CENTER	SHRINERS HOSPITAL	90000	0	2015	NO DETERIORATION	EXCELLENT	E	E	J
13971130112	739R S NEWSTEAD AV	DRURY DISPLAYS INC	1796	VACANT		0	0	0	N/A	FAIR	900	14800	J
13971130114	741R S NEWSTEAD AV	DRURY DISPLAYS INC	2043	VACANT		0	0	0	N/A	FAIR	1000	1200	J
14586000023	4270 DUNCAN AV	CORTEX COMMONS LLC	45023	PARK/OPEN SPACE	CORTEX COMMONS	0	0	0	N/A	UNDER CONST	E	219849	K
14586000025	4240-68 DUNCAN AV	SLLC REAL ESTATE II LLC	192682	RESEARCH/OFFICE		183000	0	1948	NO DETERIORATION	EXCELLENT	181900	937251	K
14586000030	311 S SARAH ST	311 SOUTH SARAH LLC	292263	VACANT	FORMER US METALS	0	0	0	N/A	POOR	872200	881700	K
14586000040	315 S SARAH ST	CENTER OF RESEARCH TECHNOLOGY &	11456	VACANT		0	0	0	N/A	POOR	18300	E	K
14586000050	4250R DUNCAN AV	BI-STATE DEVELOPMENT	58157	VACANT		0	0	0	N/A	POOR	77400	E	K
14586000070	4240R DUNCAN AV	BI-STATE DEVELOPMENT	23046	VACANT		0	0	0	N/A	POOR	51200	E	K
14589000030	330 S NEWSTEAD AV	WASHINGTON UNIVERSITY	17150	SURFACE PARKING		0	0	0	N/A	GOOD	E	E	K
14589000040	4330 DUNCAN AV	WASHINGTON UNIVERSITY	146533	SURFACE PARKING		0	0	0	N/A	GOOD	E	E	K
14589000050	4356 DUNCAN AV	WASHINGTON UNIVERSITY	37877	SURFACE PARKING		0	0	0	N/A	GOOD	E	E	K
14589000071	4340 DUNCAN AV	WASHINGTON UNIVERSITY	69987	VACANT OFFICE/WAREHOUSE/DISTRIBUTION	FORMER POST DISPATCH	60825	0	1931	MAJOR DETERIORATION	POOR	E	E	K
14589000081	4300-16 DUNCAN AV	CRG-CS LLC	181945	RESEARCH/OFFICE	DUPONT	121075	0	2008	NO DETERIORATION	EXCELLENT	989800	989800	K
14589000102	600-28 S NEWSTEAD AV	BARNES-JEWISH HOSPITAL	344731	MEDICAL CENTER	B/C CLAYTON AVE BUILDING	215857	0	1948	MINOR DETERIORATION	GOOD	E	E	K
14589000103	4303 W CLAYTON AV	B/C HEALTH SYSTEM	11870	SURFACE PARKING		0	0	0	N/A	GOOD	E	E	K
14589000105	435 S CLAYTON AV	BARNES-JEWISH HOSPITAL	31884	SURFACE PARKING		0	0	0	N/A	GOOD	E	E	K
14589000120	4333 W CLAYTON AV	B/C HEALTH SYSTEM	58643	SURFACE PARKING		0	0	0	N/A	GOOD	E	114600	K

APPENDIX D
PROPERTY BLIGHTING CONDITIONS

PROPERTY BLIGHTING CONDITIONS APPROACH

In order to evaluate the blighted condition of each parcel in the Redevelopment Area on an individual basis, the following approach was used. The criteria for blighting were tied to the definition of a blighted area found in Chapter 353 RSMo, 2000, as amended, and the City of St. Louis Ordinance 49583, as amended. As an initial screening for blight, a series of “Primary Blighting Conditions” was identified. If any of these conditions were found, the property was determined to be blighted. The Primary Conditions included:

- Age – Any building over 50 years of age which had not undergone major renovation.
- Obsolescence – Vacant land that was formerly occupied or any vacant building
- Inadequate or Outmoded Design – Any parcel that was too small to support modern commercial development, which lacked direct access to a public right-of-way, or was irregularly shaped making it difficult to efficiently develop.
- Physical Condition – Any building that was in “poor” condition that required major and expensive rehabilitation or a parcel with “poor” site conditions.
- Economic Liability – any property for which there was no increase, or an actual decrease, in taxable assessed valuation since 2010 or surface parking lots, which represent a significant underutilization of the unique Redevelopment Area.
- High Crime – Portions of the Redevelopment Area where significant incidents of crime continue to occur.

Next properties were screened for a series of “Secondary Blighting Conditions.” Any of these secondary conditions by itself was not determined adequate to determine that a property was blighted. However, when taken in combination, they were sufficient to identify a property as being blighted. The Secondary Conditions included:

- Age – Buildings between 35 and 50 years of age.
- Obsolescence -- Buildings that were largely vacant.
- Inadequate or Outmoded Design – Inadequate screening of outdoor storage areas
- Inadequate or Outmoded Design – Lack of ADA accessibility for a building.
- Physical Deterioration – Building requiring moderate rehabilitation
- Physical Deterioration – Property containing “fair” and deteriorated site conditions.
- Economic Liability – Property where the percentage increase in taxable assessed value for commercial or residential development in less than the percentage increase in assessed value for the City of St. Louis for the last five years.

Any property that met at least three of these conditions was considered to be blighted.

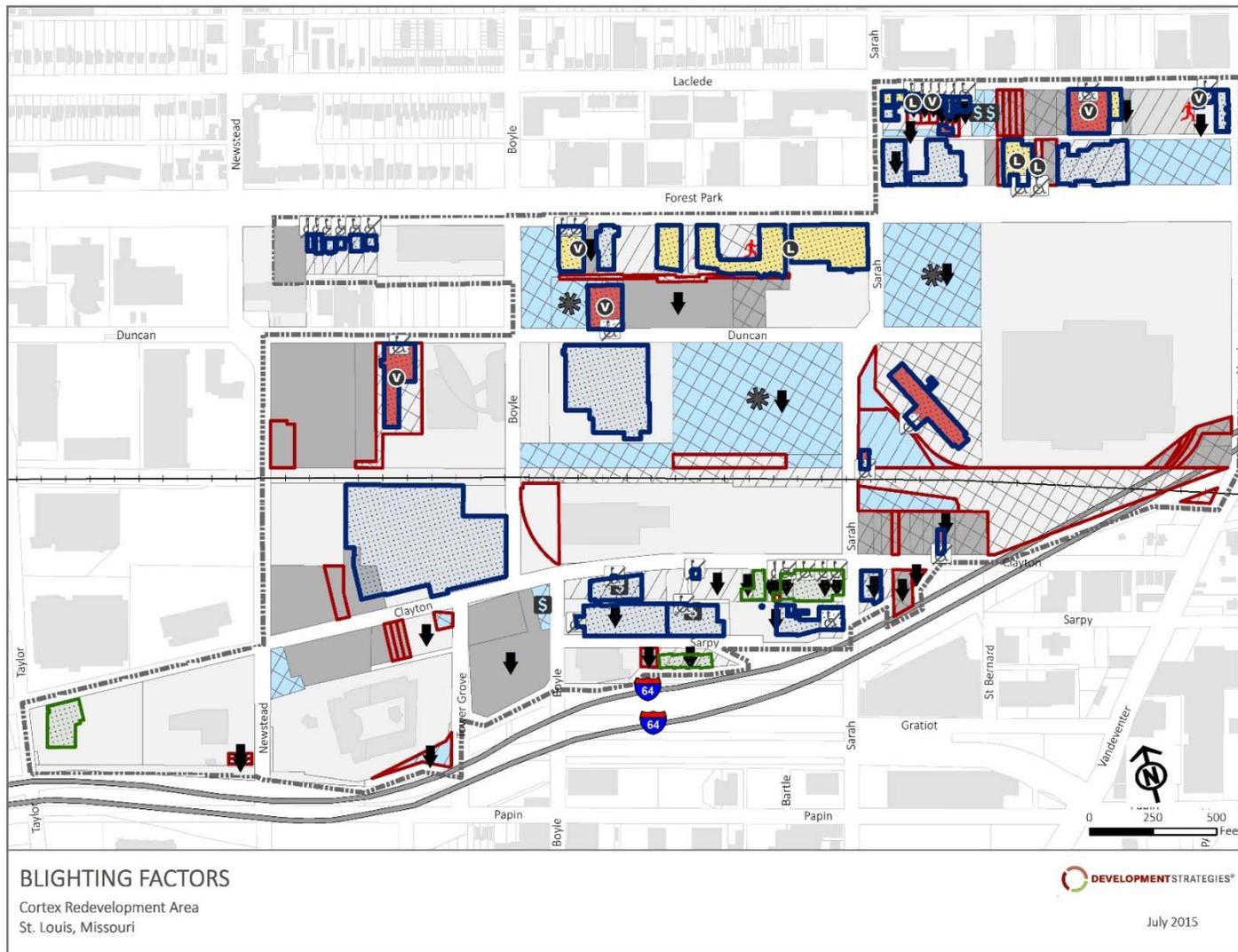
Site Conditions

-  No Increase or Decline in Commercial Assessed Value
-  Increase in Commercial Assessed Value Less Than City Average
-  High Crime
-  Inadequate Screening of Outdoor Storage Areas

-  Landlocked, Small or Irregular Parcel
-  Fair Site Conditions
-  Poor Site Conditions
-  Surface Parking
-  Vacant Site

Building Conditions

-  Vacant Building
-  Largely Vacant Building
-  Lack of Accessibility
-  Building More Than 50 Years Old
-  Building 35 - 50 Years Old
-  Poor Building Condition
-  Fair Building Condition



APPENDIX D
CORTEX WEST REDEVELOPMENT AREA
PARCEL BLIGHTING FACTORS

PARCEL ID	SITE ADDRESS	EXISTING LAND USE	PRIMARY BLIGHTING FACTORS						SECONDARY BLIGHTING FACTORS						BLIGHTED			
			AGE	OBSOLES- CENCE	INADEQUATE OR OUTMODED DESIGN	PHYSICAL DETERIORATION		SOCIAL LIABILITY	ECONOMIC LIABILITY		AGE	OBSOLES- CENCE	INADEQUATE OR OUTMODED DESIGN	PHYSICAL DETERIORATION		ECONOMIC LIABILITY		
			Building Over 50 Years Old	Vacant Land or Building	Landlocked, Small or Irregular Parcels	Building Requiring Major Rehab	Poor Site Conditions	High Crime Area	Surface Parking	No Increase or Decline in Commercial Assessed	Building Between 35 and 50 Years Old	Largely Vacant Building	Inadequate Screening of Outdoor Storage Areas	Lack of Accessibility for Building		Building Requiring Moderate Rehab	Fair Site Conditions	Increase in Commercial Assessed Value Less Than City
39040000650	4380-2 FOREST PARK AV	SURFACE PARKING									YES							YES
39040000700	4376-8 FOREST PARK AV	TWO FAMILY RESIDENTIAL	YES										YES		YES			YES
39040000800	4372-4 FOREST PARK AV	TWO FAMILY RESIDENTIAL	YES										YES		YES			YES
39040000950	4366 FOREST PARK AV	MULTI-FAMILY RESIDENTIAL	YES										YES		YES			YES
39040001000	4362 FOREST PARK AV	SINGLE FAMILY RESIDENTIAL	YES										YES		YES			YES
39040001100	4358 FOREST PARK AV	MULTI-FAMILY RESIDENTIAL	YES										YES		YES			YES
39040001200	4352-4 FOREST PARK AV	FOUR FAMILY RESIDENTIAL	YES										YES		YES			YES
39040001352	4300-6 FOREST PARK AV	RESEARCH/OFFICE																NO
39170000100	4260 FOREST PARK AV	VACANT BUILDING		YES										YES				YES
39170000200	4248-52 FOREST PARK AV	INDUSTRIAL/LIGHT INDUSTRIAL	YES						YES				YES	YES	YES			YES
39170000300	4246 FOREST PARK AV	VACANT RETAIL/SERVICE COMMERCIAL	YES	YES		YES	YES						YES					YES
39170000400	4240 FOREST PARK AV	SURFACE PARKING						YES	YES					YES				YES
39170000550	4214-32 FOREST PARK AV	OFFICE/WAREHOUSE/DISTRIBUTION	YES												YES			YES
39170000700	4210-2 FOREST PARK AV	OFFICE/WAREHOUSE/DISTRIBUTION	YES											YES	YES	YES		YES
39170000750	4200 FOREST PARK AV	INSTITUTIONAL/GOVERNMENT	YES					YES						YES	YES			YES
39170000800	4140-4 FOREST PARK AV	INSTITUTIONAL/GOVERNMENT	YES					YES	YES					YES				YES
39170001100	4155 DUNCAN AV	SURFACE PARKING	YES					YES	YES									YES
39170000220	4165-67 DUNCAN AV	SURFACE PARKING						YES										YES
39170001400	4235-7 DUNCAN AV	OFFICE/WAREHOUSE/DISTRIBUTION	YES			YES	YES		YES				YES					YES
39170001500	4239 DUNCAN AV	VACANT OFFICE/WAREHOUSE/DISTRIBUTION	YES	YES		YES			YES						YES			YES
39170001600	4241-63 DUNCAN AV	VACANT		YES		YES	YES						YES					YES
39170001800	218 S BOYLE AV	VACANT		YES	YES	YES	YES											YES
39170001200	4165-7 DUNCAN AV	SURFACE PARKING						YES	YES									YES

39681304000	4314 CLAYTON AV	SURFACE PARKING						YES											YES
39711300150	4480 CLAYTON AV	MEDICAL CENTER								YES									NO
39711300250	4400-30 CLAYTON AV	MEDICAL CENTER																	NO
39711301108	739 S NEWSTEAD AV	VACANT	YES	YES				YES									YES		YES
39711301150	741 S NEWSTEAD AV	VACANT	YES	YES				YES									YES		YES
45860000230	4270 DUNCAN AV	PARK/OPEN SPACE																	NO
45860000250	4240 DUNCAN AV	RESEARCH/OFFICE																	NO
45860000300	311 S SARAH ST	VACANT	YES			YES		YES					YES						YES
45860000400	315 S SARAH ST	VACANT	YES			YES													YES
45860000500	4250R DUNCAN AV	VACANT	YES			YES													YES
45860000700	4240R DUNCAN AV	TRANSPORTATION			YES												YES		YES
45890000300	330 S NEWSTEAD AV	SURFACE PARKING			YES			YES											YES
45890000400	4390 DUNCAN AV	SURFACE PARKING						YES											YES
45890000500	4356 DUNCAN AV	SURFACE PARKING						YES											YES
45890000710	4340 DUNCAN AV	VACANT OFF/WAREHOUSE/DISTRIBUTION	YES	YES	YES	YES	YES							YES					YES
45890000813	4300-16 DUNCAN AV	RESEARCH/OFFICE																	NO
45890001020	600-28 S NEWSTEAD AV	MEDICAL CENTER																	NO
45890001030	4303 CLAYTON AV	SURFACE PARKING			YES			YES											YES
45890001050	4355 CLAYTON AV	SURFACE PARKING						YES											YES
45890001205	4333 CLAYTON AV	SURFACE PARKING						YES											YES

APPENDIX E
PHOTOGRAPHS OF BLIGHTING CONDITIONS



Deteriorated public sidewalk conditions – 4200 block of Forest Park Avenue



Deteriorated fencing, vacant parcel – 4030 Laclede Avenue



Accumulated debris along public sidewalk - 4000 block of Laclede Avenue



Structure in poor condition and long-term vacancy - 3948 Laclede Avenue



Driveway and public sidewalk in poor condition – 3900 block of Laclede Avenue



Poorly maintained public sidewalk, accumulated debris – 3900 block of Forest Park Avenue



Vacant parcel with deteriorated site conditions – 3900 block of Forest Park Avenue



Vacant industrial property in poor condition – 4052 Forest Park Avenue



Deteriorated site conditions – 4155 Duncan Avenue



Industrial building exhibiting deteriorated window and wall conditions – 4235 Duncan Avenue



Vacant parcel with deteriorated, overgrown site conditions – 4200 block of Duncan Avenue



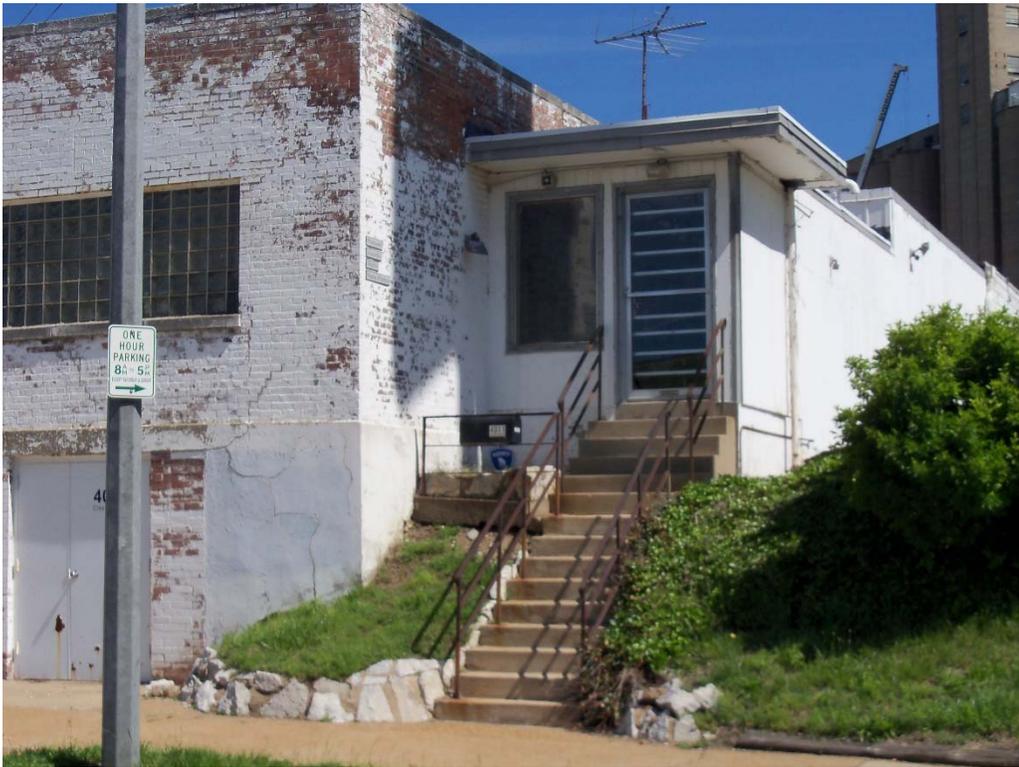
Deteriorated condition of vacant building – 4350 Duncan Avenue



Poor fencing and parking surface conditions – 4300 block of West Clayton Avenue



Abandoned railroad siding, poor site conditions – 4250R Duncan Avenue



Deteriorated building conditions, lack of accessibility – 4007 Clayton Avenue



Deteriorated and overgrown public sidewalk – 4001 Clayton Avenue



Deteriorated retaining wall and landscaping – 4007 Clayton Avenue



Deteriorated site conditions of vacant property – 4030 Clayton Avenue



Deteriorated condition of public sidewalk – 4000 block of Clayton Avenue



Poor condition of street, curb and right-of-way – Sarah Avenue north of Clayton Avenue