



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

FRANCIS G. SLAY, Mayor

File No. PDA-109-15-RDR

To: City of St. Louis Planning Commission
From: Donald Roe, Director
Subject: Chapter 99 Blighting Study and Redevelopment Plan
(5215 Manchester Ave. Area – LCRA 9873)
Date: August 28, 2015

Summary

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

Area: The project area consists of 1.19 acres in the Kings Oak Neighborhood containing a 17,000 sq. ft. unoccupied, industrial building.

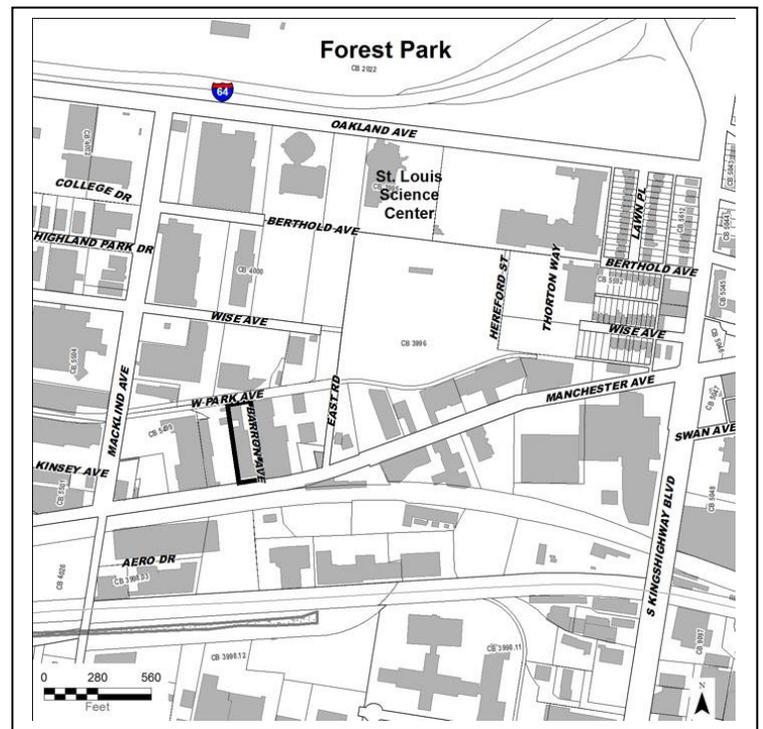
Existing Uses: Unoccupied industrial building.

Proposal: The proposal is to renovate the existing industrial building into commercial uses, which will include a dog day-care, boarding, training area and a small retail space in the lobby.

Prospective Developer: The prospective redeveloper is King Cong Holdings/DBA The Watering Bowl, Jim Conger.

Eminent Domain: The plan does not provide the use of eminent domain.

Support Letter(s): Alderman Joseph Roddy (17th Ward)



Recommended Action

That the Planning Commission finds said Blighting Study and Redevelopment Plan for the above-referenced Area to be recommended declared as blighted and the proposed redevelopment plan is in conformity with the Strategic Land Use Plan's Business/Industrial Development Area and therefore **recommends approval** to the Board of Aldermen of the City of St. Louis.

1.0 Background

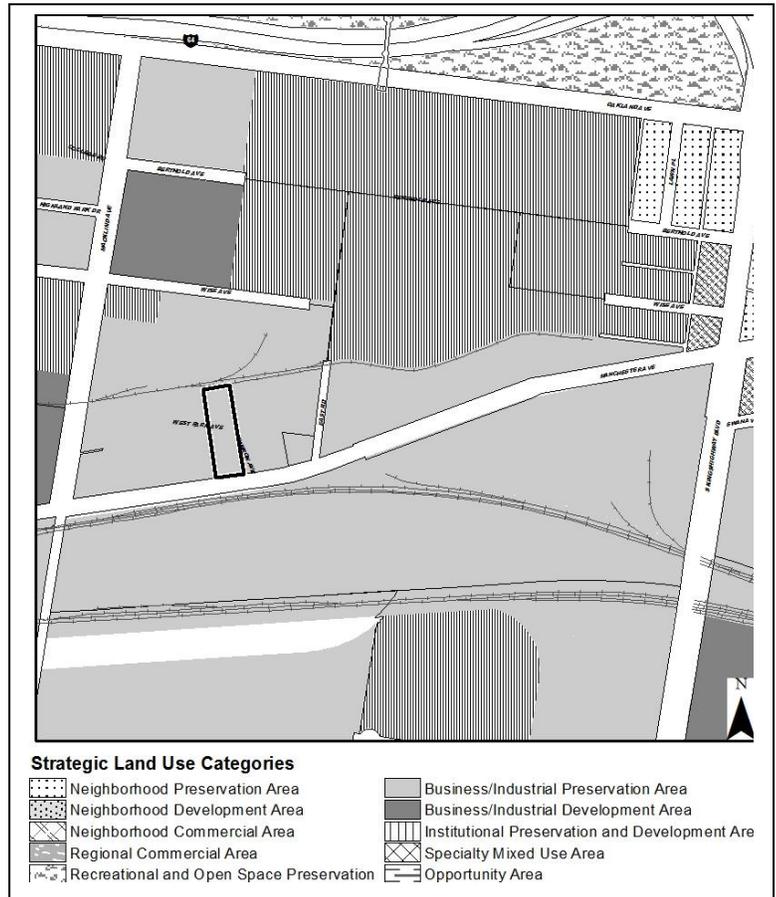
- The 5215 Manchester Ave. Area consists of 1.19 acres on City Block 5499, which currently contains an unoccupied industrial building. The area is located in the King Oak Neighborhood in the 17th Ward. (See **Exhibit B**).
- The prospective developer, King Cong Holdings/DBA The Watering Bowl, Jim Conger, purchased the property for \$160,000 and plans to renovate the building into a 17,000 sq. ft. commercial space for the approximate cost of \$500,000. The commercial space will provide for a dog day-care, boarding, training area along with a small commercial space in the lobby. Additionally, the site will provide eighteen (18) parking spaces for employees and customers. (See **Exhibits A & E**)
- The building in this redevelopment area is unoccupied. As such, it is subject to illegal dumping, rat infestation, and use by transients. It is also a fire hazard. The building has been allowed to deteriorate to the extent that the roof needs replacing, as do all the mechanical and electrical systems. Together, these conditions can contribute to the lowering of property values of the surrounding properties. (See attached **Exhibit C** for the Blighting Report). The building includes a series of several additions that take up the majority of the parcel. The roof of the primary building along Manchester Avenue and the subsequent additions are in poor condition and may have led to interior damage.
- The Sustainability Impact Statement (SIS) reports this project meets sixteen (16) objectives of the City's Sustainability Plan including objectives dealing with urban character, empowerment, health, infrastructure, and prosperity. (See **Exhibit D**)
- Alderman Roddy (Ward 17) has provided a letter of support for the redevelopment project (See **Exhibit F**).
- An aerial and photographs of the site and the vicinity are included of the Redevelopment Area (See **Exhibit G**).

2.0 Comments

PDA Staff has reviewed the Blighting Study and Redevelopment Plan for the Area with the Strategic Land Use Plan's Business/Industrial Development Area (BIDA), which encourages the development of new businesses/industrial uses.

***BIPA-** Areas where new business/industrial uses or campuses are encouraged. New business activity may range from larger business parks to smaller scale development. BIDA areas typically consist of underutilized buildings and land adjacent to major roadway, railroads or the river, providing local or regional access. These areas have experienced a drop in the level of economic activity from its earlier peak. The opportunity exists to rejuvenate these locations to create new employment opportunities.*

BIDA emphasizes the development of businesses in areas such as the 5215 Manchester Ave. Area, which already has several other pet-related businesses in the area and helps keep this corridor stable. PDA Staff finds the plan in conformity with Strategic Land Use Plan's BIDA and therefore **recommends approval.**



2.1 Public Input

The Housing, Urban Design and Zoning (HUDZ) Committee of the Board of Aldermen will conduct a public hearing as part of the ordinance process.

2.2 Previous Commission Action

None.

2.3 Requested Action

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

Requested Recommendation

That the Planning Commission finds said Amended Blighting Study and Redevelopment Plan 5215 Manchester Ave. Area to be recommended declared as blighted and the proposed redevelopment plan to be in conformity with the City's Strategic Land Use Business/Industrial Development Area, which encourages the development of new businesses/industrial uses, and therefore **recommends approval** to the Board of Aldermen of the City of St. Louis.

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

1. The Chapter 99 Amended Blighting Study and Redevelopment Plan for 5215 Manchester Ave. 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.
2. The Director of the Planning and Urban Design Agency is hereby directed to notify the Board of Aldermen of the City of St. Louis of this recommendation.

EXHIBIT A
LCRA
FACT SHEET

Property Address: 5215 Manchester Ave.

Alderman: Joseph Roddy

Ward: 17th

Neighborhood: Kings Oak

Prospective Developer: King Cong Holdings/ DBA The Watering Bowl, Jim Conger

Property Is: occupied X unoccupied

Eminent Domain: was requested X was not requested

Current Assessed Value of Property: \$149,600

Other Comments: The area consists of an unoccupied, industrial building. The redeveloper is purchasing the property for \$160,000 and plans to rehabilitate the building into commercial uses at an approximate cost of \$500,000. There will be one commercial space of approximately 17,000 s.f. providing a dog day-care, boarding, training areas and a small retail space in the lobby. Eighteen parking spaces will be incorporated into the project for employees and customers. The redeveloper estimates that approximately 15 new full-time jobs and 10 new part-time jobs would be created through the development. Alderman Roddy wishes to support this project with 10-year tax abatement and the staff concurs.

EXHIBIT B



Exhibit B
Project Area Plan
5215 Manchester Ave.
Existing Uses and Conditions

-  Industrial Use, Fair Condition
-  Project Area Boundary
-  Buildings
-  City Block Number

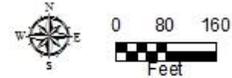


EXHIBIT C

Blighting Report for the 5215 Manchester Ave. Redevelopment Area

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

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

Subject Property is: _____ vacant land _____ unoccupied residential
 unoccupied/occupied commercial/industrial

Subject Property is: secured _____ unsecured

The subject property _____ has has not a predominance of defective or inadequate streets

If answer is yes, explain: _____

The subject property has _____ has not unsanitary or unsafe conditions

If answer is yes, explain: The property is unoccupied. As such, it is subject to illegal dumping, rat infestation, and use by transients. It is also a fire hazard.

The subject property has _____ has not deterioration of site conditions

If answer is yes, explain: The roof needs replacement, as do all mechanical and electrical systems.

The subject property _____ has has not improper subdivision or absolute platting

If answer is yes, explain: _____

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

The subject property _____ does does not retard the provision of housing accommodations

If answer is yes, explain: _____

The subject property does _____ does not constitute an economic liability

If answer is yes, explain: The building is unoccupied and significantly deteriorated. It drags down the value of surrounding properties and would take significant investment to bring up to code.

The subject property _____ does does not constitute a social liability

If answer is yes, explain: _____

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

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

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

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

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

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

EXHIBIT D

5215 Manchester Ave. (2004)			
SUSTAINABILITY IMPACT STATEMENT			
<p>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.</p>			
		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	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 building is in the City's Central Corridor
I. - F1	The project consists of saving and renovating a large, existing building.
I. - F2	The project integrates preservation of an existing building.
I. - J5	The project will increase the effectiveness of this major commercial corridor by bringing back a large building near its core.
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 tenants.
IV. - B5	The renovation of the existing buildings will be undertaken by a contractor certified to safely remove lead paint.
IV. - D4	The building will be located near public transportation.
V. - A2	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.
V. - G5	The existing building will be recycled and reused diverting waste from land-fills.
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. - C3	The project will promote small and local businesses in its commercial retail space capacity.
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. - E4	The area is designated the major commercial corridor in this neighborhood in a district which demonstrates market support for such projects.

EXHIBIT F



BOARD OF ALDERMEN
CITY OF SAINT LOUIS
MISSOURI

Joseph D. Roddy
ALDERMAN

17th Ward

July 21, 2015

Mr. Dale Ruthsatz
St. Louis Development Corporation
1520 Market Street, Suite 2000
St. Louis, MO 63103

RE: 5215 Manchester

Dear Mr. Ruthsatz:

I am writing to request 10 years of tax abatement for The Watering Bowl's new facility at 5215 Manchester.

Park Central Development Corporation has approved this development and it will be another welcome addition to the area.

If you have any questions, please call Mr. Brooks Goedecker at 535-5311.

Sincerely,

A handwritten signature in cursive script that reads "Joseph D. Roddy".

Joseph D. Roddy
Alderman, 17th Ward



EXHIBIT G

**Photos of 5215 Manchester Ave. Area & Vicinity
(Chapter 99 Area)**



1) 5215 Manchester Ave (Ch. 99 Area)
(Aerial view of 5215 Manchester Ave.)
C.B. 5499



2) 5215 Manchester Ave (Ch. 99 Area)
(view from Manchester Ave.)
C.B. 5499



3) 5215 Manchester Ave (Ch. 99 Area)
(view of neighboring businesses to the west)
C.B. 5499



4) 5215 Manchester Ave (Ch. 99 Area)
(view of railroad & industrial across Manchester Ave.)
C.B. 3998