



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

FRANCIS G. SLAY, Mayor

File No. PDA-148-15-RDR

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

**From:** Don Roe, Director

**Subject:** Chapter 99 Blighting Study and Redevelopment Plan  
(4626-4670, 4625-4631 and 4647-4663 St. Ferdinand Ave. Redevelopment Area)  
LCRA Plan #2041

**Date:** November 20, 2015

## Summary

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

**Site:** Approximately 2.38 acre area consisting of 28 parcels located at 4626-4670, 4625-4631 and 4647-4663 St. Ferdinand Ave. in the Greater Ville neighborhood.

**Existing Uses:** The site currently consists of several vacant lots and occupied and unoccupied residential buildings. The Redevelopment Area is in poor condition.

**Proposal:** To declare this area as blighted and by means of a Redevelopment Plan to provide a framework to issue a request for proposals to attract a developer(s) to implement a comprehensive residential development for the Redevelopment Area.



**Prospective Developer:** The Land Clearance for Redevelopment Authority (LCRA) initiated this Blighting Study and Redevelopment Plan.

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

**Support Letter:** The Redevelopment Plan is supported by Alderman Samuel Moore (4th Ward).

## Recommended Action

That the Planning Commission finds the Chapter 99 Blighting Study and Redevelopment Plan for the 4626-4670, 4625-4631 and 4647-4663 St. Ferdinand Ave. Redevelopment Area to be recommended declared as blighted and the proposed Redevelopment Plan to be in conformity

with the City's Strategic Land Use Plan and **recommends approval** to the City's Board of Aldermen.

## **1.0 Background**

- The 4626-4670, 4625-4631 and 4647-4663 St. Ferdinand Ave. Redevelopment Area consists of 28 parcels. The approximately 2.38 acre Redevelopment Area is located in the Greater Ville. The LCRA Fact Sheet summarizes this proposed Chapter 99 Blighting Study and Redevelopment Plan. (See Exhibit "A".)
- The Redevelopment Area currently consists of five (5) occupied and ten (10) unoccupied residential buildings, as well as thirteen (13) vacant lots. Photos of the Redevelopment Area are included in Exhibit "G".
- The Redevelopment Area is in poor condition, according to the Blighting Study and Redevelopment Plan's Blighting Report (a copy of the complete document is included as Exhibit "B"), as well as PDA staff's visual survey. The Redevelopment Area includes buildings that are in need of major repair, while other parcels are under-utilized in their current state (vacant lots). The following comments are from the attached Blighting Report, which was prepared by St. Louis Development Corporation (SLDC) staff:
  - "The buildings in the area are significantly deteriorated, with rotten wood, broken and cracked steps, missing mortar, missing windows, damaged and/or missing roof, collapsed walls, flaking paint, and missing systems.
  - "The unoccupied and severely deteriorated buildings drag down the value of the surrounding properties."
- The Redevelopment Area is located north of Dr. Martin Luther King Dr. and Dick Gregory Pl. The Northside Community Housing, LLC has redeveloped 40 residential units and 2 commercial units near the proposed redevelopment area; totaling \$13 million. Two properties on the block, 4637 and 4643 St. Ferdinand Ave. are owned by Northside Community Housing, LLC. Lovejoy Missionary Baptist Church is directly northwest of the redevelopment area.

## **LCRA-Initiated Plan**

- The Redevelopment Plans does not have a prospective developer and development project lined up for the Redevelopment Plan. The purpose of this Redevelopment Plan is to declare this area as blighted and to provide a framework to issue a request for proposals to attract a developer(s) to implement a comprehensive residential development project for the Redevelopment Area. The Redevelopment Plan's Proposed Land Use Map calls for "residential uses". More specifically, the Redevelopment Plan calls for residential uses permitted in the "C" Multiple-Family Dwelling District and various urban design regulations. The request to SLDC to prepare the Redevelopment Plan was made by Alderwoman Samuel Moore (4th Ward), who wishes to build upon and complement the recent development in the area

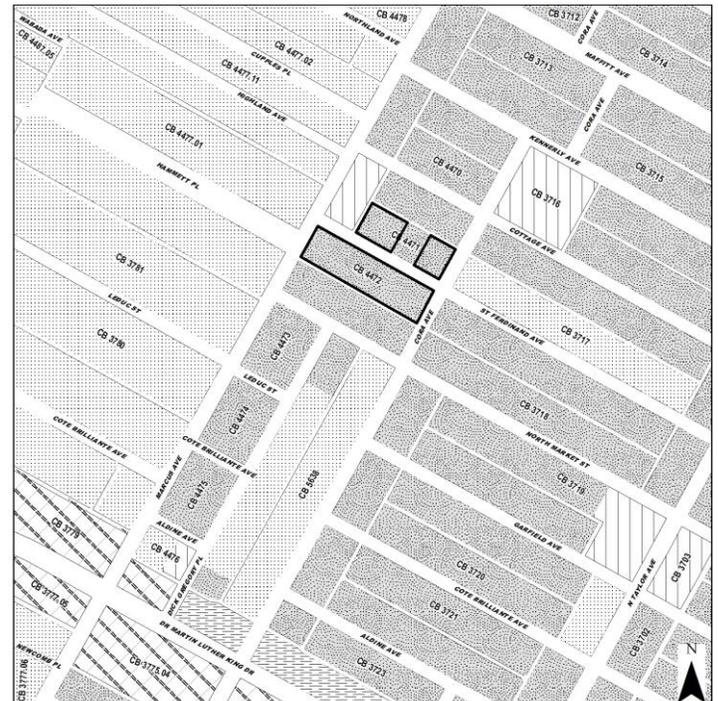
- There is no prospective developer at this time.
- Twelve (12) of the properties are owned by LRA.
- The Redevelopment Plan does not provide for the use of eminent domain. It does provide for the use of up to 10-year tax abatement as a development incentive.
- Although no support letter was provided, the Redevelopment Plan is supported by Alderwoman Samuel Moore (4th Ward), who asked SLDC to prepare the Redevelopment Plan.

## 2.0 Comments

The City’s Strategic Land Use Plan designates the Redevelopment Area as a Neighborhood Development Area (NDA).

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

The Redevelopment Plan proposes “residential uses” permitted in the “C” Multiple-Family Dwelling District. The goal is to attract a residential development project. This land use is encouraged by the NDA Strategic Land Use Category which is in conformity with the City’s Strategic Land Use Plan.



**Strategic Land Use Categories**

	Neighborhood Preservation Area		Business/Industrial Preservation Area
	Neighborhood Development Area		Business/Industrial Development Area
	Neighborhood Commercial Area		Institutional Preservation and Development Area
	Regional Commercial Area		Specialty Mixed Use Area
	Recreational and Open Space Preservation		Opportunity Area

## 2.1 Public Input

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

## 2.2 Previous Commission Action

None.

## 2.3 Requested Action

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

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## Requested Recommendation

That the Planning Commission finds the Chapter 99 Blighting Study and Redevelopment Plan for the 4626-4670, 4625-4631 and 4647-4663 St. Ferdinand Ave. Redevelopment Area to be recommended declared as blighted and the proposed Redevelopment Plan to be in conformity with the City's Strategic Land Use Plan and **recommends approval** to the City's Board of Aldermen.

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

1. The Chapter 99 Blighting Study and Redevelopment Plan for the 4626-4670, 4625-4631 and 4647-4663 St. Ferdinand Ave. Redevelopment Area is hereby found to be recommended declared as blighted and the proposed Redevelopment Plan is in conformity with the City's Strategic Land Use Plan and is recommended for approval to the City's Board of Aldermen.
2. The Director of the Planning and Urban Design Agency is hereby directed to notify the Board of Aldermen of its recommendation.

**EXHIBIT "A"**  
**LCRA**  
**FACT SHEET**

**Property Address:** 4626-4670, 4625-4631, and 4647-4663 St. Ferdinand Ave.

**Alderman:** Samuel Moore

**Ward:** 4th

**Neighborhood:** Greater Ville

**Prospective Developer:** Various

**Property Is:**  occupied  unoccupied

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

**Current Assessed Value of Property:** \$36,430

**Other Comments:** The area consists of 28 parcels including vacant lots and unoccupied and occupied residential buildings in the Greater Ville Neighborhood. There is not currently a prospective developer with plans to develop the buildings and vacant lots; the purpose of this redevelopment plan is to provide a framework to issue a request for proposals to attract a redeveloper(s) to implement a comprehensive residential development for this Area. Funding sources for an eventual project will be determined. Alderman Moore wishes to support this project with up to 10-year tax abatement, and the staff concurs.

**ATTACHMENT "B"**  
Form: 10/8/09

BLIGHTING STUDY AND REDEVELOPMENT PLAN

FOR THE

**4626-4670, 4625-4631, and 4647-4663 ST.FERDINAND AVE.  
REDEVELOPMENT AREA**

PROJECT # 2041

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY

OF THE CITY OF ST. LOUIS

OCTOBER 27, 2015

MAYOR

FRANCIS G. SLAY

**BLIGHTING STUDY AND REDEVELOPMENT PLAN FOR  
4626-4670, 4625-4631, and 4647-4663 ST.FERDINAND AVE. REDEVELOPMENT AREA**

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## EXHIBITS

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

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

1. DELINEATION OF BOUNDARIES

The 4626-4670, 4625-4631, and 4647-4663 St. Ferdinand Ave. Redevelopment Area ("Area") encompasses 28 parcels totaling approximately 2.38 acres in the Greater Ville Neighborhood of the City of St. Louis ("City") and is located on both north and south of St. Ferdinand Ave. between Marcus Ave. and Cora Ave.

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

2. GENERAL CONDITION OF THE AREA

The Area comprises portions of City Blocks 4472 and 4471. The Area is in poor condition. The parcel by parcel physical conditions within the Area are shown on Exhibit "B" (Project Area Plan) and enumerated in Exhibit "F" (Blighting Report).

Unemployment figures, computed by the Missouri State Employment Service, indicate an 5.7% unemployment rate for the City as of September, 2015. It is estimated that this rate is prevalent for residents of the neighborhoods surrounding the Area.

There are approximately no jobs within the Area.

3. PRESENT LAND USE OF THE AREA

Existing land uses within the Area include several vacant lots, occupied and unoccupied residential buildings.

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

4. PRESENT LAND USE AND DENSITY OF SURROUNDING PROPERTIES

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

Residential density for the surrounding neighborhoods is approximately 10.18 persons per acre.

5. CURRENT ZONING

The Area is currently zoned "C" Multiple Family Residential pursuant to the Zoning Code of the City, which is incorporated in this Plan by reference.

6. FINDING OF BLIGHT

The property within the Area is unoccupied and in the conditions outlined in Exhibit “F”. The existence of deteriorated property constitutes an economic or social liability to the City and presents a hazard to the health and well-being of its citizens. The preponderance of properties in the Area has been determined to be blighted within the meaning of Section 99.300 et seq. of the Revised Statutes of Missouri (the Land Clearance for Redevelopment Authority Law) as evidenced by the Blighting Report attached hereto, labeled Exhibit “F” and incorporated herein by this reference.

**B. PROPOSED DEVELOPMENT AND REGULATIONS**

1. DEVELOPMENT OBJECTIVES

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

2. PROPOSED LAND USE OF THE AREA

The proposed land uses for the Area are residential uses permitted in zones designated “C” Multiple Family Residential by the City of St. Louis Zoning Code. Redeveloper(s) authorized by the Land Clearance for Redevelopment Authority of the City of St. Louis (“LCRA”) to redevelop property in the Area (hereafter referred to as “Redeveloper(s)”) shall not be permitted to use the property within the Area only for residential use.

Exhibit “C” (Proposed Land Use) shows the proposed uses for the Area. The General Plan of the City which includes the “Strategic Land Use Plan” (as amended 2015) designated it as a Neighborhood Development Area and Neighborhood Commercial Area.

3. PROPOSED ZONING

The zoning for the Area can remain “C” Multiple Family Residential. All land coverage and building intensities shall be governed thereby.

4. RELATIONSHIP TO LOCAL OBJECTIVES

The proposed land uses, zoning, public facilities and utility plans are appropriate and consistent with local objectives as defined by the General Plan of the City of St. Louis which includes the “Strategic Land Use Plan of the City of St. Louis” (2015). Any specific proposal to the LCRA for redevelopment of the Area or any portion of the Area shall contain, among other things, adequate provisions for traffic, vehicular parking, safety from fire, adequate provisions for light and air, sound design and arrangement and improved employment opportunities.

5. PROPOSED EMPLOYMENT FOR THIS AREA

No new jobs proposed for the area.

6. CIRCULATION

The Proposed Land Use Plan (Exhibit "C") indicates the proposed circulation system for the Area. The layouts, levels and grades of all public rights-of-way may remain unchanged except for the vacation of the alley in the block.

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

7. BUILDING AND SITE REGULATIONS

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

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

8. URBAN DESIGN

**a. Urban Design Objectives**

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

**b. Urban Design Regulations**

- 1.) **Rehabilitation** shall respect the original exterior in terms of design and materials. Window and door shapes and detailing shall be compatible with the original design
- 2.) **New construction** or alterations shall be positioned on their lot so that any existing recurrent building masses and spaces are continued as well as the pattern of setback from the street.
- 3.) **Exterior Materials** All new building materials on facades visible from the street(s) shall be compatible in type and texture with the dominant materials of adjacent buildings. Artificial masonry such as "Permastone" is not permitted. A submission of all building materials shall be required prior to approval.
- 4.) **Architectural Details** on existing structures shall be maintained in a similar size, detail and material. Where they are badly deteriorated, similar details

salvaged from other buildings may be substituted. Both new and replacement window and doorframes shall be limited to wood or color finished aluminum on the street facing facades, including basement windows. Raw or unfinished aluminum and glass block are not acceptable. Awnings of canvas only are acceptable.

- 5.) **Roof Shapes.** When one roof shape is employed in a predominance of existing buildings in a block, any proposed new construction or alteration should be viewed with respect to its compatibility with the existing adjacent buildings.
- 6.) **Roof Materials** shall be slate, tile, copper or asphalt shingles where the roof is visible from the street. Brightly colored asphalt shingles are not appropriate.

**c. Landscaping**

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

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

Existing, healthy trees shall be retained, if feasible.

9. PARKING REGULATIONS

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

Surface parking shall not extend beyond the established building line. Surface parking along public streets shall be buffered by a continuous evergreen hedge at least two and one-half (2-1/2) feet high on planting and maintained at three and one-half (3-1/2) feet high at maturity. Three percent (3%) of the interior of all parking lots containing more than twenty-five (25) spaces shall be landscaped with trees, at least two and one-half (2-1/2) inch caliper in size on planting. The trees shall be planted on islands, the largest dimension of which shall be at least five (5) feet, planted with low lying ground cover or other plant material.

10. SIGN REGULATIONS

All new signs shall be limited as set out in the City Code, PDA stipulations, this Plan and agreements.

11. BUILDING, CONDITIONAL USE AND SIGN PERMITS

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

12. PUBLIC IMPROVEMENTS

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

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

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

**C. PROPOSED SCHEDULE OF REDEVELOPMENT**

The implementation of this Plan shall take place in a single phase initiated within approximately two (2) years of approval of this Plan by ordinance and completed within approximately three (3) years of approval of this Plan by ordinance.

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

**D. EXECUTION OF PROJECT**

1. ADMINISTRATION AND FINANCING

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

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

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

2. PROPERTY ACQUISITION

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

3. PROPERTY DISPOSITION

If the LCRA acquires property in the Area, it may sell or lease the property to Redeveloper(s) who shall agree to redevelop such property in accordance with this Plan and the Agreement between such Redeveloper(s) and the LCRA. Any property acquired by the LCRA and sold to Redeveloper(s) will be sold at not less than its fair value, taking into account and giving consideration to those factors enumerated in Section 99.450, R.S.Mo. (2000) as amended, for uses in accordance with this Plan.

4. RELOCATION ASSISTANCE

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

**E. COOPERATION OF THE CITY**

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

**F. TAX ABATEMENT**

A Redeveloper may seek ten (10) year real estate tax abatement pursuant to Sections 99.700 – 99.715, Revised Statutes of Missouri 2000, as amended, upon applications as provided therein. Such real estate tax abatement shall not include any Special Business District, Neighborhood Improvement District, Commercial Improvement District, or any other similar local taxing district created in accordance with Missouri law, whether now existing or later created.

In lieu of the ten (10) year abatement outlined above, and if a low-income tax credit program is implemented to finance particular parcels' redevelopment, a Redeveloper which is an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes shall hereby be entitled to real property ad valorem tax abatement, which shall not include any Special Business District, Neighborhood Improvement District, Commercial Improvement District, or any other single local taxing district created in accordance with Missouri law, whether now existing or later created, for a total period of up to ten (10) years from the commencement of such tax abatement, in accordance with the following provisions of this Plan. If no low income tax credit program has been implemented to finance the redevelopment of a particular parcel, then that parcel shall only be eligible to receive tax abatement for a period of up to ten (10) years.

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

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

All payments in lieu of taxes shall be a lien upon the property and, when paid to the Collector of Revenue of the City shall be distributed as all other property taxes. These partial tax relief and payment in lieu of taxes provisions, during up to said ten (10) year period, shall inure to the benefit of all successors in interest in the property of the redevelopment corporation, so long as such successors shall continue to use such property as provided in this Plan and in any contract with the LCRA. In no event shall such benefits extend beyond fifteen (15) years after the redevelopment corporation shall have acquired title to the property.

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

1. LAND USE

A Redeveloper(s) shall not discriminate on the basis of race, color, creed, national origin, marital status, sex, age, sexual orientation or physical handicap in the lease, sale or occupancy of the Area.

2. CONSTRUCTION AND OPERATIONS

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

3. LAWS AND REGULATIONS

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

4. ENFORCEMENT

All of the provisions of this Section G shall be incorporated in an Agreement between the LCRA and a Redeveloper(s), which Agreement shall be recorded in the office of the Recorder of Deeds. The provisions of G (1) and G (3) shall be covenants running with the

land, without limitation as to time, and the provisions of G (2) shall be for the duration of this Plan and any extension thereof.

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

**H. MODIFICATIONS OF THIS PLAN**

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

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

**I. DURATION OF REGULATION AND CONTROLS**

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

**J. EXHIBITS**

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

**K. SEVERABILITY**

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

**ATTACHMENT "A"**

**4626-4670, 4625-4631, and 4647-4663 ST.FERDINAND AVE. REDEVELOPMENT AREA  
LEGAL DESCRIPTION**

**Parcel 1  
4626 ST FERDINAND AVE  
C.B. 4472 ST FERDINAND  
25 FT X 130 FT 6 IN  
SELLS ADDN  
LOT W-39 E-40**

**Parcel 2  
4628 ST FERDINAND AVE  
C.B. 4472 ST FERDINAND  
27 FT X 130 FT 6 IN  
SELLS ADDN  
LOT W-40 E-41**

**Parcel 3  
4630 ST FERDINAND AVE  
C.B. 4472 ST FERDINAND  
29 FT X 130 FT 6 IN  
SELLS ADDN  
LOT W-41 E-42**

**Parcel 4  
4634 ST FERDINAND AVE  
C.B. 4472 ST FERDINAND  
29 FT X 130 FT 6 IN  
SELLS ADDN  
LOT 43-W42**

**Parcel 5  
4636 ST FERDINAND AVE  
C.B. 4472 ST FERDINAND  
30 FT X 130 FT 6 IN  
SELLS ADDN  
LOT 44-E45**

**Parcel 6  
4638 ST FERDINAND AVE  
C.B. 4472 ST FERDINAND  
30 FT X 130 FT 6 IN  
SELLS ADDN  
LOT W-45 E-46**

**Parcel 7  
4642 ST FERDINAND AVE  
C.B. 4472 ST FERDINAND  
30 FT X 130 FT 6 IN  
SELLS ADDN  
LOT W-46 E-47**

Parcel 8  
4644 ST FERDINAND AVE  
C.B. 4472 ST FERDINAND  
30 FT X 130 FT 6 IN  
SELLS ADDN  
LOT W-47 E-48

Parcel 9  
4646-48 ST FERDINAND AVE  
C.B. 4472 ST FERDINAND  
40 FT X 130 FT 6 IN  
SELLS ADDN  
LOTS 49 W-48 E-50

Parcel 10  
4650 ST FERDINAND AVE  
C.B. 4472 ST FERDINAND  
19.5 FT X 130 FT 6 IN  
SELLS ADDN  
PARCEL B LOT W-50 E-51

Parcel 11  
4652 ST FERDINAND AVE  
C.B. 4472 ST FERDINAND  
19 FT X 130 FT 6 IN  
SELLS ADDN  
PARCEL A LOT W-51

Parcel 12  
4654-56 ST FERDINAND AVE  
C.B. 4472 ST FERDINAND  
40 FT X 130 FT 6 IN  
SELLS ADDN  
LOT 52 W-51 E-53

Parcel 13  
4660 ST FERDINAND AVE  
C.B. 4472 ST FERDINAND  
30 FT X 130 FT 6 IN  
SELLS ADDN  
LOT W-53 E-54

Parcel 14  
4662 ST FERDINAND AVE  
C.B. 4472 ST FERDINAND  
31.5 FT X 130 FT 6 IN  
SELLS SUB  
LOT 55 W-54

Parcel 15  
4666 ST FERDINAND AVE  
C.B. 4472 ST FERDINAND  
31.5 FT X 130 FT 6 IN  
SELLS ADDN  
LOT 56 E-57

Parcel 16  
4668 ST FERDINAND AVE  
C.B. 4472 ST FERDINAND  
31.5 FT X 130 FT 6 IN  
SELLS ADDN  
LOT W-57 E-58

Parcel 17  
4670 ST FERDINAND AVE  
C.B. 4472 ST FERDINAND  
30.5 FT X 130 FT 6 IN  
SELLS ADDN  
LOT W-58

Parcel 18  
4625 ST FERDINAND AVE  
C.B. 4471 ST FERDINAND  
55 FT X 130 FT 9 IN  
SELLS SUBN  
LOT 19, 22 & W-18

Parcel 19  
4631-4633 ST FERDINAND AVE  
C.B. 4471 ST FERDINAND  
50 FT X 130 FT 9 IN  
SELLS ADDN  
LOT 23 & 26

Parcel 20  
4647 ST FERDINAND AVE  
C.B. 4471 ST FERDINAND  
18 FT 3 IN X 130 FT 8 1/2 IN  
SELLS ADDN  
LOT PT 35  
BOUNDED E-210 FT OF CORA AVE

Parcel 21  
4649 ST FERDINAND AVE  
C.B. 4471 ST FERDINAND  
15 FT X 130 FT 8 1/2 IN  
SELLS ADDN  
LOT W-35 E-38

Parcel 22  
4651 ST FERDINAND AVE  
C.B. 4471 ST FERDINAND  
18 FT 3 IN X 130 FT 8 1/2 IN  
SELLS ADDN  
LOT W-38 E-39

Parcel 23  
4653 ST FERDINAND AVE  
C.B. 4471 ST FERDINAND  
18 FT 1 IN X 130 FT 8 3/8 IN  
SELLS ADDN  
LOT PT 39 BOUNDED W-77 FT E OF ALLEY

Parcel 24  
4655 ST FERDINAND AVE  
C.B. 4471 ST FERDINAND  
14 FT 11 IN X 130 FT 8 3/8 IN  
SELLS ADDN  
LOT W 1 FT 11 IN 39 E-13 FT 42

Parcel 25  
4657 ST FERDINAND AVE  
C.B. 4471 ST FERDINAND  
18 FT 6 IN X 130 FT 8 3/4 IN  
SELLS ADDN  
LOT W-42 E-43

Parcel 26  
4659 ST FERDINAND AVE  
C.B. 4471 ST FERDINAND  
18 FT 3 IN X 130.70 FT  
SELLS ADDN  
BOUNDED N-173 FT E OF MARCUS AVE

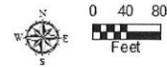
Parcel 27  
4661 ST FERDINAND AVE  
C.B. 4471 ST FERDINAND  
14 FT 9 IN X 130.69/130.70 FT  
SELLS SUB ADDN  
LOT W-43 E-46

Parcel 28  
4663 ST FERDINAND AVE  
C.B. 4471 ST FERDINAND  
19 FT X 130.69 FT  
SELLS SUB  
LOT W-46



**Exhibit B**  
**Project Area Plan**  
 4626-4670, 4625-4631, 4647-4663 St. Ferdinand Ave.  
**Existing Uses and Conditions**

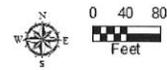
-  Occupied and Unoccupied Residential, Poor Conditions
-  Project Area Boundary
-  Buildings
-  City Block Number





**Exhibit C**  
**Project Area Plan**  
 4626-4670, 4625-4631, 4647-4663 St. Ferdinand Ave.  
**Proposed Land Uses**

-  Residential Use
-  Buildings
-  City Block Number





**Exhibit D**  
**Project Area Plan**  
 4626-4670, 4625-4631, 4647-4663 St. Ferdinand Ave.  
**Project Acquisitions Map**

- 1 Parcel Number
- Project Area Boundary
- Buildings
- =1234 City Block Number



**EQUAL OPPORTUNITY AND NONDISCRIMINATION GUIDELINES**

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

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

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

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

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

**EXHIBIT "F"**

**4626-4670, 4625-4631, and 4647-4663 St. Ferdinand Ave.  
Redevelopment Area**

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

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

**Subject Property is:**  vacant land  occupied and unoccupied residential

**Subject Property is:**  secured

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

The subject property  has \_\_\_\_\_ has not insanitary or unsafe conditions  
If answer is yes, explain: Some of the buildings in the area are unoccupied. Unoccupied buildings are subject to illegal dumping, rat infestation, use by transients, and fire.

The subject property  has \_\_\_\_\_ has not deterioration of site conditions  
If answer is yes, explain: The unoccupied buildings are significantly deteriorated, with rotten wood, broken and cracked steps, missing mortar, missing windows, damaged and /or missing roof, collapsed walls, flaking paint, and missing 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 unoccupied buildings in the area are subject to illegal dumping and use by transients, which combined make them a significant risk for fire..

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 unoccupied and severely deteriorated buildings drag down the values of the surrounding properties.

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 unoccupied buildings are subject to illegal dumping, rat infestation, and fire.

The subject property  is \_\_\_\_\_ is not detrimental because of dilapidation, deterioration, age or obsolescence. If answer is yes, explain: \_\_\_\_\_  
The buildings in the area are significantly deteriorated, with rotten wood, broken and cracked steps, missing mortar, missing windows., damaged and /or missing roof, collapsed walls, flaking paint, and missing systems.

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

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

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

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

**EXHIBIT "G"**



4655 St. Ferdinand Ave.



4650 & 4652 St. Ferdinand Ave.



4625-4627 St. Ferdinand Ave.



4626 & 4628 St. Ferdinand Ave.