



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

FRANCIS G. SLAY, Mayor

File No. PDA-156-15-RDX

**To:** City of St. Louis Planning Commission  
**From:** Don Roe, Director  
**Subject:** Chapter 353 Redevelopment Plan  
(634 North Grand 353 Redevelopment Plan)  
**Date:** February 2, 2016

## Summary

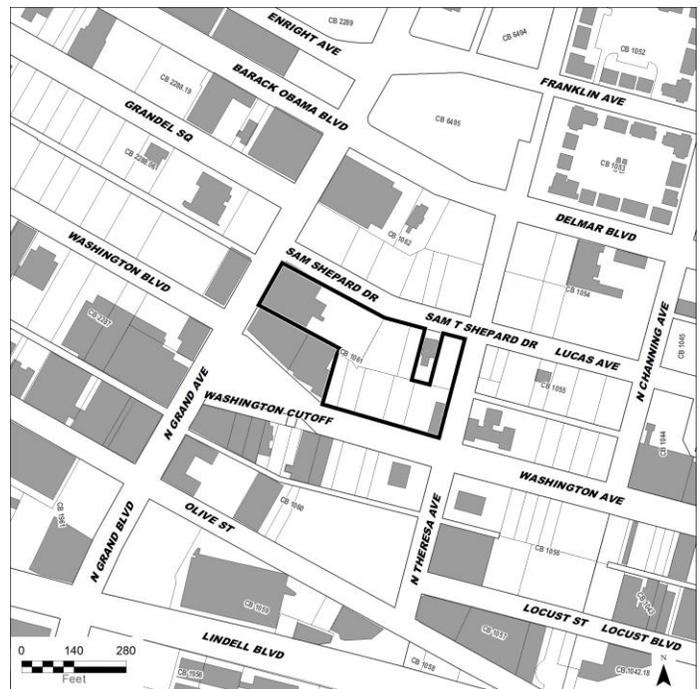
**Submittal:** Redevelopment Plan under Chapter 353 of the Revised Statutes of Missouri for Planning Commission review and recommendation.

**Site:** This is the same area that the Planning Commission recommended as being blighted at its January 6, 2016 meeting. The proposed 634 North Grand 353 Redevelopment Area is an approximately 2.5-acre site -- generally bounded by N. Grand Blvd. on the west, Dr. Samuel T. Shepard Dr. on the north, N. Theresa Ave. on the east, and Washington Blvd. on the south -- located in the Covenant Blu/Grand Center neighborhood.

**Existing Uses:** The proposed Redevelopment Area's 10 parcels include a vacant large office building (the former Missouri Theatre Building) and an occupied small storage building. The remaining parcels are used as surface parking lots.

**Background:** Alderwoman Marlene Davis (19th Ward) recently introduced 2 Board Bills at the Board of Aldermen. The first Board Bill proposes to declare the proposed Redevelopment Area to be blighted under Chapter 353 of the Revised Statutes of Missouri. The Board Bill was referred to the Planning Commission for its study and recommendation. The Planning Commission recommended at its January 3, 2016 meeting that the proposed Redevelopment Area be declared blighted. The second Board Bill proposes to approve the Redevelopment Plan submitted by the 634 Redevelopment Corporation for the proposed Redevelopment Area. The Redevelopment Plan was referred to the Planning Commission for its study and recommendation.

**Prospective Developer & Proposed Development:** The 634 Redevelopment Corporation's Redevelopment Plan proposes a two-phase, mixed-use development project to redevelop the site. Phase 1 proposes a \$53 million renovation of the office building, which would include a 139-room hotel (with 22,000 square feet of related uses), 24,000 square feet of office space and 1,200 square feet of retail space. Phase 2 proposes a \$61 million mixed-use



development for the remainder of the Redevelopment Area. As currently envisioned, Phase 2 would include 140 to 160 apartments, 5,000 to 15,000 square feet of office/retail space and a 500-space parking garage.

## **Recommended Action**

That the Planning Commission: (a) finds that the 634 North Grand 353 Redevelopment Plan is in conformity with the City's Strategic Land use Plan and complies with the conditions set forth in Chapter 11.06 of the City's Revised Code; (b) recommends approval of the Redevelopment Plan; and (c) authorizes and directs PDA staff to transmit the Planning Commission's findings and recommendations to the Mayor and the proper committee of the Board of Aldermen.

## **1.0 Background**

### **1.1 Site**

The proposed 634 North Grand 353 Redevelopment Area is approximately 2.5 acres in size and includes 10 of the 13 parcels located in City Block 1061. This city block, located in the Covenant Blu/Grand Center neighborhood, is bounded by N. Grand Blvd. on the west, Dr. Samuel T. Shepard Dr. on the north, N. Theresa Ave. on the east, and Washington Blvd. on the south. The Redevelopment Area's 10 parcels include a vacant large office building and an occupied storage building. The remaining parcels are used as surface parking lots. A legal description of the proposed Redevelopment Area is included as Exhibit "A", while a map of the proposed Redevelopment Area is included as Exhibit "B".

The office building, 634 N. Grand Blvd., is 12 stories tall and has approximately 157,000 square feet of space. The building was constructed in 1920. It originally included the 3,600-seat Missouri Theatre, ground-floor retail space, and upper-floor office space for doctors and dentists. The building is included in the Midtown National Historic District. The City of St. Louis purchased the building in the 1970's to house the City's Health Department. However, the building was vacated in 2007 due to its increasing functional obsolescence. Grand Center, Inc. purchased the building in 2012 and sold it in 2014 to an entity related to 634 Redevelopment Corporation, the prospective developer.

The storage building, 3501 Washington Blvd., is a two-story, 5,400-square foot structure that was built in 1965. The building is owned and occupied by Third Baptist Church, whose church is located further west in the same city block.

The remaining parcels are used as surface parking lots. Some of the parcels are used for parking for Grand Center events, while other parcels are reserved for the use of Third Baptist Church.

The prospective developer, 634 Redevelopment Corporation, owns six of the proposed Redevelopment Area's 10 parcels through a related entity and has option contracts on the other four parcels from their current owner, Third Baptist Church.

Three parcels in City Block 1061 are excluded from the proposed Redevelopment Area. These include two parcels owned and occupied by Third Baptist Church, 620 N. Grand Blvd. The church building is included in the Midtown National Historic District. The third parcel is a single-family home, 3508 Dr. Samuel T. Shepard Dr. The building is listed on the National Register of Historic Places as the Robert Henry Stockton House.

The proposed Redevelopment Area is located within Grand Center, an arts district with various cultural attractions, including theaters, concert and performance venues, museums, galleries and restaurants. Many are located in the Midtown National Historic District. Although attractions such as Powell Hall and the Fox Theater are within shouting distance of the proposed Redevelopment Area, the proposed Redevelopment Area has not been able to capitalize on its excellent location.

Photos of the proposed Redevelopment Area -- including documentation of its blighted condition -- and adjacent properties are included in Exhibit "C".

## 1.2 Chapter 353 Blighting Study and Redevelopment Plan Process

Redevelopment under Chapter 353 RSMo. 2000:

- Is a combination of both planning and development implementation.
- Begins with a declaration of an area as a "blighted area".
- Requires the review and recommendation of the Planning Commission to the City's Board of Aldermen as to whether the area is a "blighted area", as defined in Section 11.06.010 and 11.06.020 of the City's Revised Code and Section 353.020 of the Revised Statutes of Missouri, 2000. **Done.**
- Requires the submittal of a Redevelopment Plan for the blighted area by a private entity formulated as an Urban Redevelopment Corporation. **Done.**
- Requires the review and recommendation of the Redevelopment Plan of the Planning Commission to the Board of Aldermen pursuant to criteria stipulated in Chapter 11.06 of the City's Revised Code. **Today.**
- Involves ordinance approval of the Redevelopment Plan and redevelopment agreement subsequent to the Planning Commission's review and recommendation.

Alderman Marlene Davis (19th Ward) introduced 2 Board Bills at the Board of Aldermen on November 20, 2015. The first Board Bill proposes to declare the proposed Redevelopment Area to be blighted under Chapter 353 of the Revised Statutes of Missouri. The Board Bill was referred to the Planning Commission for its study and recommendation. The Planning Commission recommended at its January 3, 2016 meeting that the proposed Redevelopment Area be declared blighted. The second Board Bill proposes to approve the 634 North Grand 353 Redevelopment Plan, a Redevelopment Plan submitted by the 634 Redevelopment Corporation, an Urban Redevelopment Corporation, for the proposed Redevelopment Area. The 634 Redevelopment Corporation's Board of Directors includes principals from Lawrence Group, a prominent St. Louis-based design and development firm. The 634 North Grand 353 Redevelopment Plan, dated November 16, 2015, is attached as "Exhibit "D" and was referred to the Planning Commission for its study and recommendation.

The 634 North Grand 353 Redevelopment Plan proposes a two-phase, mixed-use development project to redevelop the site. Phase 1 proposes a \$53 million renovation of the office building, which would include a 139-room hotel (with 22,000 square feet of related uses, such as restaurant, bar and event space), 24,000 square feet of office space and 1,200 square feet of retail space. Phase 2 proposes a \$61 million mixed-use development for the remainder of the proposed Redevelopment Area. As currently envisioned, Phase 2 would include 140 to 160 apartments, 5,000 to 15,000 square feet of office/retail space and a 500-space parking garage. The storage building would be demolished as part of the second phase of the development project.

## 2.0 Acting on the Redevelopment Plan

### 2.1 Findings, Determinations and Recommendations

Chapter 11.06 of the Revised Code of the City of St. Louis specifies the elements to be included in the submitted plans and the duties of the Planning Commission (as successor to the Community Development Commission).

Section 11.06.080 of the City's Revised Code states that a "development plan shall contain" certain elements. All of the required elements were provided. In a few cases, minor omissions were made. The following are statements as to whether the submitted Redevelopment Plan contains the required elements.

A.

**A general description and preliminary design plan of the proposed project showing the proposed land use and traffic circulation.** A general description of the proposed project's proposed land uses was provided. However, it's unclear if Phase 2 of the development would consist of one or more structures, and where the structure(s) would be located on the site. Also, vehicular entry and exit are not indicated or shown.

B.

**A legal description of the development area by metes and bounds or other definite designation.** Provided.

C.

**A statement of the various stages, if more than one is intended, by which the development is proposed to be constructed or undertaken, and with the approximate time limit for the commencement and completion of each stage, together with a legal description by metes and bounds or other definite designation of the real property to be included in each stage.** An approximate time limit for the commencement and completion of Phase 2 is not provided. While a map of the two phases of the development project is provided, a legal description for each phase of the development project is not provided.

D.

**A statement of the existing buildings or improvements in the development area to be demolished immediately, if any.** Provided.

E.

**A statement of existing buildings or improvements in the development area not to be demolished immediately, if any, and the approximate period of time during which the demolition, if any, of each such building or improvement is to take place.** Provided.

F.

**A statement of the proposed improvements, if any, to each building not to be demolished immediately, any proposed repairs or alterations to such buildings, and the approximate period of time during which such improvements, repairs or alterations are to be made.** Provided.

G.

**A statement of the type, number, and character of each new industrial, commercial, residential or other building or improvement to be erected or constructed.** Relevant facts and figures are provided. However, an indication as to whether Phase 2 of the development would consist of one or more structures, and where the structure(s) would be located on the site, would be useful.

H.

**A statement of those portions, if any, of the blighted area which may be permitted or will be required to be left as open space, the use to which each open space is to be put, the period of time each such open space will be required to remain an open space and the manner in which it will be improved and maintained, if at all.** The information provided on new lighting, sidewalks and landscaping doesn't really address open space.

I.

**A statement of those portions, if any, of the blighted area which are proposed to be sold, donated, exchanged or leased to the board of education, public library board, art commission or any other public agency, and an outline of the terms of such proposed sale, donation, exchange or lease. Provided.**

**J.**

**A statement of the proposed changes, if any, in zoning ordinances or maps, necessary or desirable for the redevelopment, and its protection against blighting influences. Provided.**

**K.**

**A statement of the proposed changes, if any, in existing easements in streets or street levels, and any proposed street closings. Provided.**

**L.**

**A statement of the character of the existing dwelling accommodations, if any, in the blighted area, the approximate number of families residing therein, together with a schedule of the rentals being paid by them, and a schedule of the vacancies in such accommodations, if any, together with the rentals demanded where such vacancies exist. Provided.**

**M.**

**A statement of the proposed plan for the relocation of those families who will be displaced by the development project. Provided.**

**N.**

**A statement of the character, type and quality of construction, approximate number of units, approximate rentals and approximate date of availability of the proposed dwelling accommodations, if any, to be offered during the construction by each stage, if so, and upon completion of the redevelopment. Approximate rental rates were not provided.**

**O.**

**A detailed statement of the proposed method of financing the redevelopment which shall set forth the estimated cost of the project, as defined in Section 11.06.020F, and the proposed sources of funds, debt and equity, to meet such estimated cost. Provided.**

**P.**

**A statement of the persons who it is proposed will be active in or associated with the management of the redevelopment project during a period of at least one year from the date of the approval of the development plan. Provided.**

**Q.**

**A statement giving the legal description of the real property owned or under option or contract of purchase, if any, or where known to be acquired by eminent domain. A legal description of the entire Redevelopment Area was provided.**

**R.**

**A statement giving the legal description of the real property, if any, proposed to be purchased or acquired by eminent domain by the City in behalf of the proponents of the development plan and the reasons why the aid of the City is sought for this purpose. Provided.**

**S.**

**A statement listing any real property in public use and belonging to the City, county, state or any political subdivision thereof, together with the consent of such authority to the acquisition of such property. Provided.**

**T.**

**A statement that the developer and its heirs, assigns and successors admit the language, intent and purpose regarding fair employment practices as presently contained in the provisions of Ordinance No. 47957 apply to the plan, that it will be bound thereby and will comply with the terms and spirit of said ordinance. Provided.**

**U.**

**A statement that the developer and its heirs, assigns and successors will, at all times, make all facilities in the developed area available to the general public without regard to race, religion, color or national origin. Provided.**

**V.**

**The development plan shall also contain such other statements or exhibits as may be deemed relevant by the Community Development Commission or by the proposer thereof.**

Although not specifically requested, the 634 Redevelopment Corporation provided additional information in its Redevelopment Plan based on its consultant's experience with previous reviews of Redevelopment Plans by the Planning Commission. The items include a rationale for the necessity for tax abatement and an analysis of economic benefits. The Redevelopment Corporation has requested 23 years of tax abatement, in addition to 23 years under a separate TIF District proposal for the site. Note that proposed TIF Districts are not reviewed by the Planning Commission and that the proposed TIF District is currently going through the legislative process. In Appendix II of the Redevelopment Plan, the 634 Redevelopment Corporation has estimated that, if the Redevelopment Plan was approved, the Redevelopment Area would generate \$21.8 million in total city tax revenue over the 23-year term of tax abatement vs. \$159,000 in total city tax revenue over the 23-year term of tax abatement if the Redevelopment Plan was not approved. An analysis of these figures by SLDC staff notes that the dollar amounts are not in present-day dollars and that the "substitution effect" (the loss of tax revenue from other sources as a result of the Redevelopment Plan's development project) was not included. SLDC staff will be available for any questions at the Planning Commission meeting.

Section 11.06.120 of the City's Revised Code states that the "recommendation of the Community Development Commission shall contain a determination of the following conditions and state the reasons therefor:" The following is a statement of the Planning Commission's determinations, and the reasons for such determinations, regarding the following conditions:

**A. Whether the public purpose as declared in this chapter will be effectuated by the development plan.** Implementation of the 634 North Grand 353 Redevelopment Plan will eliminate the conditions that caused the proposed Redevelopment Area to be blighted and will result in the large-scale redevelopment of the site by the 634 Redevelopment Corporation. Its Board of Directors includes principals from Lawrence Group, a prominent St. Louis-based design and development firm with a track record of success in these fields.

**B. Whether the development plan is in the public interest.** The 634 Redevelopment Corporation's Redevelopment Plan, with an estimated development cost of \$114 million, will provide the City with new businesses, new jobs, new residents and new revenues. It would also revitalize a strategic site with additional people (hotel guests, office workers and residents) and activity, which will strengthen Grand Center's mixed-use character and physical environment.

**C. Whether the development plan will be in accord with the overall redevelopment of the blighted area.** The Redevelopment Plan addresses the redevelopment of the entire proposed Redevelopment Area.

**D. Whether the development plan is consistent with the comprehensive plan for City.** The City's Strategic Land Use Plan (SLUP) of the St. Louis Comprehensive Plan designates the entire proposed Redevelopment Area as a Specialty Mixed Use Area (SMUA). The SMUA Strategic Land Use Category is defined as: *"Areas like Downtown St. Louis where it is intended that a unique mix of uses be preserved and developed."* The Redevelopment Plan's proposed mixed-use development project is consistent with the City's SLUP. Further information on the Redevelopment Plan's consistency with the SLUP is included in Section 3.0 of this resolution.

**E. Whether the size of the area proposed by the development plan will allow a practical and economically satisfactory development.** The proposed Redevelopment Area is approximately 2.5 acres in size and includes 10 of the 13 parcels located in City Block 1061. This city block is bounded by N. Grand Blvd. on the west, Dr. Samuel T. Shepard Dr. on the north, N. Theresa Ave. on the east, and Washington Blvd. on the south. The relatively small size of the proposed Redevelopment Area, and the fact that it's located within a single city block, will allow a practical and economically satisfactory development.

**F. Whether the stages, if any, by which reconstruction of the area is proposed by the development plan will allow a practical and economically satisfactory development.** The 634 Redevelopment Corporation has proposed a two-phase development project. Phase 1 proposes a \$53 million renovation of the office building, which would include a 139-room hotel (with 22,000 square feet of related uses), 24,000 square feet of office space and 1,200 square feet of retail space. Phase 2 proposes a \$61 million mixed-use development for the remainder of the Redevelopment Area. As currently envisioned, Phase 2 would include 140 to 160 apartments, 5,000 to 15,000 square feet of office/retail space and a 500-space parking garage. Although Phase 2 of the development project has not been finalized -- the Redevelopment Plan states that: "The specific start date for Phase 2 has yet to be determined and will be depend on property acquisition and market conditions." -- the strong development track record of the individuals associated with the Redevelopment Corporation, as well as the fact that the Redevelopment Corporation owns or has option contracts on all 10 of the proposed Redevelopment Area's parcels, will allow a practical and economically satisfactory development.

**G. Whether housing accommodations are or will soon be elsewhere available for all families who will be displaced by the redevelopment project and the development plan will accomplish such purpose.** There are currently no housing units in the proposed Redevelopment Area. Thus, no families or households will be displaced.

**H. Whether public facilities, including, but not limited to school, fire, water, sewer, police, transportation, park, playground and recreation, and other utilities private or public are presently adequate, or will be adequate, at the time the redevelopment is ready for use to service the area.** A blighting study of the proposed Redevelopment Area prepared by Development Strategies, Inc., a St. Louis-based consulting firm, noted that: "Much of the existing infrastructure and development in the Redevelopment Area is inadequate or outmoded ..." Examples cited include: electrical service underpowered for modern commercial uses, data and fiber infrastructure inadequate, inadequate water service and sprinkler system for fighting fires, and lack of disabled access that conforms to the requirements of the American with Disabilities Act ("ADA"). The proposed mixed-use development project -- consisting of both renovation and new construction -- will address the existing deficiencies listed above.

**I. Whether the proposed changes, if any, in zoning ordinances or maps are necessary or desirable for the redevelopment of the area and its protection against blighting influences and for the City as a whole.** The entire proposed Redevelopment Area is zoned "H" Area Commercial District. The "H" zoning district permits all of the land uses included in the Redevelopment Plan's proposed mixed-use development project. Thus, the Redevelopment Plan doesn't propose any zoning changes in the proposed Redevelopment Area.

**J. Whether the proposed changes, if any, in streets and street levels or any proposed street closings are necessary or desirable for the redevelopment of the area and its protection against blighting influences and for the City as a whole.** The Redevelopment Plan states: "No street or circulation changes are proposed as part of

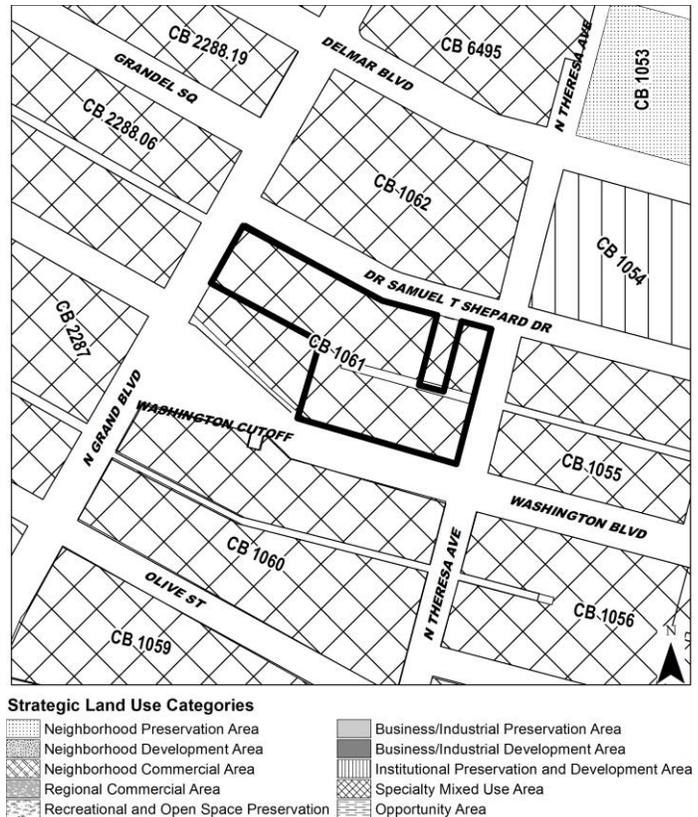
this Redevelopment Plan.” Thus, no determination as to whether the proposed changes are necessary or desirable is possible.

**K. The estimated cost of acquisition of real property, if any, which it is proposed the City will acquire for proponents of the development plan, by the exercise of the power of eminent domain.** The Redevelopment Plan states: “The Redevelopment Plan does not require the City of St. Louis to acquire any property to implement the Plan.” Therefore, the estimated cost of such property acquisition is \$0.

### 3.0 Comments

The City’s Strategic Land Use Plan designates the entire proposed Redevelopment Area -- as well as much of Grand Center -- as a Specialty Mixed Use Area (SMUA). The SMUA Strategic Land Use Category is defined as: “Areas like Downtown St. Louis where it is intended that a unique mix of uses be preserved and developed.”

The proposed Redevelopment Plan’s two-phase development project -- Phase 1 proposes a \$53 million renovation of the office building, which would include a 139-room hotel (with 22,000 square feet of related uses), 24,000 square feet of office space and 1,200 square feet of retail space, while Phase 2 proposes a \$61 million mixed-use development, including 140 to 160 apartments, 5,000 to 15,000 square feet of office/retail space and a 500-space parking garage -- would enliven a current “dead zone” with additional people (hotel guests, office workers and residents) and activity, and strengthen Grand Center’s mixed-use environment. Thus, the proposed Redevelopment Plan is in conformity with the City’s Strategic Land Use Plan.



### 3.1 Public Input

Per Section 11.06.150 of the City’s Revised Code, the aldermanic committee to which Board Bill #236 is referred to for consideration may hold a public hearing thereon as part of the legislative process.

### 3.2 Previous Commission Action

At its January 6, 2016 meeting, the Planning Commission recommended approval of the proposed blighting of the proposed Redevelopment Area. Board Bill #236, which would approve the blighting of the proposed Redevelopment Area, is currently going through the legislative process.

### 3.3 Requested Action

City of St. Louis Ordinance #64687, amended by Ordinance #64925, requires any Blighting Study and Redevelopment Plan under Chapter 353 be submitted to the Planning Commission for a determination as to its conformity with the Comprehensive Plan, and that the Planning Commission shall also make determinations and provide reasons therefore regarding the Redevelopment Plan per the criteria set forth in

Chapter 11.06 of the City's Revised Code (including subsections A through K of Section 11.06.120) and shall transmit its recommendation to the Mayor and the proper committee of the Board of Aldermen.

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## **Requested Recommendation**

That the Planning Commission: (a) finds that the 634 North Grand 353 Redevelopment Plan is in conformity with the City's Strategic Land use Plan and complies with the conditions set forth in Chapter 11.06 of the City's Revised Code; (b) recommends approval of the Redevelopment Plan; and (c) authorizes and directs PDA staff to transmit the Planning Commission's findings and recommendations to the Mayor and the proper committee of the Board of Aldermen.

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

1. The Planning Commission has reviewed 634 North Grand 353 Redevelopment Plan, attached hereto as Exhibit "D" and incorporated herein by this reference, submitted by 634 Redevelopment Corporation, and hereby makes the determinations set forth in and referenced in Section 2.1 and subsections A through K thereof (Findings, Determinations and Recommendations) above, pursuant to Section 11.06.120 of the City's Revised Code, for the reasons stated in subsections A through K above.
2. The Planning Commission hereby recommends the 634 North Grand 353 Redevelopment Plan to the Mayor and the Housing, Urban Development and Zoning (HUDZ) Committee of the Board of Aldermen for approval and adoption by the City of St. Louis by ordinance.
3. The Planning Commission finds that the 634 North Grand 353 Redevelopment Plan is in conformity with the City's Strategic Land Use Plan.
4. The Planning Commission hereby authorizes and directs the Director of the Planning and Urban Design Agency to notify the Mayor and the Housing, Urban Development and Zoning Committee (HUDZ) of the Board of Aldermen of its recommendation that 634 North Grand 353 Redevelopment Plan be approved and adopted by the City of St. Louis by ordinance, with such notification and recommendation to include a verbatim and entire recital of items A through K in Section 2.1 above.

## EXHIBIT A

### Legal Description

A tract of land in Block 1061 of the City of St. Louis, beginning at the Intersection of the East line of Grand Boulevard, with the South line of Samuel Shepard Drive (formerly Lucas Avenue); thence East along the South line of Samuel Shepard Drive, a distance of 315.06 feet to an angle point in said South line; thence continuing East along the South line of Samuel Shepard Drive (formerly Lucas Avenue) a distance of 108.22 feet to the Northwest corner of property conveyed to Robert and Natalie Duggan by deed recorded in Book 07102008 page 16 of the City of St. Louis Records; thence South along the West line of said Duggan property a distance of 142.56 feet to the Southwest corner thereof; thence East along the South line of said Duggan property a distance of 50 feet to the Southeast corner thereof; thence North along the East line of said Duggan property a distance of 142.56 feet to the South line of Samuel Shepard Drive (formerly Lucas Avenue); thence East along the South line of Samuel Shepard Drive (formerly Lucas Avenue) a distance of 60 feet to the West line of Theresa Avenue; thence South along the West line of Theresa Avenue a distance of 274.34 feet more or less to the North line of Washington Boulevard; thence West along the North line of Washington Boulevard a distance of 325 feet more or less to the East line of property conveyed to Third Baptist Church by deed recorded March 3, 1973 daily number 102; thence North along the East line of said Third Baptist Church property a distance of 160 feet more or less to the Northeast corner thereof and to the South line of property conveyed to TLG 634 N Grand LLC, by deed recorded in Book 12042013 page 219 of the City of St. Louis Records; thence West along the South line of said TLG 634 N Grand LLC a distance of 245 feet more or less to the Southwest corner of said TLG 634 N Grand LLC property and to the East line of Grand Boulevard; thence North along the East line of Grand Boulevard a distance of 129 feet 4 inches to the point of beginning.

EXHIBIT B

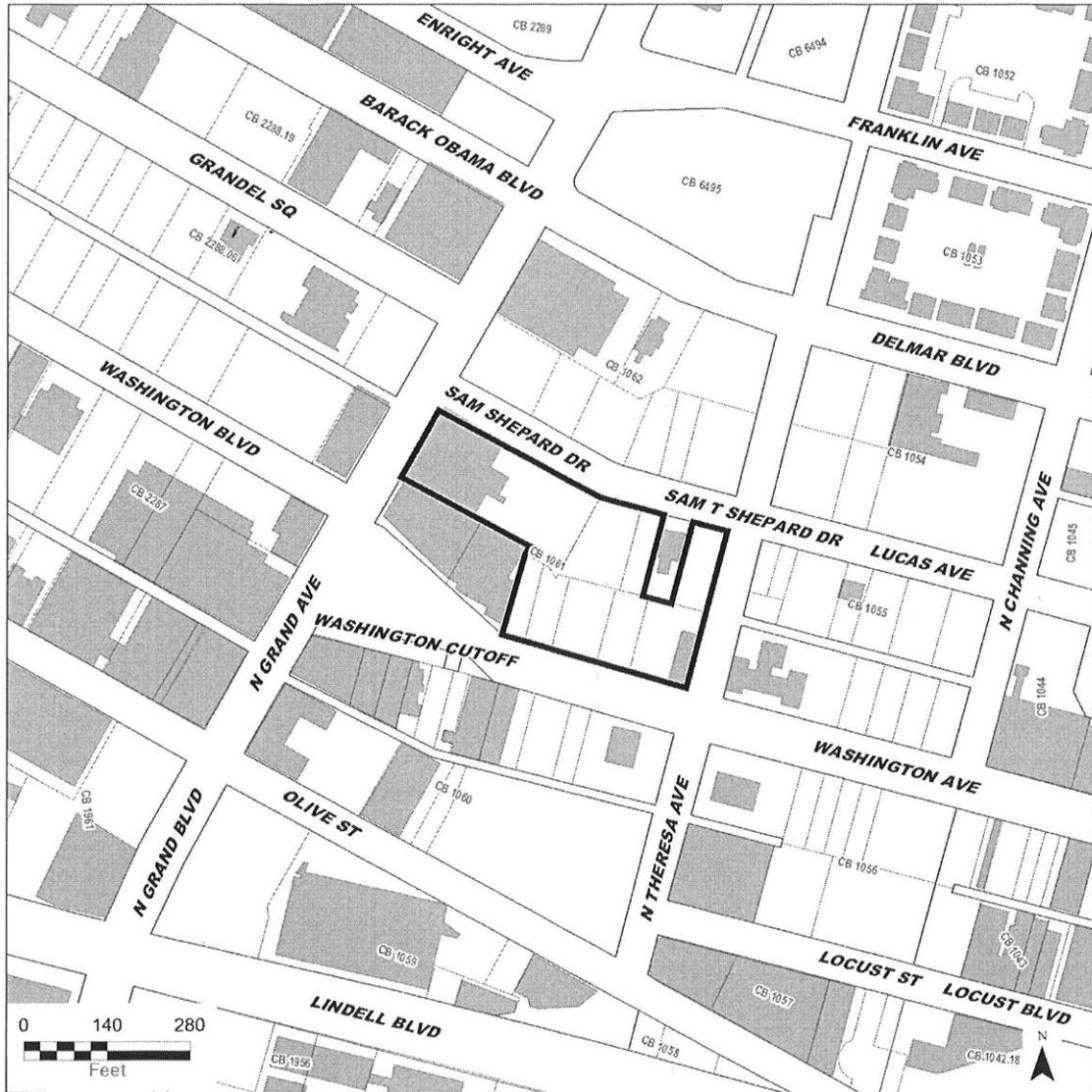


Exhibit "C"

Photos of  
Proposed 634 North Grand 353 Redevelopment Area



**1) Proposed Redevelopment Area  
(Vacant office building,  
634 N. Grand Blvd.)**



**2) Proposed Redevelopment Area  
(Boarded & open windows,  
634 N. Grand Blvd.)**



**3) Proposed Redevelopment Area  
("Blocked-in" storefronts & new windows on  
2nd & 3rd floors,  
634 N. Grand Blvd.)**



**4) Proposed Redevelopment Area  
(Boarded-up storefronts,  
634 N. Grand Blvd.)**

Exhibit "C"

Photos of  
Proposed 634 North Grand 353 Redevelopment Area



**5) Proposed Redevelopment Area  
(Damaged terra cotta,  
634 N. Grand Blvd.)**



**6) Proposed Redevelopment Area  
(Boarded-up windows,  
634 N. Grand Blvd.)**



**7) Proposed Redevelopment Area  
(Deteriorated windows/ dirty terra cotta,  
634 N. Grand Blvd.)**



**8) Proposed Redevelopment Area  
(Boarded-up windows & door,  
634 N. Grand Blvd.)**

Exhibit "C"

Photos of  
Proposed 634 North Grand 353 Redevelopment Area



**9) Proposed Redevelopment Area  
(Rusty window frame,  
634 N. Grand Blvd.)**



**10) Proposed Redevelopment Area  
(Deteriorated structure,  
634 N. Grand Blvd.)**



**11) Proposed Redevelopment Area  
(Cracks in surface parking lot,  
3514-20 Dr. Samuel T. Shepard Dr.)**



**12) Proposed Redevelopment Area  
(Surface parking lot,  
3500 Dr. Samuel T. Shepard Dr.)**

Exhibit "C"

Photos of  
Proposed 634 North Grand 353 Redevelopment Area



**13) Proposed Redevelopment Area  
(Storage building,  
3501 Washington Blvd.)**



**14) Proposed Redevelopment Area  
(Surface parking lot,  
3511-19 Washington Blvd.)**



**15) Proposed Redevelopment Area  
(Telephone poles on surface parking lot,  
3511-19 Washington Blvd.)**



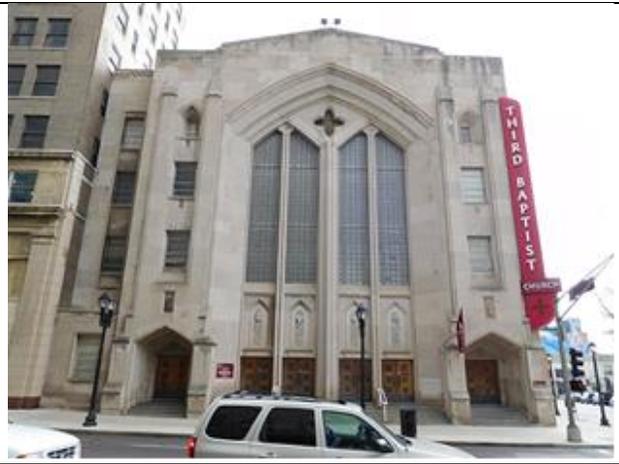
**16) Proposed Redevelopment Area  
(Surface parking lot with potholes & uneven  
surface,  
3517-25 Washington Blvd.)**

Exhibit "C"

Photos of  
Proposed 634 North Grand 353 Redevelopment Area



**17) Proposed Redevelopment Area  
(Cracked sidewalk,  
3517-25 Washington Blvd.)**



**18) Adjacent properties  
(Third Baptist Church,  
620 N. Grand Blvd.)**



**19) Adjacent properties  
(Third Baptist Church,  
620 N. Grand Blvd.)**



**20) Adjacent properties  
(Single-family building,  
3508 Dr. Samuel T. Shepard Dr.)**