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**DATA AND ANALYSIS OF CONDITIONS  
REPRESENTING A “BLIGHTED AREA”**

FOR THE  
**100 N. EUCLID REDEVELOPMENT AREA**  
ST. LOUIS, MISSOURI

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October 15, 2012

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To Whom It May Concern:

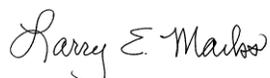
Reference is made to the accompanying “Data and Analysis of Conditions Representing a ‘Blighted Area’ for the 100 N. Euclid Redevelopment Area in St. Louis, Missouri” prepared by the undersigned. Please be advised that, based upon the results of the above referenced study, the undersigned has determined that the area described in the study is a “blighted area” as such term is defined in Section 99.805(1) of the Missouri Revised Statutes, 2000, as amended.

This report describes and documents those conditions that will continue to hamper the Development Area’s overall viability and cause it to continue to be an economic or social liability for the City of St. Louis, its residents, and the taxing districts that depend upon it as a revenue source.

The Redevelopment Area suffers from a multitude of physical and economic deficiencies including unsanitary and unsafe conditions, and deteriorating and inadequate site improvements, which contribute to the area’s position today as an economic and social liability to the City of St. Louis.

Respectfully submitted and approved on behalf of

DEVELOPMENT STRATEGIES, INC.



Larry Marks  
*Principal*

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## INTRODUCTION

### Overview of Development Area

The 100 N. Euclid Redevelopment Area (the “Redevelopment Area” or “Area”), is located on the northeast corner of the intersection of N. Euclid Avenue and West Pine Boulevard in the Central West End neighborhood of the City of St. Louis, Missouri (the “City”). The Redevelopment Area consists of a single parcel that contains approximately 1.65 acres of land (See Aerial Photograph of Redevelopment Area). Appendix A provides a legal description of the Redevelopment Area.



## Neighboring Development

The Redevelopment Area is surrounded by a mix of multi-family residential and commercial development (see Neighboring Development Aerial). The Area is in the Euclid Avenue commercial corridor in the Central West End neighborhood, two blocks north of the Washington University Medical Center. The Chase Park Plaza and Maryland Plaza mixed use developments are two blocks to the north.



## Historical Development

The former Doctors Building site at 100 North Euclid Avenue in the Central West End neighborhood of St. Louis was initially developed with large single family homes on expansive lots. Some of the surviving residential structures on the same city block (3893) would be comparable to the three homes on West Pine Boulevard removed for the development of the Doctors Building and adjoining surface parking lots. The remaining homes date to 1895 and the following decade and would be consistent with those that were within the study area prior to demolition. Homes belonging to the Conlon family (4569), the Gerhard family (4579) and the Winkelmeier family (4585) were listed in the 1932 and 1946 editions of the Polk-Gould St. Louis City Directories, although 4569 was occupied by the offices of the Maryknoll Fathers in 1946. The 1946 directory also listed an address at 130 North Euclid (at the alley) being occupied by Joe Morgan Florist. The above data coincides with a review of Sanborn Fire Insurance maps from 1909 and updated in 1951. The surrounding neighborhood attracted multi-family residential development prior to World War I with two and three floor walk-up buildings and, by the 1920's, larger elevator apartment buildings, such as the nearby Park Lane and Carleton and the Forest Park Hotel. The Doctors Building was completed in 1955 along with the western portion of the surface parking lot. The 1958 city directory listed 47 medical-related tenants in the building. The same edition indicated a listing for the Maryknoll Fathers at 4569 West Pine, although by 1964 that listing was gone, apparently due to an eastern expansion of the surface lot. A two story addition to the Doctors Building was added to the east side of the structure in 1961, the same year the adjoining Bel Air West Motor Hotel (now the Comfort Inn) on Lindell Boulevard and the Boy Scouts Council building on West Pine were completed. The West Pine Place townhomes adjoining the site on the east were completed in 1979. The Doctors Building was razed in April of 2008, although some limited surface parking is currently permitted on the southeastern portion of the property.



## LOCATION OF PREVIOUS STRUCTURES

100 N. Euclid TIF Redevelopment Plan  
St. Louis, MO

## Existing Land Use

The entire Redevelopment Area is occupied by a largely vacant parking lot or vacant land, which formerly was the site of the Doctors Building.

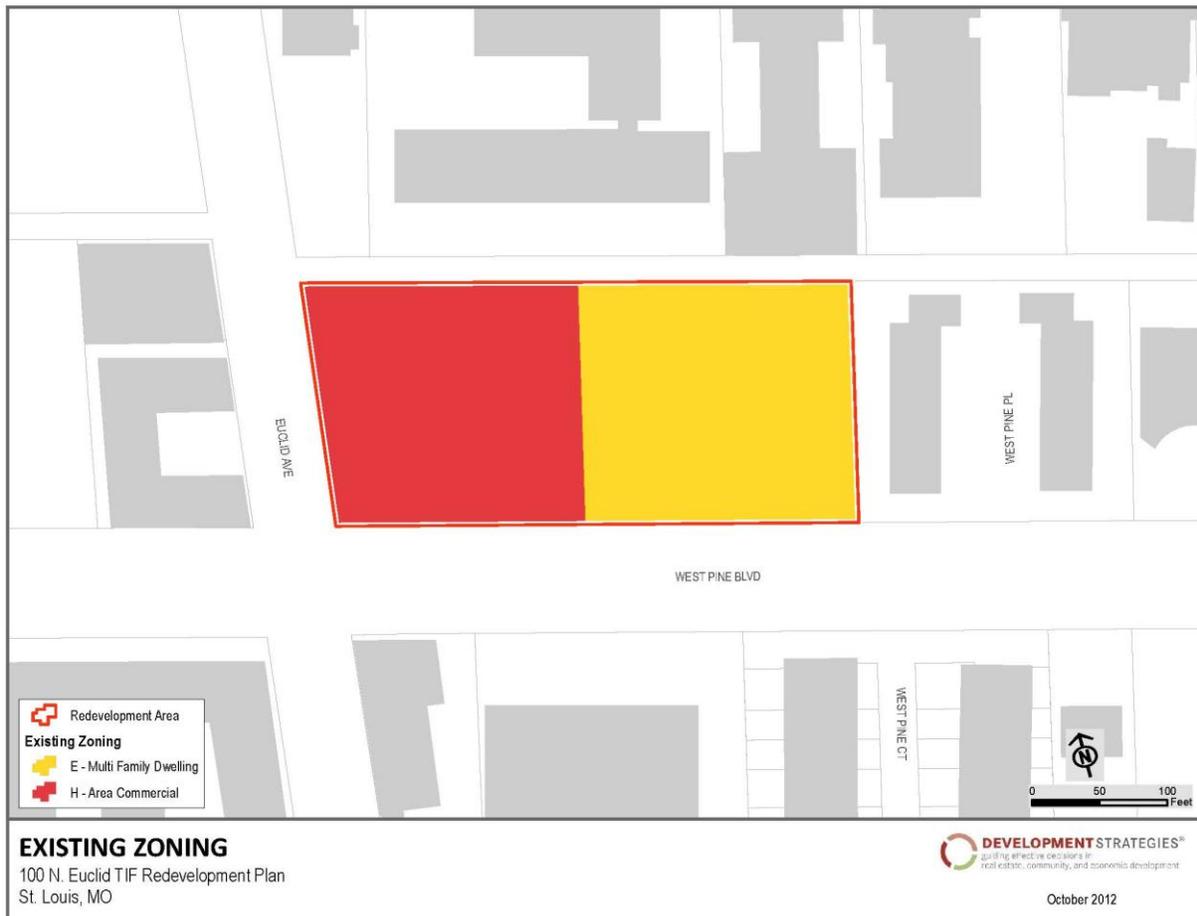
Land Use	Acres	% Total Acres
Vacant Parking Lot	.89	54%
Vacant Land (former site of Doctors Building)	.76	46%
<b>Total</b>	<b>1.65</b>	

Source: City of St. Louis and Development Strategies



## Existing Zoning

The western portion of the Redevelopment Area, which contains approximately half of the acreage, is currently zoned H – Area Commercial. The balance of the Redevelopment Area is zoned E – Multiple Family Dwelling.



## Data Gathering Methodology

This study has been designed and conducted to comply with the specific requirements of Sections 99.805(1), RSMo. The study and the requisite fieldwork were performed during September 2012. The Area was inspected and rated by Development Strategies' personnel experienced in such evaluations (see Appendix B Physical Conditions Survey of Property). Also, a visual inspection was made of the sidewalks in the Redevelopment Area, as well as the surface conditions of the vacant land. In addition, data regarding ownership, parcel size, former building size, date of construction, and real estate tax assessments were obtained from information available from the City of St. Louis.

## CONCLUSION REGARDING BLIGHTING

The Redevelopment Area is a “Blighted Area” as defined in Section 99.805(1), RSMo.

*“Blighted Area” – an area which, by reason of the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use.*

Under this definition, the Redevelopment Area constitutes on the whole an economic and social liability, and is a menace to the public health, safety, morals, and welfare in its present condition and use because the Redevelopment Area exhibits a predominance of the combination of the following conditions:

- 1) Unsanitary and unsafe conditions:
  - Likely presence of environmental contaminants
  - Lack of adequate sidewalks
- 2) Deteriorated site improvements:
  - Deteriorated private sidewalk
  - Portions of the obsolete foundation and building materials and debris from structures that previously existed in the area but have since been demolished
  - Other deteriorating and dangerous site improvements
- 3) Conditions which endanger life or property by fire or other causes -- vacant property with dangerous site conditions

The above blighting factors create an economic or social liability as reflected in:

- The excessive vacant or underutilized property represents a significant economic liability, and by extension provides a lost opportunity to generate taxes that could provide needed social services.
- Downward change in assessed value of property in the Redevelopment Area, which creates an economic liability.
- Inability to pay reasonable taxes resulting in a diminished capacity to provide needed social services.

In addition, the blighting factors represent a menace to public health, safety, morals or welfare resulting from the existing vacancy, lack of adequate sidewalks, and environmental concerns.

The data and analysis presented in this report examine the conditions confirming that the Redevelopment Area, as a whole, is a “blighted area” from physical, social, and economic perspectives. The amount of vacant space and the deteriorated site conditions and improvements are of particular negative impact and contribute most heavily to the overall blighted condition. However, the full array of conditions outlined above and described in greater detail to follow, clearly demonstrate a predominance of blight within the Redevelopment Area.

This predominance of blighted conditions results in the Redevelopment Area on the whole being a blighted area which in turn constitutes an economic and social liability, and menace to the public health, safety, morals and welfare in its present condition and use. The absence of significant new development, redevelopment, or other investment is a further indication of decline. In sum, this analysis clearly documents the fact that the Redevelopment Area is, on the whole, a blighted area under Section 99.805(1), RSMo.

## BLIGHTING FACTORS

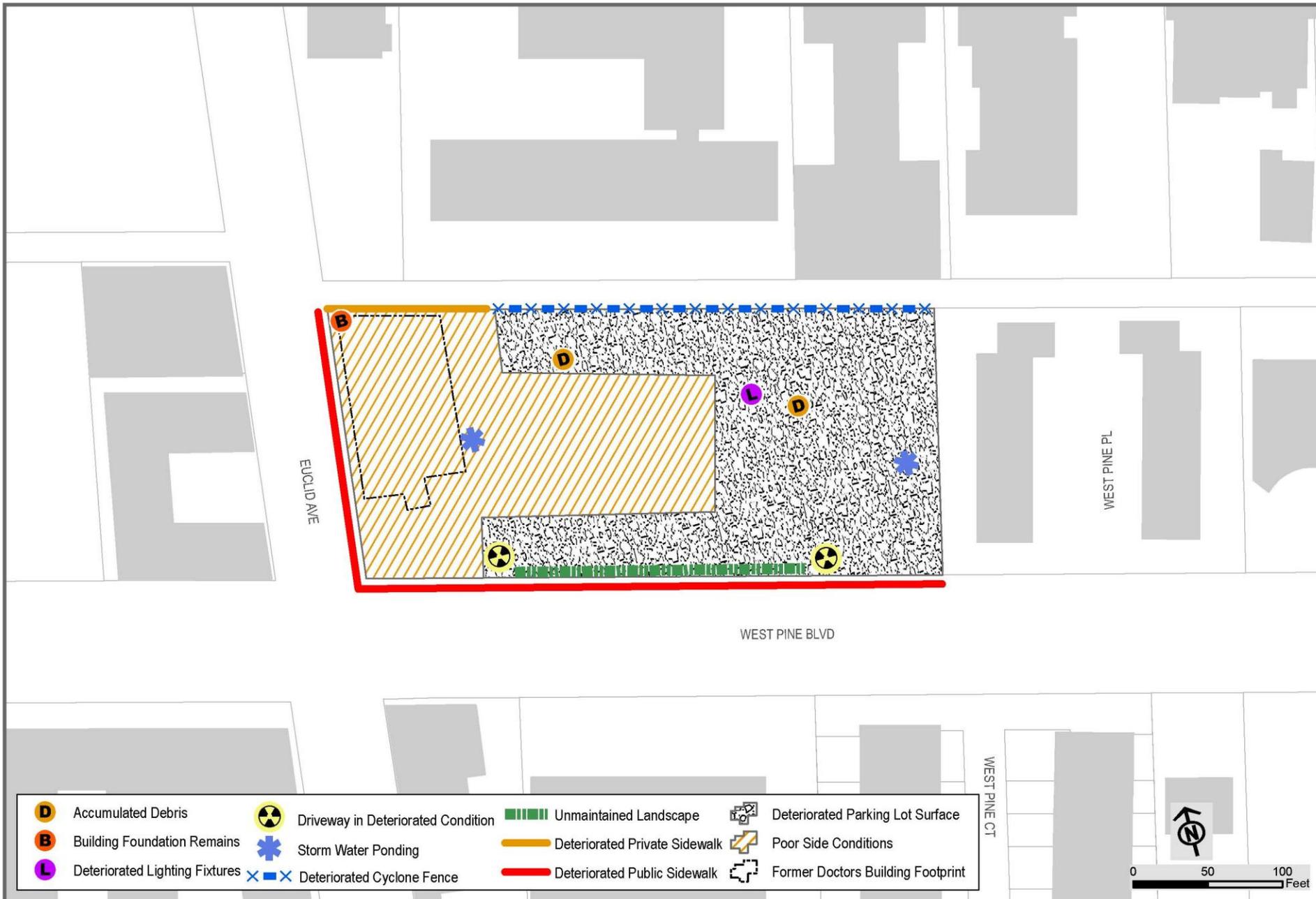
As described below, the Redevelopment Area suffers from a variety of blighting factors including unsanitary or unsafe conditions, deteriorated and inadequate site improvements, and conditions that endanger life and property. It is important to note that even though the site has been recently improved, these improvements are primarily cosmetic, and that portions of the significant blighting conditions exist below the surface of the Redevelopment Area. Appendix C provides photographs of blighting conditions in the Redevelopment Area.

### Unsanitary or Unsafe Conditions

***Environmental Concerns*** – A general area of concern in the Redevelopment Area is the status of the property on which the former structures have been demolished. Initially, two large single family homes dating to the early 1900s were demolished for the construction of the Doctors Building and the surface parking lot in 1955. Several years later, another similar residence was demolished for an extension of the parking lot to the east. Fifty-three years later, the Doctors Building was demolished. Typically, demolition activities in similar urban areas involved the use of demolition material as fill in basement or crawl space voids to level the cleared parcel. Some of the materials likely contain significant quantities of asbestos (including floor tiles, drywall, roofing and pipe insulation) and lead-based paint, based on the dates of construction of the previous structures. This practice results in engineering concerns associated with compromised geotechnical qualities of the site, as well as potentially contaminated soils requiring special handling and disposal during excavation and redevelopment activities.

The storm water ponding that occurs in several locations in the Area, as well as accumulated trash and debris on the site, raise additional health concerns regarding the attraction of mosquitoes and vermin.

***Lack of Adequate Sidewalks*** – The sidewalks adjacent to the south side of the site along West Pine Boulevard are cracked and deteriorating, largely due to age and lack of proper maintenance. Similar problems exist on the west side along North Euclid Avenue. The problems have been further exacerbated by the demolition of the former structure and the impact upon the sidewalk surface by heavy equipment. No dedicated on-site pedestrian route is provided for patrons of the parking lot to connect with the public sidewalks, forcing individuals to utilize one of the two driveways on the south side of the site. Both of the driveways are in poor repair and the easternmost driveway is extremely steep. This creates a hazardous condition for residents, employees and visitors in the neighborhood and does not comply with the Americans with Disabilities Act (the “ADA”).



- |   |                                    |                               |                                   |
|---|------------------------------------|-------------------------------|-----------------------------------|
| <b>D</b> Accumulated Debris             | Driveway in Deteriorated Condition | Unmaintained Landscape        | Deteriorated Parking Lot Surface  |
| <b>B</b> Building Foundation Remains    | Storm Water Ponding                | Deteriorated Private Sidewalk | Poor Side Conditions              |
| <b>L</b> Deteriorated Lighting Fixtures | Deteriorated Cyclone Fence         | Deteriorated Public Sidewalk  | Former Doctors Building Footprint |



**BLIGHTING FACTORS**  
 100 N. Euclid TIF Redevelopment Plan  
 St. Louis, MO

## Deteriorated Site Improvements

***Deteriorating Sidewalks*** – Significant portions of the private sidewalk adjacent to the alley on the north side of the Area are badly deteriorated and essentially impassable.

***Old Foundations and Building Materials*** – A visible remnant of the former Doctors Building remains at the northwest corner of the Area at the intersection of North Euclid and the public alley. Foundation material and building rubble have not been totally removed from the site following demolition.

In the middle of the Area, on a portion of the former parking lot, building rubble has been spread out apparently in an attempt to smooth and grade the site. Pieces of brick, tile and block were observed during the site inspection.

***Other Site Improvements*** – When the Doctors Building was demolished, not all of the existing site improvements were removed. The bulk of the asphalt paved surface parking lot, lighting fixtures, chain link fencing along the alley and planting areas remain. Many of these features appear to be original to the initial development of the Doctors Building and are, today, in an extremely deteriorated, if not hazardous, condition. These conditions will need to be addressed to enable the redevelopment of the Redevelopment Area.

## Conditions which Endanger Life or Property by Fire or Other Causes

As discussed above, when the Doctors Building was demolished, many of the site improvements were only partially removed or left in place. As a result, portions of the property that were occupied by the former structure contain exposed and deteriorating building material and the parking area, with attendant lighting, fencing and landscaping, is in extremely poor physical condition. Some crushed building materials were apparently used to help level the site. Debris and brush have been allowed to accumulate on the site and are subject to fires from discarded cigarettes or other causes.

A vacant construction office trailer and a piece of heavy equipment occupy the north side of the site, adjacent to the alley, creating a setting for trespass, vandalism or fire. This could also be considered an attractive nuisance, where individuals attempting to access can be harmed or injured.

## **ECONOMIC LIABILITY**

The City of St. Louis is a mature city with boundaries set in 1877. It is surrounded by other cities, leaving no opportunities to expand its corporate limits. As a result, the only possible opportunity for economic growth is through redevelopment of existing sites and buildings. Given its key location, the Redevelopment Area presents an important opportunity to provide an anchor for the ongoing revitalization of the Central West End neighborhood. This objective is clearly reflected in the City's 2005 Strategic Land Use Plan, which designates the Redevelopment Area as a Specialty Mixed Use Area. The Strategic Plan indicates that this designation is for "Areas like Downtown St. Louis where it is intended that a unique mix of uses be preserved and developed."

Given the vacant conditions of the Redevelopment Area, it is clearly underutilized and falls significantly short of yielding the economic benefits it could provide for the City of St. Louis and other taxing jurisdictions. The Redevelopment Area, in its current condition, thereby impedes the delivery of critical public services and capital investments required to enhance the quality of life, welfare, and safety of the city's residents and other constituencies.

### **Excessive Vacant/Underutilized Property**

All of the land in the Redevelopment Area is either a vacant parking lot or contains vacant land that was formerly occupied by the Doctors Building. This gives a strong sense of abandonment and underutilization, which creates a perception of disinvestment and economic decline.

### **Change in Assessed Value of Property**

Over the last 5 years the assessed value of the Redevelopment Area has declined from \$832,000 in 2007 to \$572,400 in 2012, a reduction of over 31%. By contrast, the assessed value for commercial property in the City of St. Louis increased by nearly 7% during the same period.

## **SOCIAL LIABILITY**

As a result of the previously discussed blighting factors, the Development Area is also a social liability, because the inability of this key property in the Central West End neighborhood St. Louis to produce needed taxes hampers the ability of the City of St. Louis to provide badly needed social services for its residents.

In addition, the lack of ADA compliant accessibility, as well as the lack of or deterioration of sidewalks in the Development Area, restricts accessibility for disabled

individuals. According to the U.S. Census Bureau, nearly one in five individuals in the United States is considered to have some level of disability and one in eight individuals is considered to be severely disabled.

The presence of property that has been vacant for a number of years also creates a negative image and a negative sense of well-being, which is detrimental to the perception of neighboring development and the Central West End neighborhood as a place to live and conduct business.

### **MENACE TO PUBLIC HEALTH, SAFETY, MORALS OR WELFARE**

As a result of the previously discussed blighting factors, the Area is also a menace to public health, safety, morals and welfare. The vacancy of the Area and lack of adequate sidewalks, creates a safety problem for residents, employees and visitors to the Area. The health and safety concerns are further exacerbated by the environmental concerns.

# APPENDICES

# **APPENDIX A**

## **Legal Description**

## LEGAL DESCRIPTION REDEVELOPMENT AREA

A tract of land situated in City Block 3893 of the City of St. Louis, and the State of Missouri, being all the Lots 21 through 28 of John Baker's Subdivision and being more particularly described as follows:

COMMENCING at a cut "+" in concrete marking the intersection of the North right-of-way line of West Pine Boulevard, 80 feet wide and the East right-of-way line of Euclid Avenue, 60 feet wide, being the Southwest corner of said City Block 3893 and also being the TRUE POINT OF BEGINNING for the tract herein described; thence along said East right-of-way line, North 06 degrees 50 minutes 33 seconds East, a distance of 181.80 feet to a set spindle marking the intersection of said East right-of-way line and the South right-of-way line of a 20 foot alley; thence along said South right-of-way line, South 75 degrees 02 minutes 31 seconds East, a distance of 412.73 feet to a set spindle marking the Northwest corner of West Pine Condominium, a condominium filed for record in Plat Book 43 Pages 9-10 of the land records of said City of St. Louis; thence leaving said South right-of-way line and along the Westerly line of said West Pine Place Condominium, South 15 degrees 00 minutes 13 seconds West, a distance of 179.94 feet to a set ½ inch iron rod marking the Southwest corner of West Pine Place Condominium, being along aforementioned North right-of-way line of West Pine Boulevard; thence along said North right-of-way line, North 75 degrees 02 minutes 00 seconds West, a distance of 386.93 feet to the Point of Beginning and containing 1.65 acres (71,930 square feet) according to a survey by J. R. Grimes Consulting Engineers, Inc.

**APPENDIX B**  
**Physical Condition Survey**

**PHYSICAL CONDITION SURVEY****Survey Date:** September 21, 2012**Project:** 100 North Euclid Avenue St. Louis, Missouri**ADDRESS/LEGAL**

Address	100 North Euclid Avenue Parcel ID 389300140
Use	Vacant
Current Assessed Value	\$572,400.00
Building Name/Designation	(Former Doctors Building)
Zoning	E Area Commercial/H Multi Family Dwelling

**STRUCTURAL CONDITIONS**

Roof	N/A
Walls/Siding	N/A
Painted Surfaces	N/A
Gutters	N/A
Windows/Doors	N/A
Porches	N/A
ADA Accessibility	N/A
Other	

**SITE CONDITIONS**

Fencing	Poor (chain link fencing along alley)
Landscaping	Poor (largely unmaintained area on south side of site)
Private Sidewalk	Poor (northwest corner of site)
Driveway	Poor (two driveways on West Pine frontage)
Parking Area	Poor (deteriorated asphalt surface and ponding of storm water)
Public Sidewalk	Fair to poor (North Euclid and West Pine frontages)
Other	Accumulated brush and debris



## **APPENDIX C**

### **Photographs of Blighting Conditions**



Deteriorated public sidewalk looking east on West Pine Boulevard.



Deteriorated eastern driveway looking east on West Pine Boulevard.



Overview of subject site looking northeast from Euclid Avenue.



Deteriorated public sidewalk conditions looking south on Euclid Avenue.



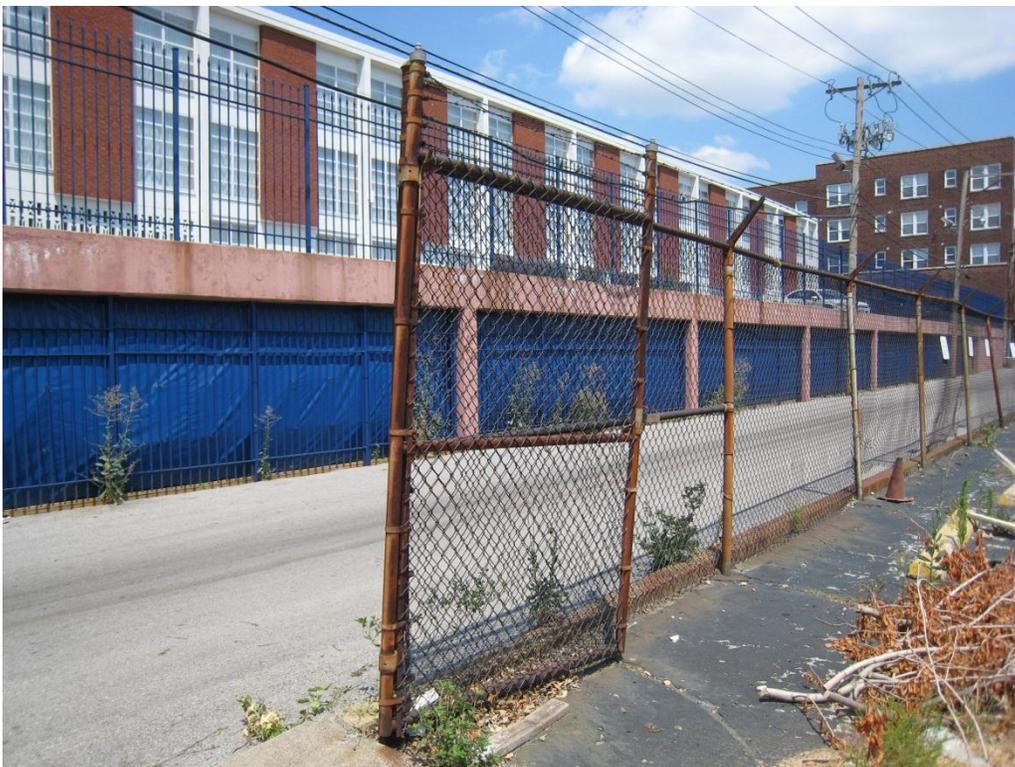
Remnant of former building foundation at the corner of Euclid Avenue and alley.



Deteriorated condition of private sidewalk along alley looking east.



Deteriorated surface conditions and dumping along alley looking north.



Gate and fencing in poor condition looking north at alley.



Deteriorated condition of former parking lot surface and lighting fixture looking north.



Deteriorated surface and storm water inlet conditions looking east.



Poor condition of parking lot surface looking northeast.



Poor, patched condition of parking area surface looking north.



Dumping of used building material, poor surface conditions looking northeast.



Evidence of storm water ponding at eastern end of property.



Steep driveway to West Pine in poor condition at southeast corner of property.



Poorly maintained landscaping on south side of property along West Pine Boulevard.