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

**ST. LOUIS INNOVATION DISTRICT  
REDEVELOPMENT AREA**

**TAX INCREMENT FINANCING (TIF)  
REDEVELOPMENT AREA  
ST. LOUIS, MISSOURI**

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October 15, 2012  
(Revised October 22, 2012)

October 15, 2012

To Whom It May Concern:

Reference is made to the accompanying “Data and Analysis of Conditions Representing a ‘Blighted Area’ for the St. Louis Innovation District Tax Increment Financing (TIF) 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, as amended (the “Act”).

This report describes and documents those conditions that, without TIF will further erode the Redevelopment Area’s economic viability and continue its economic 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 a predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, excessive vacant land and buildings, conditions which endanger life or property by fire or other causes, which constitutes an economic and social liability and a menace to the public health, safety, morals, or welfare in its present condition and use.

DEVELOPMENT STRATEGIES, INC.  
Real Estate, Community and Economic Development Consultants  
by:



Larry Marks, AIA, AICP  
Principal

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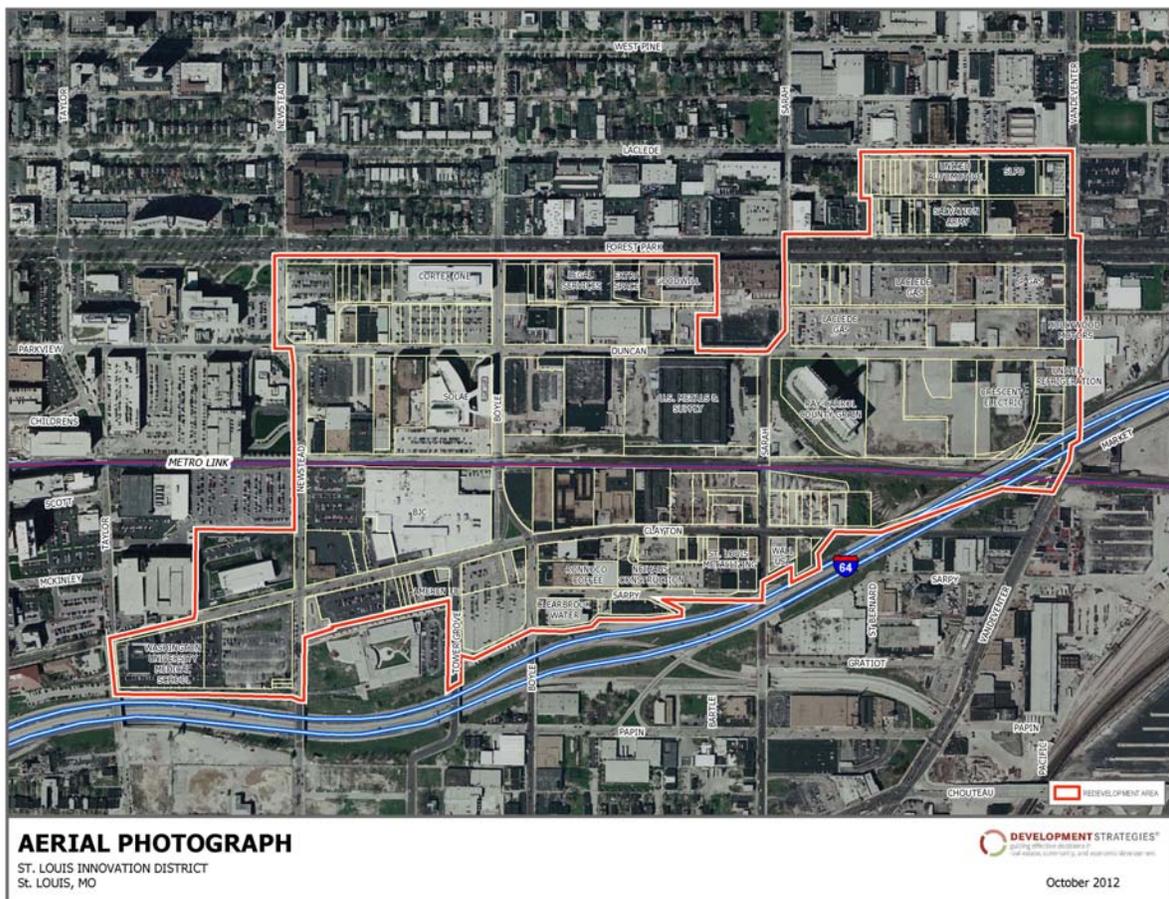
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- A Legal Description
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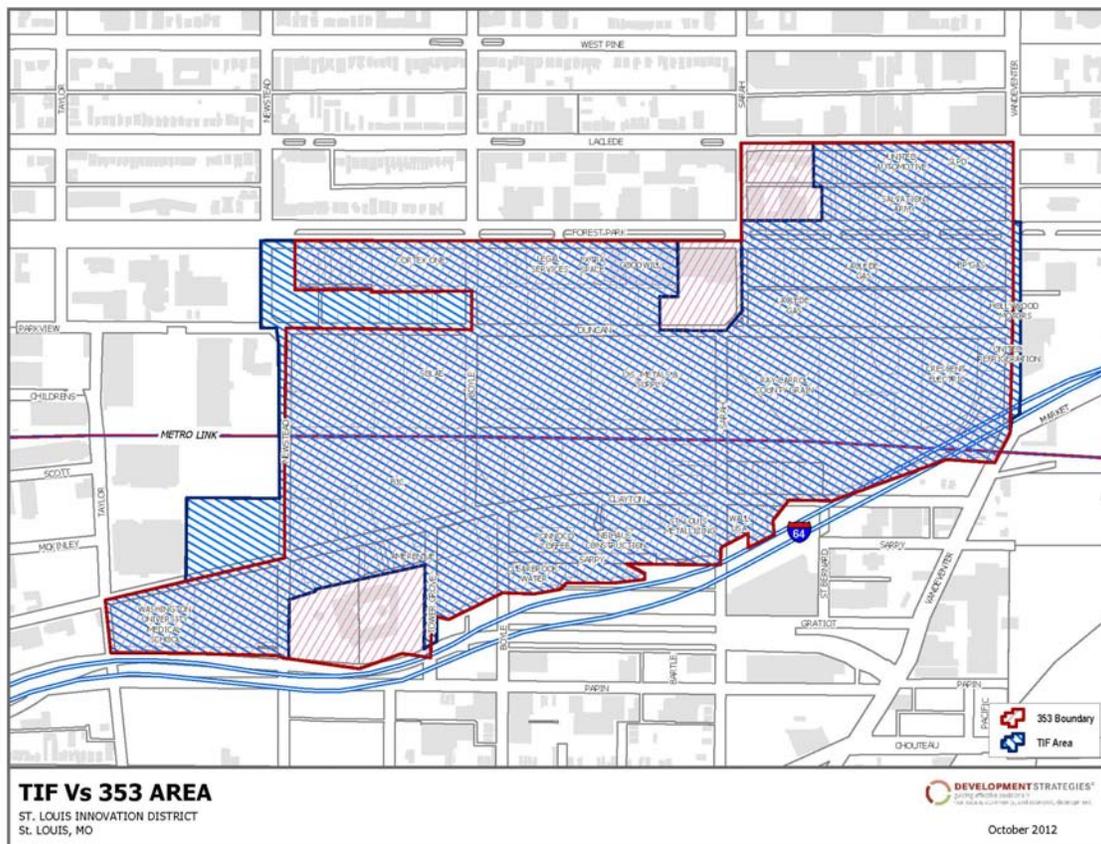
# 1.0 INTRODUCTION

## Study Area

The subject area of this blight study, referred to as the St. Louis Innovation District Redevelopment Area (the “Redevelopment Area” or “Area”), contains 160 parcels comprising approximately 128 acres of land (excluding rights-of-way) generally located between the Washington University Medical Center campus and St. Louis University in the Central West End and Midtown neighborhoods of St. Louis. If rights-of way are included the Area contains approximately 168 acres. The Area is generally bounded by Taylor Avenue and Newstead Avenue to the west, Forest Park Avenue and Laclede Avenue to the north, Vandeventer Avenue to the east, and Interstate 64/Highway 40 to the south (see Appendix A for legal description of the Redevelopment Area).



The Redevelopment Area has experienced significant disinvestment for many decades. As a result, the Redevelopment Area, or portions of the Redevelopment Area, was found to be blighted under a number of previous redevelopment plans. The area to the south of Duncan Avenue was declared blighted (Ordinance 56388 – 1/2/73) as part of the planning effort that produced the Chapter 353 development plan for the “Manchester Chouteau Redevelopment Area.” The same area was declared blighted (Ordinance 56687 – 3/8/74) as part of the planning effort for the Chapter 100 Manchester Chouteau Redevelopment Area). In addition, the Forest Park Avenue frontage between Boyle Avenue and Newstead Avenue was declared blighted (Ordinance 56759 – 6/13/74) as part of planning for the Chapter 353 “Forty-Three Hundred Forest Park Redevelopment Area.” Then in July 2005 the Board of Aldermen found the Redevelopment Area to be to be blighted (Ordinance 66847). This finding was reaffirmed in February of 2006 (Ordinance 66985). Then in October 2010, the Redevelopment Area was again reaffirmed to be blighted (Ordinance 68754).



Despite the former eligibility of these portions of the Redevelopment Area for application of state-enabled redevelopment powers, conditions persist in the Area that contribute to blight, including those evidencing extensive economic underutilization. The earlier intended and needed levels of reinvestment in new construction and rehabilitation did not occur and the Area continues to manifest an array of blighted conditions. This picture of economic underperformance and lack of competitiveness prevails throughout the Redevelopment Area despite being strategically located within the City and region and adjacent to two of the largest concentrations of employment and capital investment within the City and region – the Washington University and BJC Medical Center and the Frost campus of Saint Louis University.

## **Historical Development**

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

The presence of the railroad had significant impact on the early development of the Redevelopment Area. When the railroad was constructed, the area was primarily occupied by large farms and country estates, although there were small concentrations of residential development along Clayton Avenue. The city limits of St. Louis were expanded in 1876 from Grand Avenue to Skinker Avenue and by 1900 the entire Redevelopment Area was subdivided. The Area was slow to develop, as new residential construction tended to follow the expanded streetcar lines to the north along Maryland and Laclede Avenues, and to the south along Chouteau Avenue. A 1909 Sanborn map of the area shows that roughly half of the Redevelopment Area remained undeveloped. The development which had occurred was primarily non-residential and included a wide variety of businesses - a dairy, a wire company, a paint manufacturing company, a brass foundry, a shovel company, zinc and lead refineries, a lumber company, a paving firm, a brewery, a machine manufacturer, an ice cream plant and a bakery. Additionally, a carriage manufacturer and two automobile companies foreshadowed future expansion of this type of development in the area – the Ford plant in the current Goodwill facilities on Forest Park Avenue west of Sarah Street and the Studebaker plant on the southwest corner of Forest Park Avenue and Boyle Avenue. None of these industrial uses are present today. The Washington University Medical Center, forming the western edge of the Area, was formally opened in 1915 centered on the recently opened Barnes and Children's Hospitals. The Jewish Hospital of St. Louis moved to the current location in 1927.

As more intensive manufacturing expanded, railroad spurs were extended to reach most of the blocks in the Redevelopment Area south of Forest Park Avenue. The pattern of rail supported businesses continued until well after the close of the Second World War. The Ford Motor Company plant closed in 1946 and replaced by a new facility in suburban Hazelwood and ended the era of auto manufacturing in the Area. This closure signaled the beginning of a decline in rail usage by businesses in the area. This shift had been further reinforced by the construction in 1939 of the Red Feather Express Highway (the predecessor to today's I-64/US 40). By the 1970's the use of the rail line continued to decline and the line was downgraded by its operator, the Norfolk & Western Railroad. MetroLink began operating along the vacated rail corridor in 1993.

Freight rail service is no longer provided for the remaining industrial uses. The Sarah Street rail yard and engine terminal have been abandoned, although several of the rail spurs are occasionally used by the MetroLink. U.S. Metals & Supply and Grain Elevator D, both located at the intersection of Duncan Avenue and Sarah Street currently receive freight shipments by truck.

Recently, several important new buildings have been constructed in the western portion of the Area -- the 160,000 square foot CORTEX One office and laboratory building was constructed in 2006 and the 182,000 square foot Solae building was completed in 2008. As of this writing, the Washington University Medical Center Genome data center is under construction at the northeast corner of Duncan and Newstead Avenues.

## **Existing Development**

The Redevelopment Area contains a total of approximately 128 acres, excluding rights-of-way (approximately 168 acres including rights-of-way). Thirty-eight percent (38.3%) of the Area contains vacant land or is land occupied by a vacant building (see *EXISTING LAND USE* map). This is a significant increase over the 2005 blight findings, which indicated that vacant land and buildings comprised nearly 15% of the Redevelopment Area. In addition, 10.3% of the land area is utilized for surface parking. Thus, almost half (48.6%) of the Redevelopment Area is either vacant or occupied by low intensity surface parking.

The primary active uses in the Area include industrial activities, medical center, office/warehouse/distribution uses, and research/office, which collectively occupy 33% of the Area. The balance of the Area is comprised of a significant variety of uses as summarized in the following table and map.

**EXISTING LAND USE  
IN ST. LOUIS INNOVATION DISTRICT  
REDEVELOPMENT AREA**

<b>Land Use</b>	<b>Acres</b>	<b>% of Total</b>
Vacant (Building/Land)	49.2	38.3
Industrial/Light Industrial	17.3	13.5
Surface Parking	13.2	10.3
Medical Center	11.5	8.9
Utility	7.8	6.0
Office/Warehouse/Distribution	7.5	5.8
Transportation	6.6	5.1
Research/Office	6.5	5.1
Institution	4.3	3.4
Retail/Service/Commercial	2.0	1.6
Residential	1.3	1.0
Government	0.9	0.7
Dining/Entertainment	0.4	0.3
<b>TOTAL</b>	<b>128.5<sup>(1)</sup></b>	<b>100%</b>
1) Excludes rights-of way		

Source: Development Strategies, field inspection, August 2012



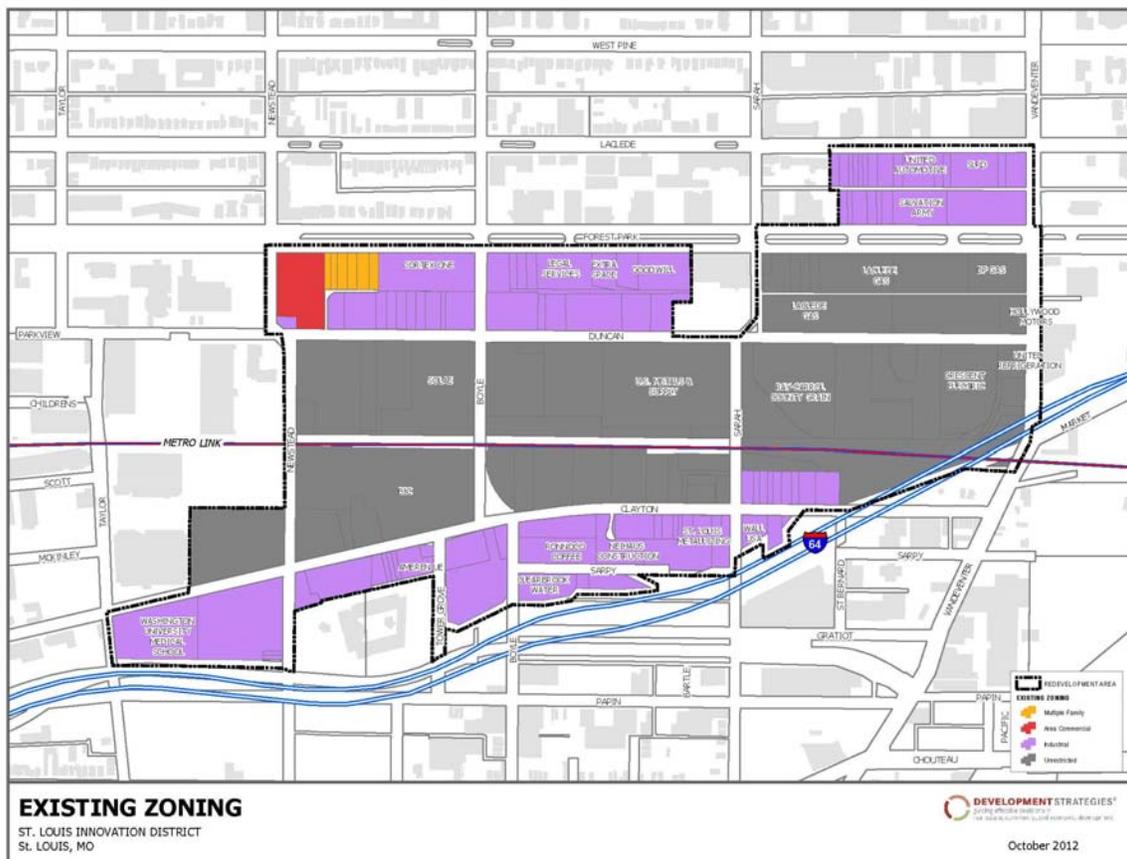
## Existing Zoning

The Redevelopment Area has a variety of zoning designations, ranging from E Multiple Family to K Unrestricted. The vast majority (98%) of the land in the Redevelopment Area is zoned J Industrial or K Unrestricted (see *EXISTING ZONING* map). The K Unrestricted zoning is concentrated along the Metro alignment, the location of the former Wabash, later Norfolk & Western, railroad line and the portion of the Area east of Vandeventer Avenue. The J Industrial zoning is located along Forest Park Avenue and I-64/US 40.

The limited E Multiple Family and H Area Commercial districts are concentrated along the south side of Forest Park Avenue, to the west of Boyle Avenue.

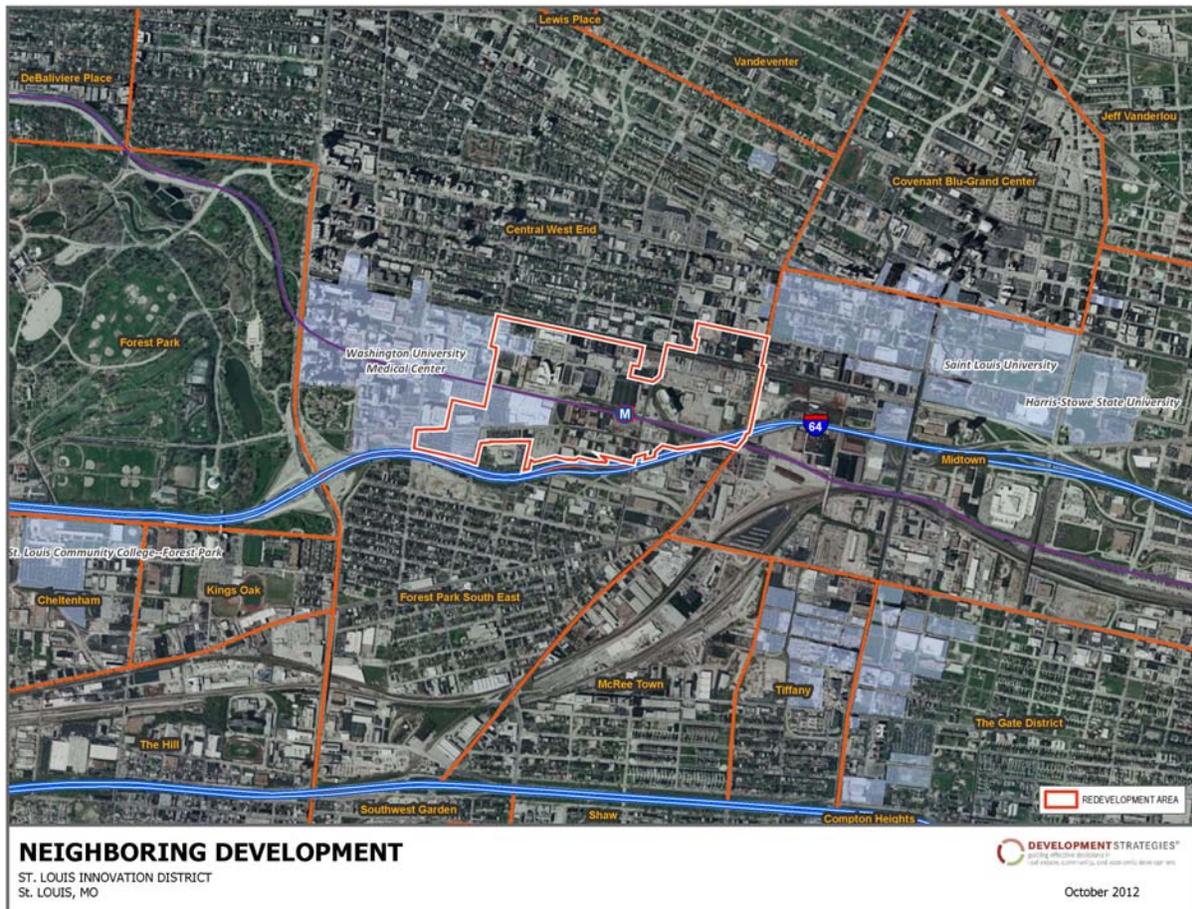
EXISTING ZONING ST. LOUIS INNOVATION DISTRICT REDEVELOPMENT AREA		
ZONING CLASSIFICATION	ACRES	PERCENTAGE OF TOTAL
E Multiple Family	1.2	1%
H Area Commercial	0.4	1%
J Industrial	46.6	36%
K Unrestricted	80.3	62%
<b>TOTAL</b>	<b>128.5</b>	

Source: City of St. Louis



## Neighboring Development

The Area is surrounded by a variety of uses (see *Neighboring Development* map). To the south lies the largely residential Forest Park Southeast Neighborhood, with the Manchester Avenue dining and commercial corridor, now known as The Grove, running through the center of the neighborhood. To the west are the Washington University Medical Center and Forest Park. To the north is the mixed use Central West End Neighborhood with its high density residential, institutional and commercial spine centered on Lindell Boulevard. To the east lies the campus of St. Louis University and commercial and industrial development of the Midtown Neighborhood.



## **Data Gathering Methodology**

This study has been designed and conducted to comply with the specific requirements of Section 99.805 (1) RSMo. The study and the requisite fieldwork were performed in September 2012. Each parcel and building was inspected and rated by personnel experienced in such evaluations. The occupancy of all buildings and land was catalogued. Also, a visual inspection was made of all streets, curbs, and sidewalks in the Area. In addition, data regarding ownership, parcel size, building square feet, and date of construction were obtained from information available from the City of St. Louis. Appendix B contains information regarding each parcel.

Real estate tax assessments for 2012 and 2007 were obtained from the records of the Assessor's Office of the City of St Louis. This allowed individual tax assessment changes to be calculated for each of the parcels in the Area.

Finally, photographs were taken of representative blighting conditions in the Redevelopment Area (see Appendix C).

## 2.0 SUMMARY AND CONCLUSION

Existing conditions within the St. Louis Innovation District TIF Redevelopment Area clearly exhibit conditions that meet the definition of 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 is a blighted area because of a predominance of factors which, in combination, constitute an economic and social liability and a menace to the public health, safety, morals, and welfare. Examples of these blighting factors are summarized below:

- 1) Defective or inadequate street layout
- 2) Unsanitary and unsafe conditions resulting from:
  - Lack of accessible sidewalks
  - Trash dumping and overgrown vegetation
  - Environmental contamination problems
  - Lack of accessible entries to buildings
- 3) Deteriorated or Inadequate Site Improvements resulting from:
  - Poor condition of structures
  - Age of structures
  - Deterioration of streets, curbs and gutters
  - Deterioration of sidewalks
  - Deteriorated site improvements
- 4) Improper Subdivision or Obsolete Platting
- 5) Conditions Which Endanger Life or Property by Fire or Other Causes
  - Vacant and unsecured property
  - Potential fire hazard
  - Hazardous building materials
  - Inadequate stormwater drainage

### 3.0 BLIGHTING FACTORS

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As described below, the Redevelopment Area suffers from a variety of blighting factors including defective or inadequate street layout, unsanitary and unsafe conditions, deteriorated and inadequate site improvements, improper subdivision and obsolete platting, and conditions that endanger life or property by fire and other causes. Appendix C provides photographs of typical blighting conditions in the Redevelopment Area.

#### DEFECTIVE OR INADEQUATE STREET LAYOUT

**Functionally Outmoded and Inadequate Design of Sarah Street and Duncan Avenue Intersection** - For many years, a railroad viaduct crossed diagonally above the intersection of Sarah Street and Duncan Avenue. The viaduct facilitated rail service to the Ford plant and other industries located in City Block 3917. The construction of the viaduct necessitated large structural supports placed in the middle of the intersection on an angle. As a result, traffic traveling along Sarah Street had to make a rather sharp jog to avoid the supports. As business uses changed in City Block 3917, the need for rail service was eliminated and the deteriorating viaduct was taken down in the 1980's. However, the awkward jog of Sarah at this intersection still remains. This creates a particularly difficult movement, hampered by inadequate sight lines, for motorists travelling north or south on Sarah Street.

#### UNSANITARY OR UNSAFE CONDITIONS

**Lack of Adequate Sidewalks and ADA Compliance** – There are no sidewalks along portions of Duncan Avenue between Vandeventer Avenue and Sarah Street and along the east side of Newstead Avenue south of Forest Park Avenue. Where sidewalks do exist, they generally have not been well maintained, particularly east of Boyle Avenue. The majority of the city blocks in the Redevelopment Area contain some portion of public sidewalks that are in “poor” condition. In addition, there is only a single sidewalk curb ramp (out of a potential four) at the intersection of Sarah Street and Duncan Avenue. Five of the curb ramps in the Area do not meet the requirements of the Americans with Disabilities Act (ADA) regarding slope or approach and another five curb ramps are significantly damaged and create a barrier to full accessibility. Therefore, with over 38% of all curb ramp locations somehow rendered inaccessible, individuals are not provided an accessible pedestrian route throughout the Area.

**Environmental Contamination Problems** – A general area of concern in the Area is the status of the property on which the former structures have been 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 parcels. Some of the materials likely contain significant quantities of asbestos, based on the dates of construction. This practice results in engineering concerns associated with compromised geotechnical qualities of the sites, as well as potentially contaminated soils requiring special handling and disposal during excavation and redevelopment activities.

Additionally, existing structures throughout the Area, constructed prior to 1980, have the likely potential to contain significant quantities of lead-based paint. Eighty percent of the buildings within the Area were constructed before 1980. Structures built prior to 1960 are likely to contain asbestos in some form and 68% of the structures in the Area are likely contaminated due to their age.

Investigation of city reverse directories from 1921 through 1973 and Sanborn fire insurance maps updated in 1992 revealed a number of former land uses in the Redevelopment Area that could have consequences for the future development of various sites. Included in this category are uses such as auto repair and filling stations, paint manufacturing, foundries, fuel distributors, printing operations, railroad facilities and meat packing. Of the 160 parcels comprising the Area, 63 (39%) of the parcels are potentially contaminated due to these former uses.

**Lack of ADA Accessibility for Buildings** – Based on an exterior survey of all the buildings in the Redevelopment Area, 67% were found to be non-compliant with current ADA requirements for accessibility to building entries from public sidewalks and parking areas. Given the age and condition of the buildings in the Area, it is also likely that a majority of the structures would not meet the ADA requirements for interior circulation and use.

**Dangerous Vehicular Curb Cuts** – The Forest Park Avenue and Vandeventer Avenue intersection is by far the busiest in the Redevelopment Area. A service station is located on the southwest corner of this intersection. The station has curb cuts on both Forest Park Avenue and Vandeventer Avenue that are located within 25 feet of the intersection, creating dangerous traffic movements at this very busy intersection.

## **DETERIORATION OF SITE IMPROVEMENTS**

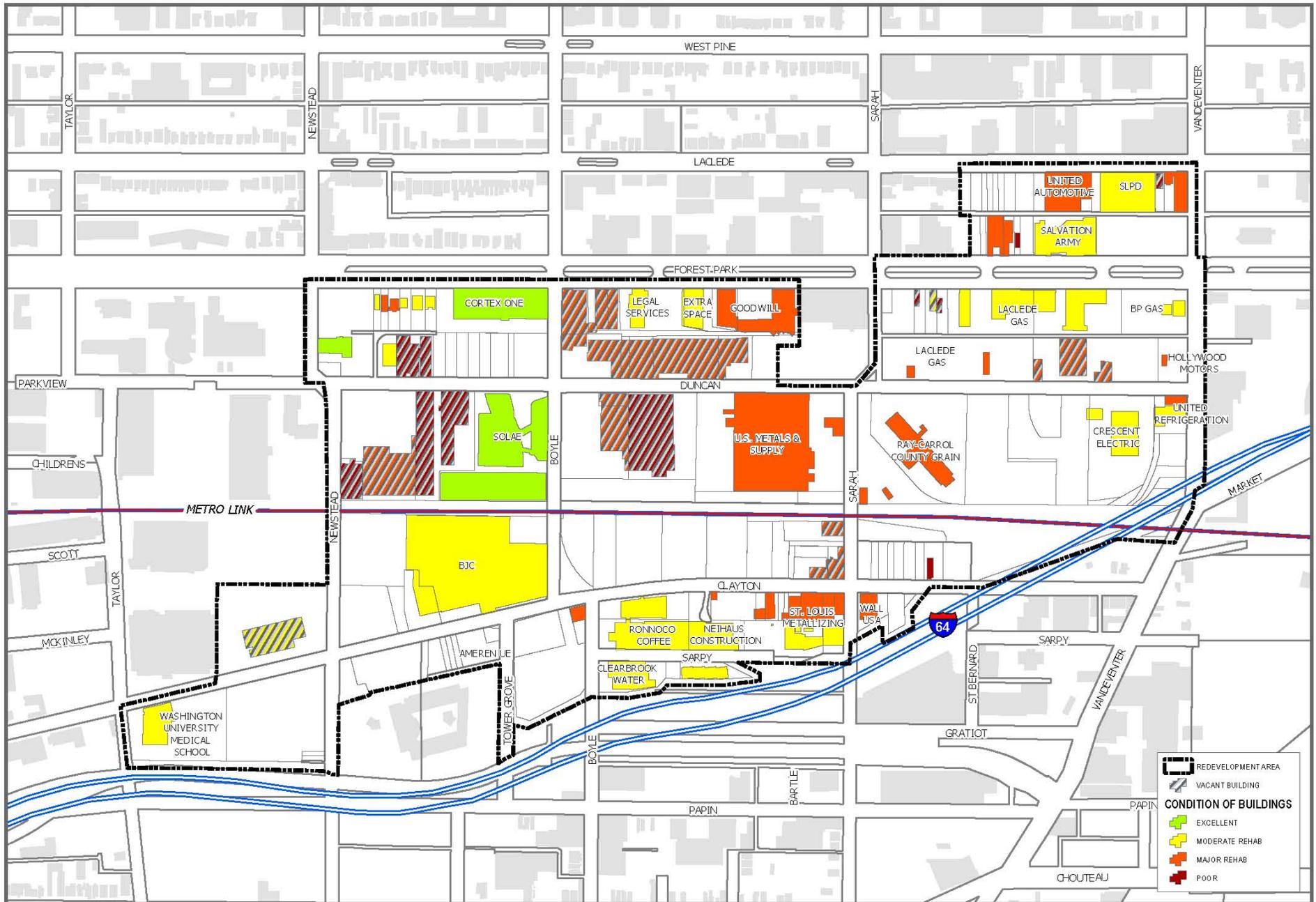
The buildings, sites, streets, and sidewalks in the Redevelopment Area all exhibit various levels of physical deterioration. Taken together, they contribute to conditions that are both unsafe and unattractive and thereby constitute a deterrent to attracting and retaining new quality businesses in the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

**Poor Condition of Buildings** -- Of the Redevelopment Area's 79 buildings 96% were found to have some level of deterioration and 62% required major rehabilitation or rehabilitation that would most likely be prohibitively expensive. The condition of all structures in the Redevelopment Area is summarized on the following table and the *Condition of Buildings* map.

**CONDITION OF EXISTING BUILDINGS IN  
ST. LOUIS INNOVATION DISTRICT  
REDEVELOPMENT AREA**

<b>Building Condition</b>	<b>Number of Buildings</b>	<b>% of Total Buildings</b>	<b>Cumulative % of Total</b>
Major Deterioration <sup>(1)</sup>	11	14%	14%
Moderate Deterioration <sup>(2)</sup>	38	48%	62%
Minor Deterioration <sup>(3)</sup>	27	34%	96%
Excellent <sup>(4)</sup>	3	4%	100%
<b>TOTAL</b>	<b>79</b>		
<p>(1) Numerous critical structural and/or secondary building component deficiencies apparent which could only be corrected with major building renovation, rehabilitation, or repairs, making the building potentially infeasible to rehabilitate.</p> <p>(2) Multiple deficiencies in secondary building components or problem with a structural building component that would be corrected with major repair work.</p> <p>(3) Defects in one or more secondary building components that would be corrected with moderate Repair work.</p> <p>(4) All structural building components (foundation, walls, roof, etc.) in good condition; secondary building components (windows, doors, trim, porches, gutters, etc.) in good condition.</p>			

Source: Development Strategies, field inspection, September 2012



REDEVELOPMENT AREA  
 VACANT BUILDING  
**CONDITION OF BUILDINGS**  
 EXCELLENT  
 MODERATE REHAB  
 MAJOR REHAB  
 POOR

# CONDITION OF BUILDINGS

ST. LOUIS INNOVATION DISTRICT  
ST. LOUIS, MO

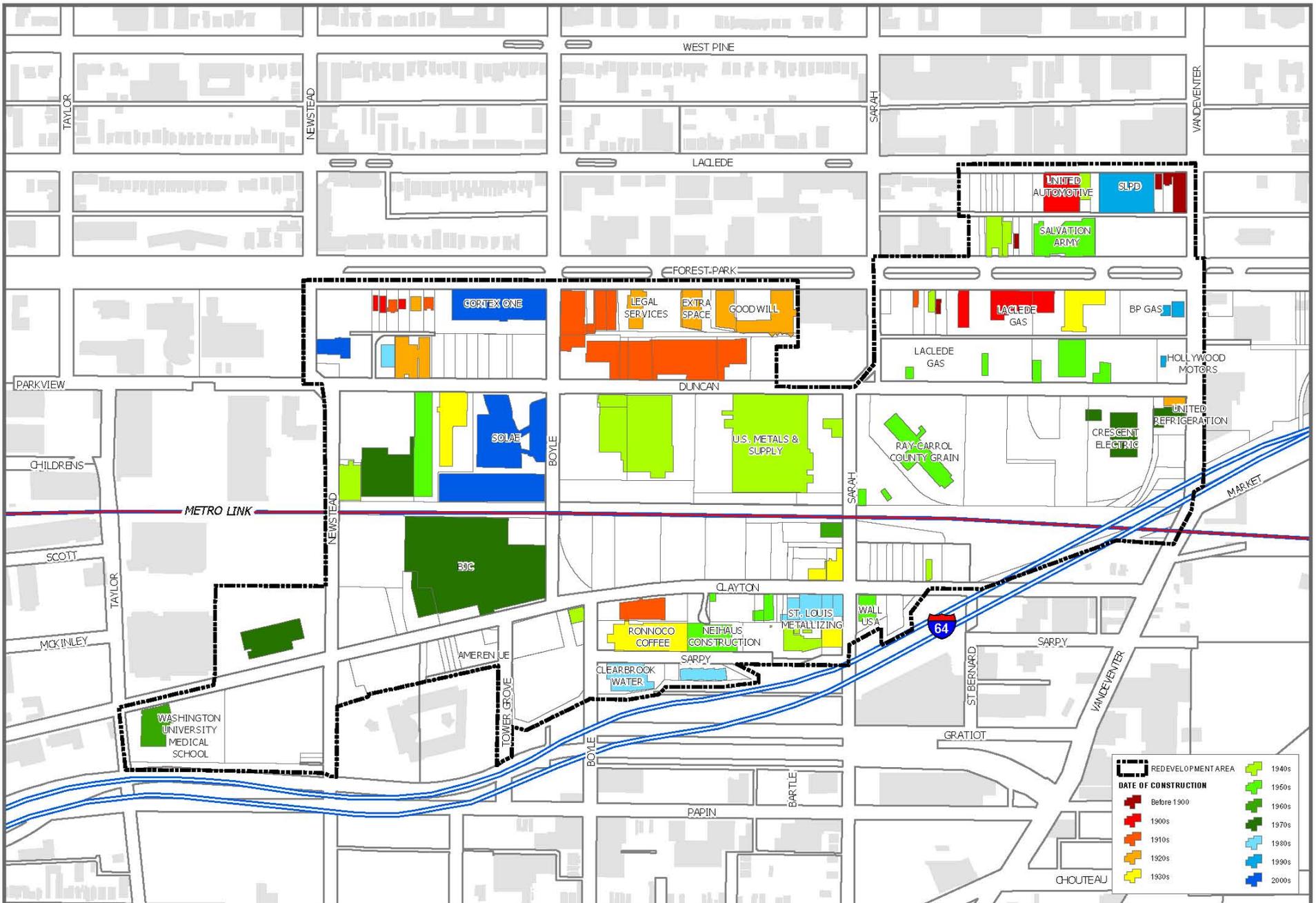


October 2010

**Age of Buildings** - Older structures, unless well maintained and updated regularly, tend to have problems with their electrical and mechanical systems, as well as a tendency to suffer from deferred maintenance, functional obsolescence, and gradual overall deterioration. Such is the case with many of the buildings in the Redevelopment Area, which range in age from over 120 years old to the newest structure that was constructed in 2012 (The ages of existing buildings are summarized below on the Age of Existing Buildings table and illustrated on the *Date of Construction* map). On the whole, the stock of buildings in the Redevelopment Area is quite old. Thirty-seven percent of the buildings in the Area were constructed prior to 1930 and almost half (47%) of the buildings were constructed prior to World War II. In addition, 78% of the buildings and 79% of the square footage are at least 35 years old, which is recognized as the age when significant rehabilitation of structures is required to bring them up to modern standards.

<b>AGE OF EXISTING BUILDINGS IN ST. LOUIS INNOVATION DISTRICT REDEVELOPMENT AREA</b>			
<b>Date Built</b>	<b>Number of Buildings</b>	<b>% of Total Buildings</b>	<b>Cumulative % of Total Buildings</b>
1890s	4	5%	5%
1900s	6	8%	13%
1910s	10	13%	26%
1920s	9	11%	37%
1930s	5	6%	43%
1940s	11	14%	57%
1950s	9	11%	68%
1960s	3	4%	72%
1970s	6	8%	80%
1980s	8	10%	90%
1990s	5	6%	96%
2000s	2	3%	99%
2010s	1	1%	100%
<b>TOTAL</b>	<b>79</b>	<b>100%</b>	

Source: Development Strategies, records of the City of St. Louis, August 2012



# DATE OF CONSTRUCTION

ST. LOUIS INNOVATION DISTRICT  
St. Louis, MO

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

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

<b>CONDITION OF EXISTING SITE IMPROVEMENTS IN ST. LOUIS INNOVATION DISTRICT REDEVELOPMENT AREA</b>						
<b>Condition</b>	<b>Parcels</b>	<b>% of Total</b>	<b>Cumulative %</b>	<b>SF of Land</b>	<b>% of Total</b>	<b>Cumulative %</b>
Major Deterioration (1)	91	57%	57%	2,787,875	50%	50%
Moderate Deterioration (2)	52	33%	90%	2,081,081	37%	87%
Minor Deterioration (3)	7	4%	94%	344,714	6%	93%
Excellent (4)	10	6%	100%	383,246	7%	100%
<b>Total</b>	<b>160</b>			<b>5,596,919</b>		
1) Extensive defects multiple site improvements requiring significant cost to repair 2) Moderate defects in multiple site improvements 3) Minor defects in one or two existing site improvements 4) No defects in existing site improvements						

Source: Development Strategies field inspection – August 2012



**Condition of Streets** – The condition of the existing streets in the Redevelopment Area also has a blighting influence on the Area. Seventeen percent (17%) are currently classified as being in “poor” condition, a decrease from the 24% that were classified as being in poor condition in 2010. In addition, 48% of the streets are currently classified as being in “fair” condition, an increase over the 44% classified as being in “fair” condition in 2010. In total, almost two-thirds (65%) of the streets are currently classified as being in poor or fair condition. The condition of a street relates to the street surface and adjacent curbs and gutters. It does not consider issues of age or functional obsolescence, per se.

Streets found to be in poor condition include:

- Boyle Avenue between Forest Park Avenue and the Metro tracks, and between Clayton Avenue and I-64/US 40.
- Sarah Street between Forest Park Avenue and Duncan Avenue and south of the Metro tracks.
- Clayton Avenue between Newstead Avenue and Tower Grove Avenue.

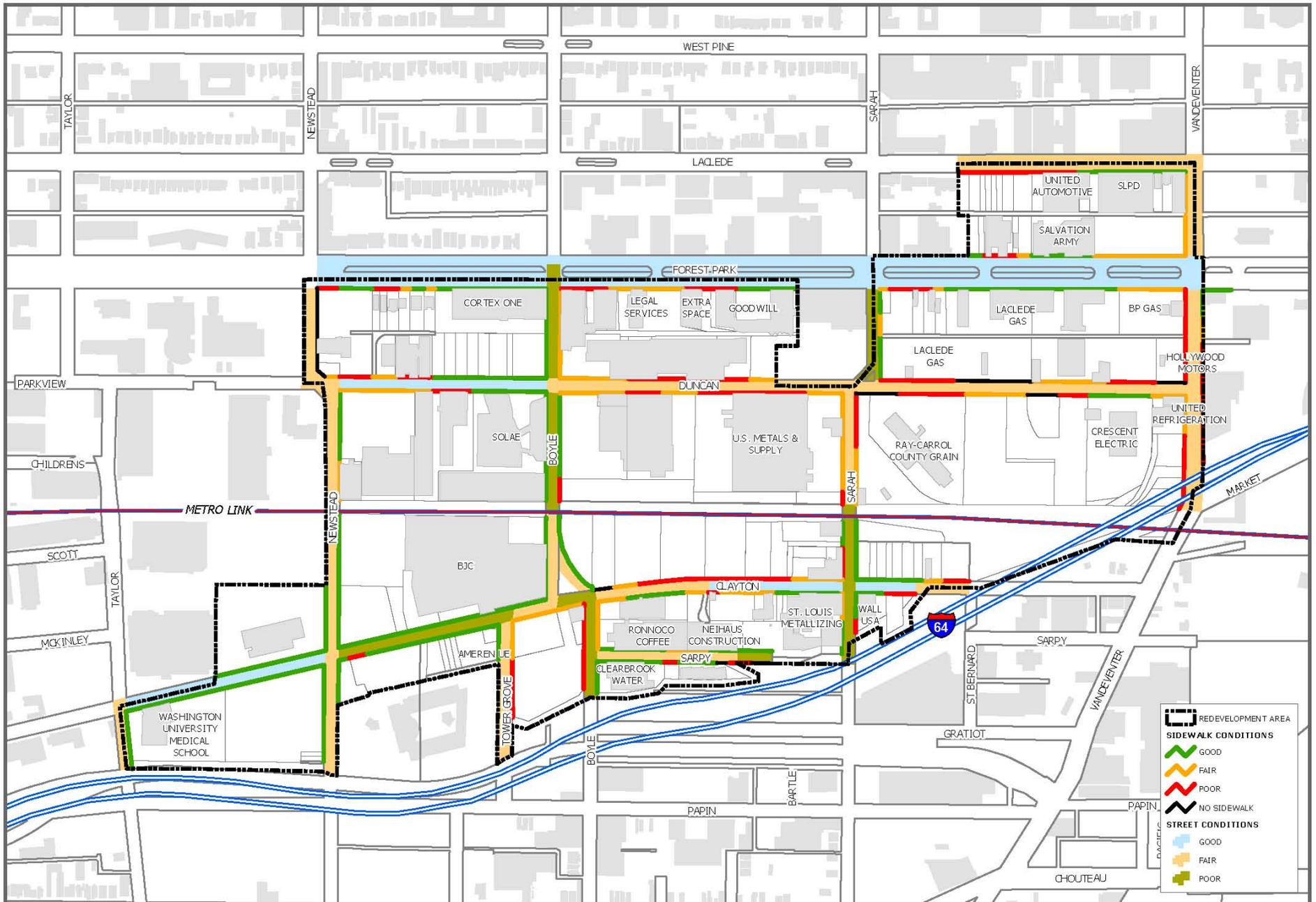
Streets considered to be in fair condition include:

- Vandeventer Avenue between Laclede Avenue and I-64/US 40.
- Duncan Avenue between Newstead Avenue and Sarah Street.
- Sarah Street between Duncan Avenue and the Metro tracks.
- Boyle Avenue between the Metro tracks and Clayton Avenue.
- Tower Grove Avenue between Clayton Avenue and I-64/US 40.
- Newstead Avenue between Forest Park Avenue and I-64/US 40.
- Portions of Clayton Avenue between Boyle Avenue and I-64/US 40.
- Sarpy Avenue to the east of Boyle Avenue.

The overall condition of the streets in the Redevelopment Area is summarized in the following table and detailed on the *Street and Sidewalk Conditions* map.

<b>CONDITION OF EXISTING STREETS IN ST. LOUIS INNOVATION DISTRICT REDEVELOPMENT AREA</b>			
<b>Condition</b>	<b>Lineal Feet</b>	<b>% of Total</b>	<b>Cumulative %</b>
Poor (1)	4,000	17%	17%
Fair (2)	11,030	48%	65%
Good (3)	8,220	35%	100%
<b>Total</b>	<b>23,250</b>		
(1) Potholes, uneven surface, lack of maintenance with former surface revealed, with broken or no curbing and inlets that are damaged, inoperable or not in place (2) Patched or cracked surface or rippled asphalt, with some damage to curbing and inlets. (3) Generally smooth surface with curbing in good condition.			

Source: Development Strategies August 2012



# STREET & SIDEWALK ASSESSMENT

ST. LOUIS INNOVATION DISTRICT  
ST. LOUIS, MO

**Condition of Sidewalks** – An issue in the Redevelopment Area is the lack of adequate sidewalks. The majority of the sidewalks are classified as being in “poor” (30%) or “fair” (28%) condition. In addition, as indicated on the *STREET AND SIDEWALK ASSESSMENT* map, at least some portion of every city block east of Newstead Avenue contains sidewalks that are in poor condition. Several blocks include lengthy stretches where no sidewalk is provided, including Duncan Avenue west of Vandeventer and Newstead Avenue north of Duncan. The overall condition of the sidewalks in the area is summarized on the following table.

CONDITIONS OF EXSITING SIDEWALKS IN ST. LOUIS INNOVATION DISTRICT REDEVELOPMENT AREA		
Sidewalk Condition	Lineal Feet	% of Total
Good (1)	13,390	42%
Fair (2)	9,140	28%
Poor (3)	9,660	30%
<b>TOTAL</b>	<b>32,190</b>	<b>100%</b>
1) Good – Generally smooth surface with minor maintenance required. 2) Fair – Some cracking with uneven surfaces. 3) Poor – Broken or uneven surface.		

Source: Development Strategies August 2012

## IMPROPER SUBDIVISION OR OBSOLETE PLATTING

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

- Parcel 39170001800 located at 218 S. Boyle Av.
- Parcels 39530001600 (3924R Duncan Av.), 39530001660 (3920 Duncan Av.), 39530001718 (313R S. Vandeventer Av.), 39530002250 (349R S. Vandeventer Av.) and 39530002350 (3960 Duncan Av.).
- Parcel 39610000400 located at 4109R Clayton Av.
- Parcel 45860000700 located at 4249R Duncan Av.

**Small and Irregularly Shaped Parcels** – Modern commercial development requires relatively large and regularly shaped parcels. There are sixty-six parcels (41%) in the

Redevelopment Area that were platted over a hundred years ago when parcels tended to be narrow and more suited to residential development or limited commercial uses and under 10,000 square feet in size. Of these, 29 parcels are less than 6,000 square feet in size. In addition, the now abandoned rail spurs and the original construction and subsequent improvements of Highway 40/Interstate 64 has created a number of irregularly shaped parcels that are difficult and inefficient to utilize for modern commercial development.

## **CONDITIONS WHICH ENDANGER LIFE OR PROPERTY BY FIRE OR OTHER CAUSES**

**Vacant and Unsecured Property** - There are a total of 23 vacant structures in the Area, representing almost a third (29%) of all buildings. Many of the vacant structures are not adequately secured, which makes them susceptible to trespass, vandalism and fire. These structures are also an attractive nuisance, where individuals can be harmed by deteriorated building materials and falls.

In addition, dry vegetation and accumulated debris on vacant lots, which are generally not well maintained, are subject to fires from discarded cigarettes or other causes.

**Age of Structures** – Almost half (47%) of the buildings in the Area were constructed before World War II and 78% were constructed prior to 1977, more than 35 years ago, which is often used as a criteria for old buildings. The age of these structures significantly increases the likelihood of fires from old wiring and electrical and mechanical systems that do not meet modern standards for fire or personal safety.

**Presence of Hazardous Building Materials** - As previously noted, within the Redevelopment Area a variety of potentially hazardous building materials suspected of containing some quantity of asbestos (including floor tiles, drywall, roofing and pipe insulation) and lead-based paint could be encountered in the various structures, owing to their age and condition. Additionally, these same materials could be found in the fill material on vacant lots where the previous structure was demolished. These issues would have to be addressed prior to building renovation or site redevelopment.

**Inadequate Stormwater Drainage** – The existing stormwater drainage system is old, deteriorating and combined with sanitary waste, which creates treatment problems in large storm events.

## **4.0 ECONOMIC OR SOCIAL LIABILITY OR A MENACE TO THE PUBLIC HEALTH, SAFETY, MORALS, OR WELFARE**

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As a result of the blighting factors previously mentioned, the Redevelopment Area is an economic and social liability and a menace to the public health safety, morals, and welfare in its present condition and use.

### **Economic Liability**

As a result of the previously discussed blighting factors, the Redevelopment Area constitutes an economic liability.

The City of St. Louis is a mature city that is bordered by the Mississippi River and numerous other suburban municipalities and therefore has no opportunities to expand its corporate limits. Subsequently, the only opportunity for economic growth that is possible is through redevelopment of existing areas and buildings. Given the close proximity of the Redevelopment Area to the Washington University Medical Center (the largest employer in the City of St. Louis and state of Missouri), St. Louis University, and the ongoing revitalization efforts in adjacent neighborhoods, the Redevelopment Area represents one of the most important redevelopment opportunities for the City of St. Louis. Given the significant vacancy of the existing buildings and land, the Redevelopment Area is clearly underutilized and significantly short of the economic benefit it could provide for the City of St. Louis and other taxing jurisdictions.

The depressed economic character of the Area is illustrated by the fact that between 2007 and 2012 the assessed value of all taxable property in the Redevelopment Area decreased by 55% while the assessed value commercial property in the City of St. Louis increased by 7%.

### **Social Liability**

As a result of the previously discussed blighting factors, the Redevelopment Area is also a social liability, since the inability to produce needed taxes for the City of St Louis hampers the ability of the City to provide badly needed social services for its residents and businesses. This conclusion is supported by the following tables which reflect the decline in the Redevelopment Area relative to the overall City of St. Louis.

### **Menace to the Public Health, Safety, Morals and 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 and lack of sidewalks or sidewalks in poor condition, creates a safety problem for residents, employees and visitors to the Area.

The health and safety concerns are further exacerbated by the environmental concerns.

## **APPENDIX A**

### **Legal Description of Redevelopment Area**

## **PROPERTY DESCRIPTION REDEVELOPMENT AREA**

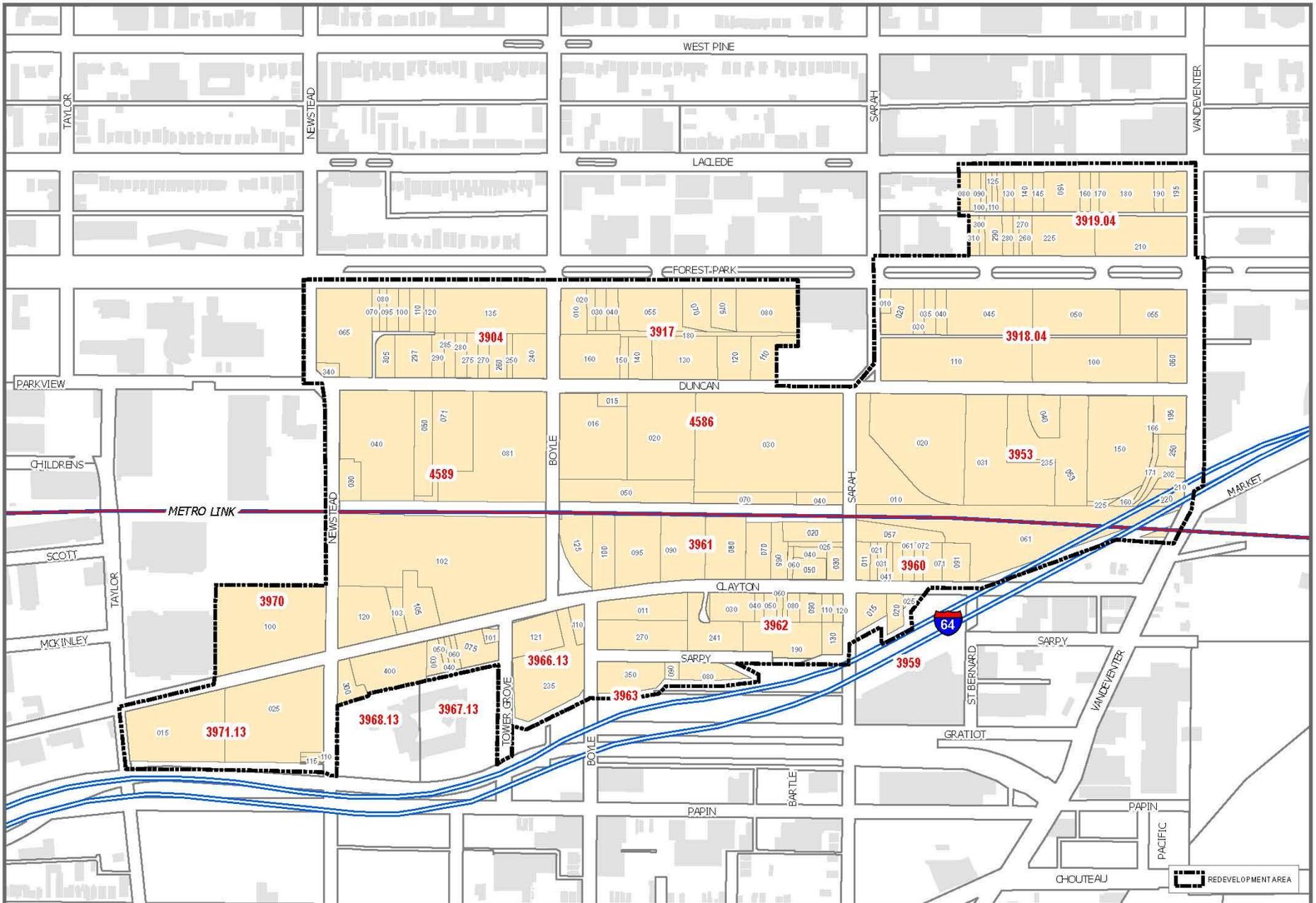
A tract of land being part of City Blocks 3904, 3917, 3918W, 3919W, 3953, 3959, 3960, 3961, 3962, 3963, 3966, 3967N, 3968N, 3970, 3971, 4586 and 4589 located in the City of St. Louis, Missouri being more particularly described as follows:

Beginning at the intersection of the centerline of Laclede Avenue, 80 feet wide with the centerline of Vandeventer Avenue, 80 feet wide; thence southwesterly along said centerline to the direct northwesterly prolongation of the north right-of-way line of Forest Park Avenue, 150 feet wide; thence along said prolongation line southeasterly to the southwest corner of City Block 3191E; thence crossing said Forest Park Avenue to the northwest corner of City Block 3918E, said point also being located on the southern right-of-way line of said Forest Park Avenue; thence southeasterly along said southern right-of-way and its southeasterly prolongation to the eastern right-of-way line of Spring Avenue, 50 feet wide; thence southerly along said east right-of-way line to the northern right-of-way line of Market Street, 100 feet wide; thence southwesterly along said right-of-way line to the northern line of a tract of land as conveyed to the State of Missouri by instrument recorded in Book 451, Page 1573 of the St. Louis City records; thence northwesterly and southwesterly along the northern line of said State of Missouri tract to the eastern right-of-way line of the Norfolk and Southern Railway; thence southwesterly along said right-of-way line to the northern right-of-way line of above said Market Street; thence along said right-of-way line to the western right-of-way line of said Norfolk and Southern Railway; thence northerly along said right-of-way line to the northern line of a tract of land as conveyed to the State of Missouri by instrument recorded as Document No. 38, on 06/29/1956; thence southwesterly along said northern line to the eastern right-of-way line of above said Vandeventer Avenue; thence southerly, along the east right-of-way line of said Vandeventer Avenue to the northern right-of-way line of above said Market Street; thence along the direct southwesterly prolongation of said northern right-of-way line to the centerline of above said Vandeventer Avenue, thence south along said centerline to its intersection with the direct southeasterly prolongation of the northern line of a tract of land as conveyed to Central Real Estate Holdings, LLC by instrument recorded in Document No. 30, on 04/19/2004 of above said records; thence northwesterly along said prolongation line, last said north line and its direct northwesterly prolongation to the centerline of Interstate Highway 64; thence southwesterly to a point being on the centerline of above said Clayton Avenue, said point being located 30 feet perpendicular distance south of the southeastern corner of a tract of land as conveyed to Norfolk and Western Railway, said point also being located on the northwestern right-of-way line of above said Interstate Highway 64; thence southwesterly and southerly along said northwestern right-of-way line to its intersection with the centerline of Sarah Street, 60 feet wide; thence southwesterly along said centerline to direct southeasterly line of Sarpy Avenue, 55 feet wide; thence northwesterly along said prolongation line to the northeastern line of a tract of land as conveyed to MVG Properties by instrument recorded in Document No. 465 on 12/27/2007 of above said records; thence southeasterly along said northeastern line to the southern line of said MVG Properties tract; thence northwesterly along said southern line and the south line of a tract of land as conveyed to Drury Displays Incorporated by instrument recorded as Document No. 161, on 09/14/1993 of above said records to the southeastern line of a tract of land as conveyed to Rose Coffee Company by instrument recorded as Document No. 537 on 7/31/2012; thence southwesterly and northwesterly along the southeastern and southern lines of said Rose Coffee Company tract to the east right-of-way line of Boyle Avenue, 60 feet wide; thence northwesterly along the direct northwesterly prolongation of the southern line of said Rose

Coffee Company tract to its intersection of the centerline of said Boyle Avenue; thence southeasterly along said centerline to its intersection with the direct southeasterly prolongation of the southern line of Lot A of Washington University Medical Center Subdivision of City Block 3966-N, a subdivision according to the plat thereof as recorded in Plat Book 05252004, Page 475 of above said records; thence northwesterly along said prolongation line to the southeast corner of said Lot A; thence northwesterly and southwesterly along the southern lines of said Lot A to the east right-of-way line of Tower Grove, 60 feet wide; thence crossing said Tower Grove at right angles, to the west right-of-way line of said Tower Grove; thence northeasterly along said west right-of-way line to northeast corner of Lot C of School House Subdivision, a subdivision according to the plat thereof as recorded in Plat Book 66, Pages 16 and 17 of above said records; thence northwesterly and southwesterly along the northern lines of said Lot C to the eastern right-of-way line of Newstead Avenue, 60 feet wide; thence southwesterly along said eastern right-of-way line to the southwest corner of above said Lot C; thence departing last said right-of-way line northwesterly to the southeastern corner of a tract of land as conveyed to Drury Displays by instrument recorded in Book 730, page 80 of above said records; thence northwesterly along the south line of said Drury Displays tract to the eastern line of Shriners Hospital subdivision of City Block 3971-N a subdivision according to the plat thereof as recorded in Plat Book 5282008, Pages 158 and 159 of above said records; thence southwesterly and northwesterly along the eastern and southern line and the direct northwestern prolongation thereof to its intersection of with the centerline of Taylor Avenue 60 feet wide; thence northeasterly along said centerline to its intersection with the centerline of above said Clayton Avenue; thence northeasterly along said centerline to its intersection with the direct southwesterly prolongation of the eastern line of Lot 1 of Busch/Ondr Subdivision, a subdivision according to the plat thereof as recorded in Plat Book 12092004, Page 240 of above said records; thence northeasterly along said prolongation line and the eastern lines of said Lot 1 and lot 2 of said Busch/Ondr Subdivision, to the southern line of said Lot 2; thence northeasterly and southeasterly along said southern lines to the western right-of-way line of above said Newstead Avenue; thence northeasterly along said western right-of-way line to its intersection with the centerline of Duncan Avenue, 60 feet wide; thence northwesterly along said centerline to the direct southwesterly prolongation of the western line of above said Newstead Avenue; thence northeasterly along said western right-of-way line and its direct northeasterly prolongation to the centerline of above said Forest Park Avenue; thence southeasterly along said centerline to the direct northeasterly prolongation line of the western line of Lot 1 of West End Lofts, a subdivision according to the plat thereof as recorded in Plat Book 6082008, Page 248 of above said records; thence southwesterly, northwesterly and southwesterly along said prolongation line, the western lines and direct southwesterly prolongation of said West End Lofts Subdivision to the centerline of above said Duncan Avenue; thence southeasterly and northeasterly along said centerline to its intersection with the centerline of above said Sarah Street; thence northeasterly along said centerline to its intersection with the direct northwesterly prolongation of the northern right-of-way liner of above said Forest Park Avenue; thence southeasterly along said prolongation line and last said right-of-way line to the western line of a tract of land as conveyed to The Salvation Army by instrument recorded in Book 804, Page 808 of above said records; thence northeasterly along said western line to the southern right-of-way line of a 15' wide alley; thence northwesterly along said southern right-of-way line to its intersection with the direct southwesterly prolongation of the western line of a tract of land as conveyed to the Center For Emerging Technologies by instrument recorded as Document No. 407 on May 8, 2007 of above said records; thence along said prolongation line and said western line and it direct northwesterly prolongation to the centerline of above said Laclede Avenue; thence southeasterly along said centerline to the POINT OF

BEGINNING and containing 168.471 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on August 23, 2012, revised October 8, 2012.

**APPENDIX B**  
**Property Database**



# PARCEL IDENTIFICATION MAP

ST. LOUIS INNOVATION DISTRICT  
 St. Louis, MO



October 2012

**APPENDIX B  
ST. LOUIS INNOVATION DISTRICT  
AREA PARCELS**

PARCEL ID	SITE ADDRESS	OWNER NAME	OWNER ADDRESS	CITY	STATE	RPA	LAND AREA	EXISTING LAND USE	OCCUPANT	ZONING	BLDG SF	UNITS	BUILT	BLDG COND	SITE COND	ADA	HAZARD	2012 LAND	2012 IMP	2012 AV	EXEMPT
3904000050	4384-6 FORBET PARK AV	WASHINGTON UNIVERSITY	ONE BROOKINGS DR CAMPUS BOX 1058	ST LOUIS	MO	3A	16,351	MEDICAL CENTER		H	32,000	0	2012	EXCELLENT	GOOD	Y		\$ 331,600	\$ 172,600	\$ 389,400	
39040000700	4376-8 FORBET PARK AV	MILLER, KENNETH J	4376-78 FORBET PARK	ST LOUIS	MO	3A	6,336	RESIDENTIAL TWO-FAMILY		E	3,374	2	1904	MINOR	FAIR	N		\$ 340	\$ 24,490	\$ 248,300	
39040000800	4372-4 FORBET PARK AV	SALAH, NADER & TARA	3001 KINGSRIDGE MANOR DR	ST LOUIS	MO	3A	6,338	RESIDENTIAL TWO-FAMILY		E	3,464	2	1904	MODERATE	POOR	N		\$ 340	\$ 25,730	\$ 26,070	
39040000950	4366 FORBET PARK AV	WASHINGTON UNIVERSITY	700 ROSEDALE CAMPUS BOX 1016	ST LOUIS	MO	3A	9,500	RESIDENTIAL MULTI-FAMILY		E	5,250	6	1911	MODERATE	FAIR	N		\$ 27,000	\$ -	\$ 27,000	E
39040001000	4362 FORBET PARK AV	WASHINGTON UNIVERSITY	700 ROSEDALE CAMPUS BOX 1016	ST LOUIS	MO	3A	9,520	RESIDENTIAL SINGLE FAMILY		E	2,538	1	1906	MINOR	FAIR	N		\$ 9,030	\$ 36,330	\$ 45,330	E
39040001100	4358 FORBET PARK AV	WASHINGTON UNIVERSITY	700 ROSEDALE CAMPUS BOX 1016	ST LOUIS	MO	3A	11,606	RESIDENTIAL MULTI-FAMILY		E	6,500	10	1929	MINOR	FAIR	N		\$ 32,550	\$ 112,940	\$ 146,490	E
39040001200	4352-4 FORBET PARK AV	YANG, CHEN HSYONG & HUI MEI	2002 S BRENTWOOD BLVD	ST LOUIS	MO	3A	9,916	RESIDENTIAL FOUR-FAMILY		E	4,576	4	1914	MINOR	FAIR	N		\$ 530	\$ 33,190	\$ 33,730	
39040001352	4300-5 FORBET PARK AV	CENTER OF RESEARCH TECHNOLOGY	1401 SO BRENTWOOD D BLVD STE 675	ST LOUIS	MO	1A	89,750	RESEARCH/OFFICE	CORTEX ONE	J	159,120	0	2006	EXCELLENT	EXCELLENT	Y	X	\$ 514,200	\$ 4810,500	\$ 5,325,100	E/T
39040002400	235-239 S BOYLE AV	CENTER OF RESEARCH TECHNOLOGY	1401 SO BRENTWOOD D BLVD STE 675	ST LOUIS	MO	1A	29,898	SURFACE PARKING	CORTEX ONE	J		0			EXCELLENT			\$ 354,800	\$ 5,500	\$ 360,400	
39040002500	4317 DUNCAN AV	CENTER OF RESEARCH TECHNOLOGY	1401 SO BRENTWOOD D BLVD STE 675	ST LOUIS	MO	1A	5,177	SURFACE PARKING	CORTEX ONE	J		0			EXCELLENT			\$ 27,900	\$ 2,900	\$ 30,800	
39040002600	4319-4325 DUNCAN AV	CENTER OF RESEARCH TECHNOLOGY	1401 SO BRENTWOOD D BLVD STE 675	ST LOUIS	MO	1A	15,951	SURFACE PARKING	CORTEX ONE	J		0			EXCELLENT			\$ 85,100	\$ 8,300	\$ 93,400	
39040002700	4327 DUNCAN AV	CENTER OF RESEARCH TECHNOLOGY	1401 SO BRENTWOOD D BLVD STE 675	ST LOUIS	MO	1A	9,840	SURFACE PARKING	CORTEX ONE	J		0			EXCELLENT			\$ 53,600	\$ 5,600	\$ 59,200	
39040002750	4333 DUNCAN AV	CENTER OF RESEARCH TECHNOLOGY	1401 SO BRENTWOOD D BLVD STE 675	ST LOUIS	MO	1A	9,834	SURFACE PARKING	CORTEX ONE	J		0			EXCELLENT			\$ 53,300	\$ 5,600	\$ 58,900	
39040002800	4339 DUNCAN AV	CENTER OF RESEARCH TECHNOLOGY	1401 SO BRENTWOOD D BLVD STE 675	ST LOUIS	MO	1A	9,827	SURFACE PARKING	CORTEX ONE	J		0			EXCELLENT			\$ 53,300	\$ 5,600	\$ 58,900	
39040002850	4343 DUNCAN AV	CENTER OF RESEARCH TECHNOLOGY	1401 SO BRENTWOOD D BLVD STE 675	ST LOUIS	MO	1A	9,821	SURFACE PARKING	CORTEX ONE	J		0			EXCELLENT			\$ 53,600	\$ 5,600	\$ 59,200	
39040002900	4347 DUNCAN AV	CENTER OF RESEARCH TECHNOLOGY	1401 SO BRENTWOOD D BLVD STE 675	ST LOUIS	MO	1A	10,798	SURFACE PARKING	CORTEX ONE	J		0			EXCELLENT			\$ 58,000	\$ 6,100	\$ 64,100	
39040002970	4353 DUNCAN AV	WASHINGTON UNIVERSITY	ONE BROOKINGS DRIVE	ST LOUIS	MO	3A	31,631	VACANT INDUSTRIAL/LIGHT INDUSTRIAL		J	25,197	0	1928	MAJOR	POOR	N	X	\$ 369,900	\$ 149,500	\$ 319,400	E
39040003050	4367-4375 DUNCAN AV	ADVANCED MOBILE PHONE SERVICE REDEV	P O BOX 97061	RED MO ND	WA	3A	15,551	UTILITY		J	6,324	0	1984	MINOR	FAIR	Y	X	\$ 44,900	\$ 75,200	\$ 120,000	
39040003400	4399 DUNCAN AV	AMEREN MISSOURI	1901 CHOUTEAU AVE	ST LOUIS	MO	3A	5,885	UTILITY		J		0			FAIR			\$ -	\$ -	\$ -	E
39170000100	4260 FORBET PARK AV	WASHINGTON UNIVERSITY	ONE BROOKINGS DR CAMPUS BOX 1058	ST LOUIS	MO	1A	52,381	VACANT INDUSTRIAL/LIGHT INDUSTRIAL		J	43,400	0	1919	MODERATE	POOR	N		\$ 251,400	\$ 386,500	\$ 497,900	E
39170000200	4248-52 FORBET PARK AV	SUMMERS PRINTING CO	P O BOX 23040	ST LOUIS	MO	4	9,600	INDUSTRIAL/LIGHT INDUSTRIAL	SUMMERS PRINTING	J	17,940	0	1926	MODERATE	POOR	N	X	\$ 46,100	\$ 64,900	\$ 111,000	
39170000300	4246 FORBET PARK AV	SIL REAL ESTATE W II LLC	1401 S BRENTWOOD BLVD STE 675	ST LOUIS	MO	4	9,600	VACANT RETAIL/SERVICE COMMERCIAL		J	17,940	0	1926	MODERATE	POOR	N		\$ 3,950	\$ 31,240	\$ 35,190	E
39170000400	4240 FORBET PARK AV	SUMMERS PRINTING CO	P O BOX 23040	ST LOUIS	MO	4	9,550	SURFACE PARKING		J		0			POOR		X	\$ 45,900	\$ 2,800	\$ 48,600	
39170000550	4214-22 FO RBET PARK AV	LEGAL SERVICES OF EASTERN MO INC	4232 FOREST PARK AVE	ST LOUIS	MO	4	44,900	OFFICE/WAREHOUSE/DISTRIBUTION	LEGAL SERVICES	J	26,722	0	1927	MINOR	FAIR	Y		\$ 379,600	\$ -	\$ 379,600	E
39170000700	4210-2 FORBET PARK AV	EXTRA SPACE PROPERTIES THREE LLC	P O BOX 32099	ALEXANDRIA	VA	4	22,295	OFFICE/WAREHOUSE/DISTRIBUTION	EXTRA SPACE	J	62,700	0	1920	MODERATE	FAIR	Y		\$ 71,400	\$ 423,100	\$ 494,400	
39170000750	4100 FORBET PARK AV	MERS/MISSOURI GOODWILL INDUSTRIES	1727 LOCUST ST	ST LOUIS	MO	4	23,160	INSTITUTIONAL	GOODWILL	J	27,200	0	1922	MODERATE	FAIR	N		\$ 82,600	\$ -	\$ 82,600	E
39170000800	4140-4 FORBET PARK AV	MISSOURI GOODWILL INDUSTRIES INC	1727 LOCUST ST	ST LOUIS	MO	4	57,238	INSTITUTIONAL	GOODWILL	J	106,760	0	1926	MODERATE	FAIR	Y	X	\$ 229,000	\$ -	\$ 229,000	E
39170001100	4155 DUNCAN AV	NO GOODWILL IND CORP	4340 FOREST PARK BLVD	ST LOUIS	MO	4	29,898	INSTITUTIONAL	GOODWILL	J		0			POOR		X	\$ 46,600	\$ -	\$ 46,600	E
39170001200	4165-7 DUNCAN AV	CENTER RESEARCH TECHNOLOGY	4365 DUNCAN AVE	ST LOUIS	MO	4	28,850	VACANT OFFICE/WAREHOUSE/DISTRIBUTION	FORMER NATIONAL SALES	J	19,235	0	1914	MODERATE	POOR	N		\$ 34,800	\$ 52,500	\$ 87,300	
39170001300	4203-27 DUNCAN AV	CENTER RESEARCH TECHNOLOGY	435 N BROADWAY STE 201	WICHITA	KS	4	54,144	VACANT OFFICE/WAREHOUSE/DISTRIBUTION	FORMER NATIONAL SALES	J	48,686	0	1913	MODERATE	POOR	N		\$ 69,300	\$ 179,900	\$ 249,200	
39170001400	4235-7 DUNCAN AV	FARRIS, CHARLES L & ETAL TRS	409 GLEN MEADOW	ST LOUIS	MO	1A	20,458	OFFICE/WAREHOUSE/DISTRIBUTION		J	22,225	0	1913	MAJOR	POOR	N	X	\$ 24,650	\$ 88,400	\$ 112,900	
39170001500	4239 DUNCAN AV	SPRUCE LLC	8014 SOUTH DR	ST LOUIS	MO	1A	6,287	VACANT OFFICE/WAREHOUSE/DISTRIBUTION		J	5,585	0	1913	MAJOR	FAIR	Y		\$ 7,500	\$ 38,600	\$ 38,100	
39170001560	4241-63 DUNCAN AV	WASHINGTON UNIVERSITY	ONE BROOKINGS DR CAMPUS BOX 1058	ST LOUIS	MO	1A	32,532	VACANT OFFICE/WAREHOUSE/DISTRIBUTION		J	21,125	0	1913	MODERATE	POOR	N		\$ 39,000	\$ 70,000	\$ 109,000	E
39170003800	218 S BOYLE AV	WASHINGTON UNIVERSITY	ONE BROOKINGS DR CAMPUS BOX 1058	ST LOUIS	MO	4	19,368	VACANT		J		0			POOR		X	\$ -	\$ -	\$ -	E
39180400100	4062 FORBET PARK AV	WEST END BR LLC	165 N MERAMEC AV STE 430	ST LOUIS	MO	7	5,500	SURFACE PARKING		K		0			FAIR		X	\$ 17,600	\$ 2,100	\$ 19,700	
39180400200	4060 FORBET PARK AV	LACLEDE GAS CO	720 O LIVE ST	ST LOUIS	MO	7	24,500	SURFACE PARKING		K		0			POOR			\$ 78,500	\$ 8,600	\$ 87,100	
39180400300	4052 FORBET PARK AV	WEST END BR LLC	1227 FERN RIDGE PKWY STE 202	ST LOUIS	MO	7	10,000	VACANT OFFICE/WAREHOUSE/DISTRIBUTION		K	3,000	0	1917	MAJOR	POOR	N		\$ 25,600	\$ 25,800	\$ 51,200	
39180400350	4044 FORBET PARK AV	WEST END BR LLC	1227 FERN RIDGE PKWY STE 202	ST LOUIS	MO	7	10,000	VACANT OFFICE/WAREHOUSE/DISTRIBUTION		K	2,862	0	1941	MAJOR	POOR	N		\$ 25,600	\$ 48,200	\$ 73,800	
39180400400	4040 FORBET PARK AV	LACLEDE GAS CO	720 O LIVE ST	ST LOUIS	MO	7	10,000	UTILITY	LACLEDE GAS	K	1,656	0	1897	MINOR	FAIR	N		\$ 25,600	\$ 47,800	\$ 73,300	
39180400450	4000-28 FO RBET PARK AV	LACLEDE GAS CO	720 O LIVE ST	ST LOUIS	MO	7	76,534	UTILITY	LACLEDE GAS	K	8,200	0	1900	MINOR	FAIR	Y		\$ 195,700	\$ 203,400	\$ 399,000	
39180400500	3950 FORBET PARK AV	LACLEDE GAS CO	720 O LIVE ST	ST LOUIS	MO	7	76,534	UTILITY	LACLEDE GAS	K	40,800	0	1936	MINOR	FAIR	Y		\$ 195,700	\$ 429,200	\$ 624,900	
39180400550	3916 FORBET PARK AV	SHERMAN, HEIDI L & LEE LOPATA	516 S HARRISON AVE	ST LOUIS	MO	7	60,000	RETAIL/SERVICE COMMERCIAL	BP GAS MART	K	18,25	0	1990	MINOR	FAIR	Y	X	\$ 153,400	\$ 95,900	\$ 249,300	
39180400600	225 S VANDVENTER AV	LOPATA, MONTE & HAROLD SEIDEL	516 S HARRISON AVE	ST LOUIS	MO	7	26,234	RETAIL/SERVICE COMMERCIAL	HOLLYWOOD MOTOR CO	K	1,034	0	1993	MODERATE	POOR	Y	X	\$ 39,500	\$ 33,900	\$ 73,400	
39180400650	1598 S DUNCAN AV	SIL REAL ESTATE W II LLC	1401 S BRENTWOOD BLVD STE 675	ST LOUIS	MO	7	107,901	VACANT INDUSTRIAL/LIGHT INDUSTRIAL		K	17,750	0	1950	MODERATE	POOR	N	X	\$ 138,200	\$ 253,000	\$ 391,200	E

PARCEL ID	SITE ADDRESS	OWNER NAME	OWNER ADDRESS	CITY	STATE	RPA	LAND AREA	EXISTING LAND USE	OCCUPANT	ZONING	BLDG SF	UNITS	BUILT	BLDG COND	SITE COND	ADA	HAZARD	2012 LAND	2012 IMP	2012 AV	EXEMPT
39180401100	4001-95 DUNCAN AV	LACLEDE GAS CO	720 O LIVE ST	ST LOUIS	MO	7	132,897	UTILITY	LACLEDE GAS	K	4,500	0	1956	MODERATE	FAIR	N		\$ 359,500	\$ 55,400	\$ 219,900	
39190400800	4030 LACLEDE AV	CENTER FOR EMERGING TECHNOLOGIES	4041 FOREST PARK AV	ST LOUIS	MO	8	9,000	VACANT		J	0	0			POOR			\$ 13,500	\$ 500	\$ 14,000	
39190400900	4024-6 LACLEDE AV	CENTER FOR EMERGING TECHNOLOGIES	4041 FOREST PARK AV	ST LOUIS	MO	8	9,000	VACANT		J	0	0			POOR			\$ 13,500	\$ 500	\$ 14,000	E
39190401000	4022 LACLEDE AV	SILC REAL ESTATE VII LLC	4041 FOREST PARK AV	ST LOUIS	MO	8	4,500	VACANT		J	0	0			POOR			\$ 13,500	\$ 400	\$ 13,900	E
39190401100	4020 LACLEDE AV	SILC REAL ESTATE VII LLC	4041 FOREST PARK AV	ST LOUIS	MO	8	4,500	VACANT		J	0	0			POOR			\$ 6,800	\$ 200	\$ 6,900	E
39190401200	4018 LACLEDE AV	SILC REAL ESTATE VII LLC	4041 FOREST PARK AV	ST LOUIS	MO	8	4,500	VACANT		J	0	0			POOR			\$ 6,800	\$ 300	\$ 7,000	E
39190401250	4014 LACLEDE AV	SILC REAL ESTATE VII LLC	4041 FOREST PARK AV	ST LOUIS	MO	8	4,500	VACANT		J	0	0			POOR			\$ 6,800	\$ 300	\$ 7,000	E
39190401300	4008-12 LACLEDE AV	SILC REAL ESTATE VII LLC	4041 FOREST PARK AV	ST LOUIS	MO	8	9,000	VACANT		J	0	0			POOR			\$ 13,500	\$ 400	\$ 13,900	E
39190401400	4002-6 LACLEDE AV	SILC REAL ESTATE VII LLC	4041 FOREST PARK AV	ST LOUIS	MO	8	14,925	VACANT		J	0	0			POOR		X	\$ 22,400	\$ 400	\$ 22,800	E
39190401450	4000 LACLEDE AV	CENTER FOR EMERGING TECHNOLOGIES	4041 FOREST PARK AV	ST LOUIS	MO	8	7,632	VACANT		J	0	0			POOR		X	\$ 11,500	\$ 400	\$ 11,800	E
39190401500	3948-62 LACLEDE AV	FH&C LLC	393 N EUCLID 3RD FL	ST LOUIS	MO	8	29,300	INDUSTRIAL/LIGHT INDUSTRIAL	UNITED AUTOMOTIVE	J	27,000	0	1908	MODERATE	POOR	N	X	\$ 44,000	\$ 124,500	\$ 169,500	
39190401600	3942 LACLEDE AV	FH&C LLC	393 N EUCLID 3RD FL	ST LOUIS	MO	8	8,875	INDUSTRIAL/LIGHT INDUSTRIAL	UNITED AUTOMOTIVE	J	5,863	0	1947	MODERATE	POOR	N	X	\$ 13,300	\$ 37,800	\$ 51,200	
39190401700	3940 LACLEDE AV	FH&C LLC	393 N EUCLID 3RD FL	ST LOUIS	MO	8	6,213	SURFACE PARKING	UNITED AUTOMOTIVE	J	0	0			POOR		X	\$ 9,300	\$ 3,900	\$ 11,200	
39190401800	3914-38 LACLEDE AV	CITY OF ST LOUIS	1200 CLARK AVE	ST LOUIS	MO	8	43,375	GOVERNMENT	SLPD GARAGE	J	44,250	0	1991	MINOR	FAIR	Y	X	\$ 86,800	\$ -	\$ 86,800	E
39190401900	3910-2 LACLEDE AV	A C Y REALTY CO	9060 SARANAC DR	ST LOUIS	MO	8	7,100	VACANT RETAIL/SERVICE COMMERCIAL		J	6,000	4	2891	MAJOR	POOR	N		\$ 4,420	\$ 41,700	\$ 8,600	
39190401950	3900-8 LACLEDE AV	A C Y REALTY CO	9060 SARANAC DR	ST LOUIS	MO	8	17,750	DINING/ENTERTAINMENT	MAGNOLIA'S	J	22,000	10	2896	MODERATE	POOR	N	X	\$ 79,900	\$ 34,420	\$ 42,320	
39190402100	3903-39 FOREST PARK AV	SILC REAL ESTATE VII LLC	4320 FOREST PARK AV	ST LOUIS	MO	7	71,000	VACANT		J	0	0			POOR		X	\$ 213,100	\$ -	\$ 213,100	E
39190402250	3943-9 FOREST PARK AV	THE SALVATION ARMY	4015-21 FOREST PARK AV	ST LOUIS	MO	8	50,289	INSTITUTIONAL	SALVATION ARMY	J	73,500	0	1951	MINOR	FAIR	Y		\$ 173,200	\$ -	\$ 173,200	E
39190402600	4001-5 FOREST PARK AV	THE SALVATION ARMY	3949 FOREST PARK AVE	ST LOUIS	MO	8	10,395	SURFACE PARKING	SALVATION ARMY	J	0	0			FAIR			\$ 35,400	\$ -	\$ 35,400	E
39190402700	4007 FOREST PARK AV	THE SALVATION ARMY	3949 FOREST PARK AVE	ST LOUIS	MO	8	4,500	INSTITUTIONAL	SALVATION ARMY	J	2,000	0	2898	MAJOR	POOR	N		\$ 15,300	\$ -	\$ 15,300	E
39190402800	4011 FOREST PARK AV	THE SALVATION ARMY	3949 FOREST PARK AVE	ST LOUIS	MO	8	9,000	INSTITUTIONAL	SALVATION ARMY	J	5,560	0	1944	MODERATE	FAIR	N	X	\$ 30,700	\$ -	\$ 30,700	E
39190402900	4015-9 FOREST PARK AV	THE SALVATION ARMY	4015-21 FOREST PARK AVE	ST LOUIS	MO	8	13,600	INSTITUTIONAL	SALVATION ARMY	J	13,800	0	1907	MODERATE	POOR	N	X	\$ 46,000	\$ -	\$ 46,000	E
39190403000	4021 FOREST PARK AV	THE SALVATION ARMY	4015-21 FOREST PARK AV	ST LOUIS	MO	8	4,500	SURFACE PARKING	SALVATION ARMY	J	0	0			POOR			\$ 15,300	\$ -	\$ 15,300	E
39190403100	4025-7 FOREST PARK AV	THE SALVATION ARMY	10 WEST ALGONQUIN RD	DESER PLAINES	IL	8	8,000	SURFACE PARKING	SALVATION ARMY	J	0	0			FAIR			\$ 30,700	\$ -	\$ 30,700	
39530000100	412 S SARAH ST	CITY OF ST LOUIS	1200 MARKET ST RM 311	ST LOUIS	MO	7	74,444	TRANSPORTATION	METRO	K	5,000	0	1950	MODERATE	POOR	N	X	\$ 89,300	\$ 44,800	\$ 134,200	E
39530000200	4040-4 DUNCAN AV	ELEVATOR D, INC	P O BOX 158	RICHMOND	MO	7	161,651	INDUSTRIAL/LIGHT INDUSTRIAL	RAY-CARROLL COUNTY GRAN	K	360,000	0	1954	MODERATE	POOR	N	X	\$ 394,000	\$ 180,700	\$ 374,100	
39530000310	4018 DUNCAN AV	SILC REAL ESTATE VII LLC	1403 S BRENTWOOD BLVD STE 675	ST LOUIS	MO	7	146,884	VACANT		K	0	0			POOR		X	\$ 220,400	\$ 5,300	\$ 225,700	E
39530000400	3960 DUNCAN AV	SILC REAL ESTATE VII LLC	1403 S BRENTWOOD BLVD STE 675	ST LOUIS	MO	7	24,829	VACANT		K	0	0			POOR		X	\$ 29,800	\$ -	\$ 29,800	
39530000530	3942 DUNCAN AV	SILC REAL ESTATE VII LLC	1403 S BRENTWOOD BLVD STE 675	ST LOUIS	MO	7	132,988	VACANT INDUSTRIAL/LIGHT INDUSTRIAL		K	3,677	0	1991	MODERATE	POOR	Y	X	\$ 199,600	\$ 105,800	\$ 305,400	E
39530000670	510 S SARAH ST	SILC REAL ESTATE VII LLC	4320 FOREST PARK AVE	ST LOUIS	MO	7	28,401	VACANT		K	0	0			POOR			\$ 34,100	\$ 200	\$ 34,300	E
39530000618	500 S SARAH ST	BI STATE DEVELOPMENT AGENCY	707 N 1ST ST	ST LOUIS	MO	7	213,313	TRANSPORTATION	METRO	K	0	0			POOR		X	\$ 426,600	\$ -	\$ 426,600	E
39530001500	3930 DUNCAN AV	CRECENT REALTY CORP	P O BOX 500	EAST DUBUQUE	IL	7	88,949	OFFICE/WAREHOUSE/DISTRIBUTION	CRECENT ELECTRIC	K	21,400	0	1976	MINOR	FAIR	Y	X	\$ 133,500	\$ 121,100	\$ 254,600	
39530001600	3924 DUNCAN AV	STATE OF MO	STATE CAPITOL	JEFFERSON CITY	MO	7	6,228	VACANT		K	0	0			POOR		X	\$ 10,000	\$ -	\$ 10,000	E
39530001660	3920 DUNCAN AV	LR A	1316 CONVENTION PLZ	ST LOUIS	MO	7	3,211	VACANT		K	0	0			POOR		X	\$ 4,000	\$ -	\$ 4,000	E
39530001730	3138 S VANDEVENTER AV	LR A	1316 CONVENTION PLZ	ST LOUIS	MO	7	5,089	VACANT		K	0	0			POOR			\$ 6,000	\$ 12,300	\$ 18,300	E
39530001950	301-5 S VANDEVENTER AV	JUPITER PRO PERTY MANAGEMENT LLC	11401 ROOSEVELT BLVD	PHILADELPHIA	PA	7	25,134	OFFICE/WAREHOUSE/DISTRIBUTION	UNITED REFRIGERATION	K	21,350	0	1924	MODERATE	POOR	Y	X	\$ 30,200	\$ 114,100	\$ 144,300	
39530002020	331 S VANDEVENTER AV	STATE HIGHWAY COMMISSION	STATE CAPITOL	JEFFERSON CITY	MO	7	10,324	VACANT		K	0	0			POOR			\$ 16,500	\$ -	\$ 16,500	E
39530002100	341 S VANDEVENTER AV	STATE OF MO	STATE CAPITOL	JEFFERSON CITY	MO	7	6,187	VACANT		K	0	0			POOR		X	\$ 9,900	\$ -	\$ 9,900	E
39530002200	348 S VANDEVENTER AV	STATE OF MISSOURI	STATE CAPITOL	JEFFERSON CITY	MO	7	13,218	VACANT		K	0	0			POOR			\$ 21,200	\$ -	\$ 21,200	E
39530002250	348 S VANDEVENTER AV	NORFOLK & WESTERN RAILWAY	110 FRANKLIN RD SE	ROANOKE	VA	7	2,875	VACANT		K	0	0			POOR			\$ -	\$ -	\$ -	E
39530002350	3960R DUNCAN AV	SILC REAL ESTATE VII LLC	1403 S BRENTWOOD BLVD STE 675	ST LOUIS	MO	7	2,631	VACANT		K	0	0			POOR			\$ 4,300	\$ -	\$ 4,300	E
39530002500	313 S VANDEVENTER AV	PRABHU LLC	8711 ST CHARLES RD CK RD	ST LOUIS	MO	7	18,513	VACANT		K	0	0			POOR		X	\$ 27,800	\$ 500	\$ 28,300	
39590000150	4044 CLAYTON AV	WALL USA INC	4044 CLAYTON AV	ST LOUIS	MO	6	18,992	OFFICE/WAREHOUSE/DISTRIBUTION	WALL USA	J	9,336	0	1956	MODERATE	POOR	N		\$ 10,600	\$ 50,900	\$ 61,500	
39590000208	4030 CLAYTON AV	DRURY DISPLAYS INC	8315 DRURY IND PARKWAY	ST LOUIS	MO	6	4,835	VACANT		J	0	0			POOR			\$ 2,700	\$ 6,400	\$ 9,100	
39590000250	4020 CLAYTON AV	DRURY DISPLAYS INC	8315 DRURY IND PHWAY	ST LOUIS	MO	6	1,263	VACANT		J	0	0			POOR			\$ 700	\$ -	\$ 700	
39600000110	4047-9 CLAYTON AV	SILC REAL ESTATE VII LLC	4320 FOREST PARK AVE	ST LOUIS	MO	6	10,540	VACANT		J	0	0			POOR			\$ 12,600	\$ 1,200	\$ 13,800	E

PARCEL ID	SITE ADDRESS	OWNER NAME	OWNER ADDRESS	CITY	STATE	RPA	LAND AREA	EXISTING LAND USE	OCCUPANT	ZONING	BLDG SF	UNITS	BUILT	BLDG COND	SITE COND	ADA	HAZARD	2012 LAND	2012 IMP	2012 AV	EXEMPT
3960000010	4041 CLAYTON AV	SILC REAL ESTATE WVH LLC	4320 FOREST PARK AVE	ST LOUIS	MO	6	5,112	VACANT		J	0	0			POOR			\$ 6,100	\$ 200	\$ 6,300	E
3960000030	4037 CLAYTON AV	SILC REAL ESTATE WVH LLC	4320 FOREST PARK AVE	ST LOUIS	MO	6	7,310	VACANT		J	0	0			POOR			\$ 8,800	\$ 200	\$ 9,000	E
3960000040	4035 CLAYTON AV	SILC REAL ESTATE WVH LLC	4320 FOREST PARK AVE	ST LOUIS	MO	6	4,596	VACANT		J	0	0			POOR			\$ 5,500	\$ 200	\$ 5,700	E
3960000050	4031 CLAYTON AV	SILC REAL ESTATE WVH LLC	4320 FOREST PARK AVE	ST LOUIS	MO	6	7,661	VACANT		J	0	0			POOR			\$ 9,200	\$ 200	\$ 9,400	E
3960000060	4023-5 CLAYTON AV	SILC REAL ESTATE WVH LLC	4320 FOREST PARK AVE	ST LOUIS	MO	6	8,508	VACANT		J	0	0			POOR			\$ 10,200	\$ 200	\$ 10,400	E
3960000070	4007-17 CLAYTON AV	K & P PROPERTIES L L C	14238 RAINY LAKE DR	CHBSTERFIELD	MO	6	12,750	INDUSTRIAL/LIGHT INDUSTRIAL	METALMASTERS	J	2,512	0	1945	MAJOR	POOR	N		\$ 16,300	\$ 22,000	\$ 38,400	
39600000720	4019 CLAYTON AV	SILC REAL ESTATE WVH LLC	4320 FOREST PARK AVE	ST LOUIS	MO	6	6,997	VACANT		J	0	0			POOR			\$ 8,400	\$ 2,500	\$ 10,900	E
3960000080	4001 CLAYTON AV	NORFOLK & WESTERN RAILWAY	110 FRANKLIN RD SE	ROANOKE	VA	6	21,344	VACANT		J	0	0			POOR			\$ 34,100	\$ -	\$ 34,100	E
39610000200	415 S SARAH ST	HEALTHCARE REAL ESTATE MANAGEMENT	8300 EAGER RD STE 600B	ST LOUIS	MO	1A	25,831	VACANT INDUSTRIAL/LIGHT INDUSTRIAL		K	6,700	0	1962	MODERATE	POOR	N		\$ 39,800	\$ 42,300	\$ 81,000	E
39610000250	429 S SARAH ST	HEALTHCARE REAL ESTATE MANAGEMENT	8300 EAGER RD STE 600B	ST LOUIS	MO	1A	6,330	VACANT		K	0	0			POOR			\$ 9,500	\$ 1,200	\$ 10,700	E
39610000300	4101 CLAYTON AV	HEALTHCARE REAL ESTATE MANAGEMENT	8300 EAGER RD STE 600B	ST LOUIS	MO	1A	11,457	VACANT INDUSTRIAL/LIGHT INDUSTRIAL		K	4,046	0	1938	MODERATE	POOR	N	X	\$ 17,200	\$ 91,200	\$ 108,400	E
39610000400	4109 CLAYTON AV	HEALTHCARE REAL ESTATE MANAGEMENT	8300 EAGER RD STE 600B	ST LOUIS	MO	1A	7,505	VACANT		K	0	0			POOR			\$ 11,300	\$ 1,100	\$ 12,400	E
39610000500	4109-23 CLAYTON AV	HEALTHCARE REAL ESTATE MANAGEMENT	8300 EAGER RD STE 600B	ST LOUIS	MO	1A	18,861	VACANT INDUSTRIAL/LIGHT INDUSTRIAL		K	4,212	0	1970	MINOR	POOR	N		\$ 28,200	\$ 57,800	\$ 86,000	E
39610000600	4125 CLAYTON AV	HEALTHCARE REAL ESTATE MANAGEMENT	8300 EAGER RD STE 600B	ST LOUIS	MO	1A	3,635	VACANT		K	0	0			POOR			\$ 5,400	\$ 100	\$ 5,500	E
39610000650	4129 CLAYTON AV	HEALTHCARE REAL ESTATE MANAGEMENT	8300 EAGER RD STE 600B	ST LOUIS	MO	1A	17,424	VACANT		K	0	0			POOR			\$ 26,100	\$ 300	\$ 26,500	E
39610000700	4131 CLAYTON AV	HEALTHCARE REAL ESTATE MANAGEMENT	8300 EAGER RD STE 600B	ST LOUIS	MO	1A	26,310	VACANT		K	0	0			POOR			\$ 39,500	\$ 300	\$ 39,700	E
39610000800	4145 CLAYTON AV	HEALTHCARE REAL ESTATE MANAGEMENT	8300 EAGER RD STE 600B	ST LOUIS	MO	1A	47,044	VACANT		K	0	0			POOR		X	\$ 70,600	\$ 138,600	\$ 209,200	E
39610000900	4215 CLAYTON AV	HEALTHCARE REAL ESTATE MANAGEMENT	8300 EAGER RD STE 600B	ST LOUIS	MO	1A	55,887	VACANT	FORMER CHERICK DISTRIBUTION	K	0	0			POOR			\$ 83,900	\$ 237,700	\$ 321,600	E
39610000950	4235 CLAYTON AV	HEALTHCARE REAL ESTATE MANAGEMENT	8300 EAGER RD STE 600B	ST LOUIS	MO	1A	61,419	VACANT	FORMER SPECIALTY MAILING	K	0	0			POOR			\$ 92,200	\$ 237,000	\$ 329,200	E
39610001000	4257 CLAYTON AV	HEALTHCARE REAL ESTATE MANAGEMENT	8300 EAGER RD STE 600B	ST LOUIS	MO	1A	30,056	VACANT	FORMER ST. LOUIS ENVELOPE	K	0	0			POOR			\$ 45,100	\$ 205,900	\$ 251,000	E
39610001250	4261 CLAYTON AV	HEALTHCARE REAL ESTATE MANAGEMENT	8300 EAGER RD STE 600B	ST LOUIS	MO	1A	35,500	VACANT		K	0	0			POOR			\$ 53,300	\$ 5,300	\$ 58,600	E
3962000010	4216-36 CLAYTON AV	DUNCAN AVENUE PROPERTIES INC	8014 SOUTH DR	ST LOUIS	MO	6	39,073	OFFICE/WAREHO USE/DISTRIBUTION	STL AIR MECHANICAL CONTRACT	J	23,800	0	1910	MINOR	FAIR	N		\$ 58,700	\$ 106,000	\$ 164,700	
39620000300	4146-200 CLAYTON AV	ST LOUIS METALLIZING CO	625 S SARAH	ST LOUIS	MO	6	25,500	INDUSTRIAL/LIGHT INDUSTRIAL	STL METALLIZING	J	8,750	0	1952	MODERATE	FAIR	N	X	\$ 38,300	\$ 4,600	\$ 42,900	
39620000400	4136 CLAYTON AV	ST LOUIS METALLIZING CO	4136 CLAYTON AV	ST LOUIS	MO	6	5,355	INDUSTRIAL/LIGHT INDUSTRIAL	STL METALLIZING	J	5,750	0	1998	MINOR	FAIR	Y	X	\$ 8,000	\$ 20,500	\$ 28,500	
39620000500	4130 CLAYTON AV	ST LOUIS METALLIZING CO	4123 SARPY AV	ST LOUIS	MO	6	7,362	INDUSTRIAL/LIGHT INDUSTRIAL	STL METALLIZING	J	3,862	0	1990	MINOR	FAIR	N	X	\$ 11,000	\$ 47,400	\$ 58,400	
39620000600	4128 CLAYTON AV	ST LOUIS METALLIZING CO	4123 SARPY	ST LOUIS	MO	6	3,180	INDUSTRIAL/LIGHT INDUSTRIAL	STL METALLIZING	J	19,485	0	1989	MINOR	FAIR	N	X	\$ 4,800	\$ 900	\$ 5,700	
39620000700	4126 CLAYTON AV	ST LOUIS METALLIZING CO	4123 SARPY	ST LOUIS	MO	6	3,526	INDUSTRIAL/LIGHT INDUSTRIAL	STL METALLIZING	J	900	0	1983	MODERATE	FAIR	N	X	\$ 3,800	\$ 6,700	\$ 10,500	
39620000800	4120 CLAYTON AV	ST LOUIS METALLIZING CO	4123 SARPY	ST LOUIS	MO	6	7,362	INDUSTRIAL/LIGHT INDUSTRIAL	STL METALLIZING	J	5,400	0	1939	MODERATE	FAIR	N	X	\$ 11,000	\$ 22,300	\$ 33,300	
39620000900	4112 CLAYTON AV	ST LOUIS METALLIZING CO	4123 SARPY AVE	ST LOUIS	MO	6	12,746	INDUSTRIAL/LIGHT INDUSTRIAL	STL METALLIZING	J	11,349	0	1982	MODERATE	FAIR	N	X	\$ 19,100	\$ 116,400	\$ 135,500	
39620001100	4108 CLAYTON AV	ST LOUIS METALLIZING CO	625 S SARAH	ST LOUIS	MO	6	6,360	INDUSTRIAL/LIGHT INDUSTRIAL	STL METALLIZING	J	5,950	0	1968	MODERATE	FAIR	N	X	\$ 9,500	\$ 20,000	\$ 29,500	
39620001200	4100 CLAYTON AV	ST L M REDEV CORP	4123 SARPY AVE	ST LOUIS	MO	6	5,510	INDUSTRIAL/LIGHT INDUSTRIAL	STL METALLIZING	J	4,293	0	1973	MODERATE	FAIR	N	X	\$ 8,300	\$ 59,000	\$ 67,300	
39620001300	4101 SARPY AV	ST LOUIS METALLIZING CO	4123 SARPY AVE	ST LOUIS	MO	6	13,286	INDUSTRIAL/LIGHT INDUSTRIAL	STL METALLIZING	J	10,810	0	1988	MINOR	GOOD	N	X	\$ 19,900	\$ 74,100	\$ 94,000	
39620001900	4123 SARPY AV	ST LOUIS METALLIZING CO	625 S SARAH	ST LOUIS	MO	6	55,975	INDUSTRIAL/LIGHT INDUSTRIAL	STL METALLIZING	J	4,070	0	1946	MINOR	GOOD	Y	X	\$ 84,000	\$ 97,100	\$ 181,100	
39620002400	4145-201 SARPY AV	JOHN T WHITTLE LLC	9776 FALL RIDGE TRAIL	ST LOUIS	MO	6	45,694	OFFICE/WAREHO USE/DISTRIBUTION	NIENHAUS CONSTRUCTION SERV	J	23,641	0	1958	MINOR	GOOD	N		\$ 88,600	\$ 115,800	\$ 204,400	
39620002700	4223-46 SARPY AV	THE CHRIS CO LLC & MARY G GUYOLTRS	7228 CREVELING DR	ST LOUIS	MO	6	56,851	INDUSTRIAL/LIGHT INDUSTRIAL	BONNOCO COFFEE	J	76,800	0	1936	MINOR	GOOD	N		\$ 84,100	\$ 311,900	\$ 396,000	
39630000600	4224 SARPY AV	DRURY DISPLAYS INC	8315 DRURY INDUSTRIAL PKWY	ST LOUIS	MO	6	4,890	SURFACE PARKING		J	0	0			POOR			\$ 7,400	\$ 5,800	\$ 14,200	
39630000800	4200-20 SARPY AV	MVG PROPERTIES INC	4212 SARPY	ST LOUIS	MO	6	20,038	OFFICE/WAREHO USE/DISTRIBUTION	MULTIPLE TENANTS	J	10,712	0	1988	MINOR	FAIR	Y		\$ 30,100	\$ 151,300	\$ 181,400	
39630003500	4226 SARPY AV	ROSE COFFEE CO	4226 SARPY AV	ST LOUIS	MO	6	38,507	INDUSTRIAL/LIGHT INDUSTRIAL	CLEARBROOK WATER	J	50,000	0	1989	MINOR	GOOD	Y		\$ 57,800	\$ 608,200	\$ 666,000	
39661301100	4300 CLAYTON AV	FORBET WEST PROPERTIES INC	4400 CHOUTEAU AVE 1ST FLOOR	ST LOUIS	MO	3B	9,235	MEDICAL CENTER	WASHINGTON UNIV MED SCHOOL	J	4,144	0	1949	MODERATE	POOR	N	X	\$ 4,400	\$ 9,900	\$ 14,300	
39661301300	4318-20 CLAYTON AV	BARNES-JEWISH HOSPITAL	BARNES HOSPITAL PLAZA	ST LOUIS	MO	2	31,711	SURFACE PARKING		J	0	0			FAIR		X	\$ 26,600	\$ -	\$ 26,900	E
39661302350	625 S BOYLE AV	FORBET WEST PROPERTIES	4400 CHOUTEAU AVE 1ST FLR	ST LOUIS	MO	3B	92,565	SURFACE PARKING		J	0	0			FAIR		X	\$ 44,400	\$ 32,200	\$ 76,600	E
39671300300	4370 CLAYTON AV	BARNES-JEWISH HOSPITAL	BARNES HOSPITAL PLAZA	ST LOUIS	MO	2	10,562	SURFACE PARKING		J	0	0			FAIR			\$ 9,000	\$ -	\$ 9,000	E
39671300400	4366 CLAYTON AV	BARNES-JEWISH HOSPITAL	BARNES HOSPITAL PLAZA	ST LOUIS	MO	2	3,812	SURFACE PARKING		J	0	0			FAIR			\$ 3,200	\$ -	\$ 3,200	E
39671300500	4362 CLAYTON AV	BARNES-JEWISH HOSPITAL	BARNES HOSPITAL PLAZA	ST LOUIS	MO	2	3,812	SURFACE PARKING		J	0	0			FAIR			\$ 3,200	\$ -	\$ 3,200	E
39671300600	4360 CLAYTON AV	BARNES-JEWISH HOSPITAL	216 S KINGSHIGHWAY BLVD	ST LOUIS	MO	2	3,812	SURFACE PARKING		J	0	0			FAIR			\$ 3,200	\$ -	\$ 3,200	E
39671300750	4240 CLAYTON AV	AMEREN MISSOURI	1901 CHOUTEAU AVE	ST LOUIS	MO	2	23,522	UTILITY	AMEREN USE	J	0	0			FAIR			\$ 11,300	\$ 3,700	\$ 15,000	

PARCEL ID	SITE ADDRESS	OWNER NAME	OWNER ADDRESS	CITY	STATE	RPA	LAND AREA	EXISTING LAND USE	OCCUPANT	ZONING	BLDG SF	UNITS	BUILT	BLDG COND	SITE COND	ADA	HAZARD	2012 LAND	2012 IMP	2012 AV	EXEMPT
38671301010	4344 CLAYTON AV	BARNES-JEWISH HOSPITAL	BARNES HOSPITAL PLAZA	ST LO US	MO	2	4,617	VACANT		J		0			FAIR		X	\$ 3,900	\$ -	\$ 3,900	E
38681303000	4332-4 CLAYTON AV	BARNES-JEWISH HOSPITAL	MAILSTOP 90-94-234 6002 TAYLOR STE 138	ST LO US	MO	2	16,379	VACANT		J		0	0		POOR			\$ 13,900	\$ -	\$ 13,900	E
38681304000	4314 CLAYTON AV	WASHINGTON UNIVERSITY MEDICAL CENTER	4400 CHOUTEAU AVENUE 1ST FLO DR	ST LO US	MO	2	55,626	SURFACE PARKING	WASHINGTON UNIV MED SCHD C	J		0	0		FAIR			\$ 47,200	\$ -	\$ 47,200	E
39700001000	4401-4429 CLAYTON AV	DIVERSIFIED DEVELOPMENT & CONSTRUCTION	75 WEST MEATH RING	ST CHARLES	MO	1B	174,068	VACANT RESEARCH/OFFICE		K	62,840	0	1978	MINOR	FAIR	Y		\$ 377,100	\$ 1,187,100	\$ 1,564,200	
39711300150	4480 CLAYTON AV	WASHINGTON UNIVERSITY	ONE BROOKING DR	ST LO US	MO	1B	119,050	MEDICAL CENTER	WASHINGTON UNIV MED SCHD C	J	42,000	0	1967	MINOR	GOOD	Y	X	\$ 57,200	\$ 747,100	\$ 804,300	E
39711300250	4400-30 CLAYTON AV	SHRINERS HOSPITALS FOR CHILDREN	2300 ROCKY POINT DR	TAMPA	FL	1B	163,350	SURFACE PARKING		J		0	0		FAIR			\$ 78,400	\$ 91,400	\$ 169,800	E
39711301108	779 S NEWSTEAD AV	DRURY DISPLAYS INC	8315 DRURY IND PARKWAY	ST LO US	MO	1B	2,070	VACANT		J		0	0		POOR			\$ 1,000	\$ 138,000	\$ 148,000	
39711301150	741 S NEWSTEAD AV	DRURY DISPLAYS INC	8315 DRURY IND PARKWAY	ST LO US	MO	1B	2,370	VACANT		J		0	0		POOR			\$ 1,200	\$ -	\$ 1,200	
48860000150	4350 DUNCAN AV	SILCO REAL ESTATE WV LLC	4320 FOREST PARK BLVD	ST LO US	MO	1A	8,059	VACANT OFFICE/WAREHOUSE/DISTRIBUTION		K	18,344	0	1947	MODERATE	FAIR	N		\$ 9,700	\$ 450,000	\$ 459,600	
48860000160	4370 DUNCAN AV	SILCO REAL ESTATE WV LLC	4320 FOREST PARK BLVD	ST LO US	MO	1A	110,120	VACANT OFFICE/WAREHOUSE/DISTRIBUTION		K	24,508	0	1947	MODERATE	POOR	N		\$ 132,200	\$ 266,600	\$ 398,700	
48860000200	4240 DUNCAN AV	SILCO REAL ESTATE WV LLC	3403 S BRENTWOOD BLVD STE 675	ST LO US	MO	1A	118,483	VACANT OFFICE/WAREHOUSE/DISTRIBUTION		K	352,625	0	1948	MAJOR	POOR	N	X	\$ 142,200	\$ 549,400	\$ 691,600	E
48860000300	3113 SARAH ST	US METALS REALTY LLC	2508 EUCLID AVE	CHICAGO HGHTS	IL	5	291,416	INDUSTRIAL/LIGHT INDUSTRIAL	US METALS SUPPLY	K	360,000	0	1946	MODERATE	POOR	N	X	\$ 307,700	\$ 554,800	\$ 862,600	
48860000400	315 S SARAH ST	BI-STATE DEVELOPMENT	707 NORTH FIRST ST	ST LO US	MO	1A	11,466	VACANT		K		0	0		POOR		X	\$ 22,800	\$ -	\$ 22,800	E
48860000500	4250R DUNCAN AV	BI-STATE DEVELOPMENT	707 NORTH FIRST ST	ST LO US	MO	1A	48,395	VACANT		K		0	0		POOR		X	\$ 64,000	\$ -	\$ 64,000	E
48860000700	4240R DUNCAN AV	BI-STATE DEVELOPMENT	707 NORTH FIRST ST	ST LO US	MO	1A	32,000	VACANT		K		0	0		POOR		X	\$ 96,800	\$ -	\$ 96,800	E
48890000300	330 S NEWSTEAD AV	WASHINGTON UNIVERSITY	ONE BROOKINGS DR CAMPUS BOX 1058	ST LO US	MO	3	17,163	VACANT INDUSTRIAL/LIGHT INDUSTRIAL		K	13,775	0	1940	MAJOR	POOR	N		\$ 92,300	\$ 139,700	\$ 232,000	E
48890000400	4380 DUNCAN AV	WASHINGTON UNIVERSITY	ONE BROOKINGS DR CAMPUS BOX 1058	ST LO US	MO	3	145,788	VACANT INDUSTRIAL/LIGHT INDUSTRIAL		K	36,500	0	1974	MODERATE	FAIR	Y	X	\$ 746,000	\$ 462,400	\$ 1,208,400	E
48890000500	4356 DUNCAN AV	WASHINGTON UNIVERSITY	ONE BROOKINGS DR CAMPUS BOX 1058	ST LO US	MO	3	37,941	VACANT INDUSTRIAL/LIGHT INDUSTRIAL		K	38,800	0	1951	MODERATE	FAIR	Y	X	\$ 194,300	\$ -	\$ 194,300	E
48890000710	4240 DUNCAN AV	WASHINGTON UNIVERSITY	1 BROOKINGS DR CAMPUS BOX 1058	ST LO US	MO	3	69,857	VACANT OFFICE/WAREHOUSE/DISTRIBUTION		K	78,050	0	1931	MAJOR	POOR	N	X	\$ 380,600	\$ 85,600	\$ 466,100	E
48890000813	4800-36 DUNCAN AV	CRG-CS LLC	150 N WACKER DR STE 800	CHICAGO	IL	1A	381,950	RESEARCH/OFFICE	SOLEA	K	121,075	0	2008	EXCELLENT	EXCELLENT	Y		\$ 989,800	\$ 6,748,000	\$ 7,737,800	E/T
48890001020	600-28 S NEWSTEAD AV	BARNES-JEWISH HOSPITAL	BARNES HOSPITAL PLAZA	ST LO US	MO	2	356,242	MEDICAL CENTER	BIC EMPLOYMENT CENTER	K	234,000	0	1973	MINOR	FAIR	Y	X	\$ 541,500	\$ -	\$ 541,500	E
48890001070	4707 CLAYTON AV	BIC HEALTH SYSTEM	8898 CLAYTON RD SUITE 120	ST LO US	MO	2	12,720	SURFACE PARKING	BIC EMPLOYMENT CENTER	K		0	0		FAIR		X	\$ 28,000	\$ -	\$ 28,000	E
48890001050	4355 CLAYTON AV	BARNES-JEWISH HOSPITAL	BARNES HOSPITAL PLAZA	ST LO US	MO	2	24,176	SURFACE PARKING	BIC EMPLOYMENT CENTER	K		0	0		FAIR			\$ 36,700	\$ -	\$ 36,700	E
48890001205	4333 CLAYTON AV	BIC HEALTH SYSTEM	8300 EAGER RD STE 600B	ST LO US	MO	2	7,972	VACANT		K		0	0		POOR			\$ 272,100	\$ -	\$ 272,100	E

## **APPENDIX C**

### **Photographs of Blighting Conditions**



Evidence of dumping, debris – 4250 Rear Duncan Avenue



Abandoned railroad spur, poor conditions – 4250 Rear Duncan Avenue



Overgrown public sidewalk – Boyle Avenue, north of Clayton Avenue



Deteriorated and overgrown public sidewalk – 4215 Clayton Avenue



Vacant building in poor condition – 4215 Clayton Avenue



Street and right of way in poor condition – Sarah Street south of Metro tracks



Razor wire and accumulated debris - 429 South Sarah Street



Unscreened outdoor storage - 500 South Sarah Street



Deteriorated and overgrown public right of way – SE corner Sarah and Duncan



Vacant residential structure in poor condition – 4048 Laclede Avenue



Expanse of vacant lots in poor condition – 4000-4030 Laclede Avenue



Long term vacancy of commercial space – 3910-2 Laclede Avenue



Poor conditions at rear of structure – 3910-2 Laclede Avenue



Deteriorated site conditions – 3901-39 Forest Park Avenue



Vacant building in poor condition – 4052 Forest Park Avenue



Deteriorated site conditions of vacant property – 4018 Duncan Avenue



Inaccessible entry, exterior steps at multifamily building – 4366 Forest Park



Rear of vacant and deteriorated building – 4353 Duncan Avenue



Public sidewalk in deteriorated condition – 4353 Duncan Avenue



Building in poor condition, long term vacancy – 4340 Duncan Avenue