



# 1207-25 NORTH GRAND BOULEVARD & 3610-60 PAGE BOULEVARD REDEVELOPMENT AREA

## **Request for Proposals**

From Redevelopers to Complete Projects within the  
1207-25 N. Grand Blvd. & 3610-60 Page Blvd. Redevelopment Area

## **Submission Deadline**

4:30 PM, September 30, 2016

## **Primary Contact for Questions**

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St. Louis Development Corporation  
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## **1.0 Introduction**

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The Land Clearance for Redevelopment Authority of the City of St. Louis (the “LCRA”) is seeking development proposals from qualified firms or individuals to complete a project (or projects) within the **1207-25 N. Grand Blvd. & 3610-60 Page Blvd. Redevelopment Area** (the “Area”) within the City of St. Louis. A Blighting Study and Plan (the “Plan”) for the area was established through the St. Louis Board of Alderman in Ordinance #70319 on July 14, 2016. Following the adoption of that Plan, the LCRA pro-actively seeks proposals from developers (the “Redeveloper”) for properties (the “Property”) within the Area.

Respondents (the “Respondent”) should be clear that the intention of this RFP is to solicit proposals from developers that will enter into a redevelopment agreement (the “Agreement”) with the LCRA to redevelop one (1) or more properties in the Area.

**The deadline for submittal of proposals is 4:30 PM, SEPTEMBER 30, 2016**

## **2.0 General Information**

The Area is located on the southwest corner of the intersection of North Grand Boulevard and Page Boulevard, just south of Dr. Martin Luther King Drive and the Dr. Martin Luther King shopping area. Approximately one mile south of the Area is the heart of the Grand Center Arts and Entertainment District surrounded by a number of major anchors, including St. Louis University, the Fox Theater, the Veterans Hospital, Powell Symphony Hall, the Clyde C. Miller Career Academy, and the Department of Veterans Affairs. In addition to being a cherished historic street, Grand Boulevard is one of our City’s major north-south connections and holds our only high-frequency bus service (#70). Conveniently located and centrally positioned, the Area offers a unique opportunity for Redevelopment.

Many buildings and sites within the Area are currently vacant and unoccupied; and the few remaining structures are generally in a deteriorated state. This conundrum presents a hazard to the well-being and social and economic viability of the Area and the City of St. Louis. This request is offering Respondents the opportunity to assist the City in achieving the objectives of the Plan through Redevelopment. The objectives of the plan are as follows:

- (1) To eliminate blight within the Area;
- (2) To facilitate the redevelopment of the Area into productive mixed-use properties;
- (3) To ensure that the redevelopment of the area is respectful of the City’s urban fabric; and
- (4) To foster “place-creation” and “walkable-urbanism”.

In order to assist in achieving these objectives, the adopted Plan includes a set of very specific urban design regulations that place criteria on building placement, heights, and other character-driving aspects of the Redevelopment. As well, the Plan requires landscaping and other public upgrades that will ensure that the public right-of-way is also improved. The selected Respondent are authorized to seek a 10 year real estate tax abatement, upon designation as redeveloper, review of the project under the Plan, and approvals through the application process. Please see “Attachment A” for a copy of the Blighting Study & Plan for the 1207-25 N. Grand Blvd. & 3610-60 Page Blvd. Redevelopment Area

### **3.0 Respondent to Submit Proposals for Redevelopment**

The following will be required of any respondent:

- (1) Indicate that it will enter into a **redevelopment agreement** that designates the Respondent the Redeveloper and requires the Redeveloper to initiate the Redevelopment (including land acquisition) within a maximum of one (1) year from the date of the agreement; and
- (2) Indicate that it will complete **pre-design review(s)** with staff of the St. Louis Development Corporation (SLDC) on behalf of the LCRA – via Architectural/Core, Urban Design and Economic / Financial reviews with conceptual plans, renderings, or a maximum of twenty (20%) construction documents under the CH99 Blighting Study & Redevelopment Plan; and
- (3) Indicate that it will apply for **CH 99 Real Estate Tax Abatement** with SLDC and complete the Redevelopment within two (2) years of the date of the Redevelopment Agreement.

### **4.0 Urban Design & Redevelopment Requirements**

The urban design and redevelopment requirements are explicitly identified in the Blighting Study and Redevelopment Plan for the 1207-25 N GRAND BLVD. & 3610-60 PAGE BLVD. REDEVELOPMENT AREA prepared by the Land Clearance for Redevelopment Authority of the City of St. Louis. See Attachment “B” for the Plan.

### **5.0 Required Contents of Any Proposal**

Each Respondent must provide, at a minimum, the following information, in addition to the particular information described in Section 3.0 and Section 4.0 of this Request for Proposals:

- (1) Primary **contact information** (name, phone, address, email) for the Respondent; and
- (2) A brief **summary of qualifications** (including full development team); and
- (3) A brief **description of past or current projects undertaken** by the Respondent similar; and
- (4) A brief **narrative of the proposed Redevelopment, improvements, and investments**; and
- (5) A set of **conceptual / diagrammatic plan drawings and renderings**; and
- (6) A estimate of **proposed job creation** resulting from the Redevelopment; and
- (7) A list of **sources and uses of funds** to be used in the Redevelopment; and
- (8) Evidence to **support financing capability and the financial strength / capacity to complete the proposed Redevelopment** as part of any agreement, including any financial commitment letters from lenders, equity partners, or contributors and/or other sources of financing
- (9) Confirmation the Respondent will enter into an **agreement to redevelop** the Property; and
- (10) An estimated **timeline for completion of the proposed Redevelopment**, based on the due date of this proposal; and
- (11) Confirmation that the Respondent and its’ general contractor will provide and **adhere to an M/WBE participation plan**, per Section 8.0 below; and

## **6.0 Required Form of the Proposal**

- (1) All proposals must be clearly marked “**Proposal to Redevelop Property within the 1207-25 N. Grand Blvd. & 3610-60 Page Blvd. Redevelopment Area**”; and
- (2) All proposals **must be complete and include all of the information** described in Section 3.0, Section 4.0, and Section 5.0 of this RFP; and
- (3) All proposals must be **delivered by the due date/time, sealed and unopened**; and proposals must be stapled or bound, in booklet form, on eight and one-half inch (8 ½”) by eleven inch (11”) white paper printed on one or both sides, with a minimum of 11pt font; and
- (4) All proposals must clearly **identify the respondent (including primary contact information) on the front cover**, which may be released by LCRA as public information upon receipt of the proposal; and
- (5) Each Respondent must submit **ten (10) complete copies** of each proposal.

**NOTE: THE LCRA COMPLIES WITH MISSOURI’S “SUNSHINE LAW” (CHAPTER 610 RSMo.). WHILE PROPOSALS MAY BE WITHHELD FROM PUBLIC DISCLOSURE UNDER THE “REAL ESTATE NEGOTIATIONS” EXEMPTION (SECTION 610.021(2) RSMo.) OR THE SEALED PROPOSAL EXCEPTION (SECTION 610.021(12) RSMo.) DURING THE EVALUATION PROCESS, ALL PROPOSAL MATERIALS MAY BECOME PUBLIC INFORMATION AT THE CONCLUSION OF THE PROCESS. FURTHER, LCRA CANNOT GUARANTEE CONFIDENTIALITY OF ANY MATERIALS DURING THE EVALUATION PROCESS IN THE EVENT OF A LEGAL CHALLENGE. THUS, PROPOSALS AND COMMUNICATIONS EXCHANGED IN RESPONSE TO THIS RFP SHOULD BE ASSUMED TO BE POTENTIALLY SUBJECT TO PUBLIC DISCLOSURE. LCRA, ACTING IN ITS SOLE, UNRESTRICTED DISCRETION, SHALL DETERMINE THE STRINGENCY AND/OR STRIDENCY WITH WHICH IT WILL OPPOSE, IF AT ALL, LEGAL CHALLENGES TO NONDISCLOSURE OF FINANCIAL OR OTHER INFORMATION INCLUDED IN RESPONSES.**

**IT IS REQUIRED THAT PROPOSALS FOLLOW THE ABOVE FORMAT AND INCLUDE ALL REQUESTED INFORMATION. THE PROVISION OF SUPPLEMENTAL AND ADDITIONAL INFORMATION TO ILLUSTRATE OR CLARIFY RESPONSES IS ENCOURAGED. BY SUBMITTING A PROPOSAL, RESPONDENT ACKNOWLEDGES THAT, IN THE CASE OF CONTROVERSY SURROUNDING THE DEFINITION OF PUBLIC VS. PRIVATE INFORMATION, ANY AND ALL INFORMATION SUBMITTED BY RESPONDENT MAY BE REQUIRED TO BE DISCLOSED TO THE PUBLIC. THE LCRA RESERVES THE RIGHT TO REQUEST ADDITIONAL INFORMATION FROM RESPONDENTS AND TO CONSIDER SUCH ADDITIONAL INFORMATION PROVIDED IN SELECTING AN OPERATOR.**

Sealed proposals must be addressed as follows and delivered to the following address. Respondents should ask for and receive a receipt for hand-delivered sealed proposals, and respondents should maintain delivery receipts from paid delivery services.

**Mr. Otis Williams**  
**Executive Director**  
St. Louis Development Corporation  
1520 Market, Suite 2000  
St. Louis, MO 63103

## **7.0 Selection Process and Criteria**

Responses will be reviewed by a selection committee (the "Committee"). The Committee shall evaluate the proposals and recommend a selection to the LCRA Board of Commissioners. A redevelopment agreement will be negotiated with the successful respondent; however, if the LCRA determines that it is not possible to successfully negotiate a redevelopment agreement with the selected respondent, the agency may discontinue negotiations and attempt to negotiate a purchase agreement with the highest-ranked, qualified remaining respondent. This process shall continue until negotiation of a purchase agreement is successful, all qualified respondents have been exhausted, or LCRA voids this RFP.

The committee shall use the following criteria in its selection process:

- Existing or planned **site control** within the Area
- A **commitment to enter into an agreement** with the LCRA to complete the proposed improvements and investments; and
- The **experience and qualifications of the Respondent** to redevelop the Property; and
- The **financial strength / capacity to redevelop** the Property; and
- The **strength and originality of the narrative and plans** for Property; and
- The **character and creativity of the design intent** of the building; and
- The **timeline for completion of the Redevelopment** of the Property; and
- The **propose amount of investment** in the Property.

The Committee may add other selection criteria during the selection process, and may seek input from Community entities and organizations and leadership that is working in the Area.

## **8.0 Questions Regarding This RFP**

Any and all questions or requests for clarification with respect to this RFP or additional information about the site and facility must be submitted in writing or via e-mail to:

**Michael Englebert Griffin, AIA, LEED AP O+M**  
**Commercial Development Specialist III**  
St. Louis Development Corporation  
1520 Market Street, Suite 2000  
St. Louis, MO 63103  
314-657-3770  
GriffinME@stlouis-mo.gov

Questions must be received no later than **4:30 PM, August 30, 2016**, in order for LCRA to issue a timely response. LCRA shall not be obligated to respond to any question. Responses to all questions will be sent electronically to the questioner and posted on line at <https://www.stlouis-mo.gov/government/departments/sldc/procurement.cfm>

## **9.0 MBE/WBE Participation**

Within any redevelopment agreement, the selected Respondent shall comply with the Mayor's Executive Order No. 28 and any superseding Executive Orders relating to utilization of minority and women businesses (MBE's/WBE's). Executive Order No.28 requires contractors and consultants to seek, through good-faith efforts, the involvement of MBE's and WBE's with a goal of participation of least 25% and 5%, respectively, for the project. For additional information, please visit [www.mwdbe.org](http://www.mwdbe.org).

## **10.0 Unauthorized Alien Employees**

Within any redevelopment agreement, the selected respondent shall, pursuant to the provisions of Sections 285.525 through 285.555 of the revised Statutes of Missouri, 2000, as amended, by sworn Affidavit and provision of documentation, affirm its enrollment and participation in a federal work authorization program with respect to the employees working in connection with the agreement or lease. Respondent shall sign an Affidavit affirming that it does not knowingly employ any person who is an unauthorized alien in connection with the agreement or lease pursuant to the above-stated Statutes.

## **11.0 General Conditions for Submission of Proposal**

LCRA reserves the right to reject any or all proposals; to select one or more respondents; to void this RFP and the review process and/or terminate negotiations at any time; to revise any conditions and stipulations contained herein, as convenient or necessary; to further negotiate fees, rates and financial arrangements, etc; to establish further criteria for selection; to ask respondents to submit additional information or evidence of their qualifications and experience; to waive informalities in the proposals and in the proposal process; and to negotiate with successful respondents; to reject any and/or all proposals for any reason, in LCRA's sole discretion. Through submittal, the respondent is indicating that all information provided is true and correct.

**ATTACHMENT "A"**

BLIGHTING STUDY AND REDEVELOPMENT PLAN

FOR THE

**1207-25 N GRAND BLVD. & 3610-60 PAGE BLVD.  
REDEVELOPMENT AREA**

PROJECT # 2035

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY

OF THE CITY OF ST. LOUIS

SEPTEMBER 22, 2015  
Committee Substitute June 22, 2016

MAYOR

FRANCIS G. SLAY

**BLIGHTING STUDY AND REDEVELOPMENT PLAN FOR  
1207-25 N GRAND BLVD. & 3610-60 PAGE BLVD. REDEVELOPMENT AREA**

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## **EXHIBITS**

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

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

1. DELINEATION OF BOUNDARIES

The 1207-25 N. Grand Blvd. & 3610-60 Page Blvd. Redevelopment Area ("Area") encompasses eighteen parcels totaling approximately 2.9 acres in the Covenant Blu/ Grand Center Neighborhoods of the City of St. Louis ("City"). The Area is roughly bounded by Page Blvd. on the north, N. Grand Blvd. on the east, Spring Ave. on the west, and Cook Ave. and the east west alley north of Cook Ave. in City Block 2294 on the south.

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

2. GENERAL CONDITION OF THE AREA

The Area comprises portions of City Blocks 2294 and includes the following addresses: 1207-25 N. Grand Blvd. and 3610-60 Page Blvd. The Area is in fair condition. The parcel by parcel physical conditions within the Area are shown on Exhibit "B" (Project Area Plan) and enumerated in Exhibit "F" (Blighting Report).

Unemployment figures, computed by the Missouri State Employment Service, indicate an 7.5% unemployment rate for the City as of July, 2015. It is estimated that this rate is prevalent for residents of the neighborhoods surrounding the Area.

There are approximately 5-7 jobs within the Area.

3. PRESENT LAND USE OF THE AREA

Existing land uses within the Area include several vacant lots, 2 commercial buildings, occupied and unoccupied residential buildings.

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

4. PRESENT LAND USE AND DENSITY OF SURROUNDING PROPERTIES

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

Residential density for the surrounding neighborhoods is approximately 9.83 persons per acre.

5. CURRENT ZONING

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

6. FINDING OF BLIGHT

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

## **B. PROPOSED DEVELOPMENT AND REGULATIONS**

### **1. DEVELOPMENT OBJECTIVES**

The primary objectives of this Plan are to (1) eliminate blight within the Area, (2) to facilitate the redevelopment of the Area into a productive mixed-use area, (3) to ensure that the redevelopment of the area is respectful of the City’s urban fabric, and (4) to provide an overlay of more detailed design and plan requirements that foster “place-creation” and “walkable-urbanism”.

### **2. PROPOSED LAND USE OF THE AREA**

The proposed land uses for the Area are residential and commercial uses permitted in zones designated “C” Multiple Family Residential and “H” Area Commercial by the City of St. Louis Zoning Code.

Commercial uses (as allowable by the zoning code) must be utilized for any ground floor frontage on 1213-1225 N. Grand Blvd and 3610-16 Page Blvd. All other parcels may utilize either commercial or residential uses on the ground floor. Any permitted use may be utilized on the upper floors for any parcel within the Area.

Redeveloper(s) authorized by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") to redevelop property in the Area (hereafter referred to as "Redeveloper(s)") shall not be permitted to use the property within the Area for (a) singular uses, such as residential only or commercial only or (b) the following uses:

- a) Dyeing and cleaning works;
- b) Livery stables and riding academies;
- c) Milk distributing and bottling plants;
- d) Package liquor stores;
- e) Tinsmith or sheet metal shops;
- f) Check cashing establishments, centers and/or services;
- g) Short-term loan establishments (except financial institutions); and
- h) Motor fuel pumping stations.

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

1. Neighborhood Commercial Area (NCA).  
NCA's are defined as "areas where the development of new and the rehabilitation of existing commercial uses that primarily serve adjacent neighborhoods should be encouraged. These areas include traditional commercial streets at relatively major intersections and along significant roadways where commercial uses serve multiple neighborhoods or where the development of new commercial uses serving adjacent neighborhoods is intended. Mixed use buildings with commercial at grade and a mix of uses on upper floors are an ideal type within these areas. These areas may include higher density mixed use residential and commercial and may initially include flexibility in design to allow ground floor uses to change over time e.g., ground floor space that can transition from residential to commercial use as the local demand for retail goods and services strengthens in the area."
2. Neighborhood Development Area (NDA).  
NDA's are defined as "Residential and non-residential areas with substantial amounts of vacant land and abandoned buildings suitable for new residential construction of scale / associated neighborhood services, respecting stable properties that may be considered as part of any new development. Opportunities for new housing construction / re-platting at critical mass scale defining a new neighborhood character over time."

3. PROPOSED ZONING

The zoning for the Area can remain "C" Multiple Family Residential and "H" Area Commercial or may require rezoning to allow commercial uses along Page Blvd. All land coverage and building intensities shall be governed thereby.

4. RELATIONSHIP TO LOCAL OBJECTIVES

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

5. PROPOSED EMPLOYMENT FOR THIS AREA

15-20 new jobs proposed for the area.

6. CIRCULATION

The Proposed Land Use Plan (Exhibit "C") indicates the proposed circulation system for the Area. The layouts, levels and grades of all public rights-of-way may remain unchanged except for the vacation of the alley in the block, and only in the case where a single redeveloper would utilize 1213-1225 N. Grand Blvd and 3610-16 Page Boulevard for a singular project.

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

7. BUILDING AND SITE REGULATIONS

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

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

8. URBAN DESIGN

a. URBAN DESIGN OBJECTIVES

The property shall be redeveloped such that the area will become an attractive and walkable mixed-use area with a variety of commercial and neighborhood services; as well as, more residential density.

b. URBAN DESIGN REGULATIONS

- 1.) Rehabilitation of any structure within the area shall respect the original exterior in terms of design and materials. Window and door shapes and detailing shall be compatible with the original design.
- 2.) New construction or the positioning of major alterations (that increase the footprint of an existing building) shall be positioned on their lot according to the following criteria:

a) BUILDING PLACEMENT

- 1) 1213-25 N. Grand Blvd & 3610-3616 Page Blvd: New construction must be placed at the property line – zero (0') feet – and immediately adjacent to both Grand Boulevard and Page Boulevard.
- 2) 1207-1211 N. Grand Blvd & 3630-3660 Page Blvd: New construction may be placed between zero (0') feet and twenty (20') from the property lines along North Grand Boulevard and Page Boulevard – and should be respectful of the setback established by existing buildings.

b) BUILDING HEIGHT

- 1) 1207-25 N. Grand Blvd & 3610-3616 Page Blvd: New construction must be a minimum of three (3) stories and forty (40') feet tall, and maximum of five (5) stories and sixty-five (65') feet tall.
- 2) 3630-3660 Page Blvd: New construction must be a minimum of two (2) stories and twenty-five (25') feet tall, and a maximum of three (3) stories and forty (40') feet tall.

c) BUILDING FRONTAGE

- 1) 1207-1225 N. Grand Blvd & 3610-3616 Page Blvd: New construction must build-out a minimum of eighty (80%) percent of the property lines along both North Grand Boulevard and Page Boulevard – inclusive of any side setbacks required by the zoning code.
- 2) 3630-3660 Page Blvd: New construction must build-out a minimum of sixty (60%) percent of the property lines along both North Grand Boulevard and Page Boulevard – inclusive of any side setbacks required by the zoning code.
- 3) Exterior Materials All new building materials on facades visible from the street(s) shall be compatible in type and texture with the dominant materials of adjacent buildings – primarily brick. Low quality materials, such as artificial masonry (like “Permastone”) and vinyl siding are not permitted on the front facades or side facades of any building within the area. Elevations of exterior detailing are required prior to approval, along with a complete list of materials and finishes.
- 4) Architectural Details on existing structures shall be maintained in a similar size, detail and material. Where they are badly deteriorated, similar details salvaged from other buildings may be substituted. Both new and replacement window and doorframes shall be limited to wood or color finished aluminum on the street facing facades, including basement windows. Raw or unfinished aluminum and glass block are not acceptable. Awnings of canvas only are acceptable. Elevations of exterior detailing are required prior to approval, along with a complete list of materials and finishes.
- 5) Roof Shapes. When one roof shape is employed in a predominance of existing buildings in a block, any proposed new construction or alteration should be viewed with respect to its compatibility with the existing adjacent buildings. Commercial uses should primarily utilize flat and shed roof forms, and residential uses may utilize a variety of roof forms. Elevations of exterior detailing are required prior to approval, along with a complete list of materials and finishes. “Commercial mansard” roofs that have

wraparound roofing panels which do not enclose a habitable floor space may not be used under any circumstance. Hip and gable roofs must be a minimum pitch of 1:12 and maximum pitch of 4:12; and shed roofs must be a minimum pitch of 3:12 and maximum pitch of 8:12.

6) Roof Materials may be slate, tile, copper, cedar, metal, or asphalt shingles where the roof is visible from the street. Brightly colored asphalt shingles are not appropriate. Elevations of exterior detailing are required prior to approval, along with a complete list of materials and finishes.

c. LANDSCAPING

The property shall be well-landscaped; and, the extent possible native and perennial vegetation and planting – which require less water – will be utilized for any landscaping improvements. Existing, healthy trees (whether on-site or along the street) shall be retained, if feasible.

- 1) Site Landscaping Ornamental or shade trees should be provided in the front lawns along the public rights of way, along with evergreen accent shrubs and other vegetation to add character and beauty to the street.
- 2) Street Trees and Canopy Perimeter street trees of a minimum caliper of 2-1/2 inches and generally 30-35 feet on center as determined by the Parks Department of the City, depending upon tree type, utilities, curb cuts, etc., shall be provided along all public or private streets in tree lawns along the curb or within tree wells with grates, especially along North Grand Boulevard and Page Boulevard. Sidewalks may be notched to accommodate the trees.
- 3) Buffering of Parking Uses. Surface parking visible from public streets shall be buffered by a continuous evergreen hedge at least two and one-half (2-1/2) feet high on planted and maintained at three and one-half (3-1/2) feet high at maturity. Five percent (5%) of the interior of all parking lots containing more than twenty-five (25) spaces shall be landscaped with trees, at least two and one-half (2-1/2) inch caliper in size on planting. The trees shall be planted on islands, the largest dimension of which shall be at least five (5) feet, planted with low lying ground cover or other plant material.

9. PARKING REGULATIONS

Parking shall be provided in accordance with the applicable zoning and building code requirements of the City, including PDA standards. This will provide adequate vehicular parking for the Area. The following criteria apply to any parking that is provided by the redeveloper:

- a) At-Grade (Surface) Parking (including parking pads and carports). No surface parking is allowed within thirty (30') feet of the rights-of-way of N. Grand Boulevard or Page Boulevard; and in no shall that parking extend beyond the building line established by the building placement criteria.

- b) Above-Grade (Structured) Parking. No parking within any structured parking garage may be located within thirty (30') feet of the rights-of-way of N. Grand Boulevard or Page Boulevard at surface level; in which case, the ground floor within that zone must be utilized for storefront commercial and other active uses. Structured parking on higher floors may be utilized anywhere within the Area.
- c) Below-Grade (Subterranean) Parking. Below-grade parking may be utilized anywhere within the Area.
- d) Access to Parking Uses. Vehicular access by driveway (or otherwise) to any parking uses within the Area should occur from the alley within City Block 2294. In the event that structured parking is utilized for a redevelopment, access to the parking may be provided from either Cook Avenue or Spring Avenue; but, in no case shall be accessed by North Grand Boulevard or Page Boulevard.

## 10. SIGN REGULATIONS

All new signs shall be limited as set out in the City Code, PDA stipulations, this Plan and agreements between the LCRA and the Redeveloper(s). A uniform signage plan must be prepared by the Redeveloper(s) for the entire Area. All new signs shall be restricted to those identifying the names and/or business of the person or firm occupying the premises.

- a) New Wall Signs shall not obstruct any architectural building elements, and shall project no more than eighteen (18) inches from the face of the building.
- b) Upper Level Signs shall be located just below or above the top floor windows facing in any direction regardless of street orientation, shall not exceed 2% of the area of the façade on which it appears nor have letters more than one foot in height for each ten foot (10') of building height provided that the maximum shall be ten foot (10') high letters (i.e. maximum sign letter height on a fifty foot (50') high building shall be five feet (5')).
- c) Pedestrian Level Signs shall be below the second floor window sill of a structure and/or above the store front windows or on the sides of building perpendicular to the street. The total pedestrian level signage per business per façade shall be the lessor of fifty (50) sq. ft. on ten percent (10%) of the ground floor façade area.
- d) Projecting Signs shall be governed by the City Code, but may not obscure an architectural building element.
- e) Awnings Signs are permitted, provided they are compatible with the overall design and architectural details of the building upon which they are to be placed and are placed neatly within the window or door opening. Signage on awnings may be located on the sloping portion of the canvas awning, on the front of a canopy or on the awning valance. In no case shall signage be allowed on both an awning and a building for the same business. Logos and graphic elements may be up to ten (10) sq. ft. in size (depending on the size of the awning), while names or brand copy shall be in proportion to the size of the awning, but in no case shall lettering be more than twelve inches (12") high.
- f) Other Signs such as painted wall signs, roof signs, moving signs, animated or flashing signs, or permanent or portable message board signs shall not be permitted in the Area, and no regular or mini billboards (free standing or mounted on structures) shall be erected or

maintained in the area, except that construction and leasing signs may be maintained during construction and for a period of one (1) year after completion of improvements on any respective parcel of the Area or part thereof.

11. BUILDING, CONDITIONAL USE AND SIGN PERMITS

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

12. PUBLIC IMPROVEMENTS

The Area shall be redeveloped in such a manner that the public spaces (including any parks, opens, space and public streetscapes or gathering areas) shall be respectful of the history and character of the urban environment. Public improvements should create lively building frontage and foster a connection between the street and the interior of the buildings.

No additional schools, parks, recreational and community facilities or other public facilities will be required; however, public spaces or exterior and outdoor spaces are encouraged along Page Boulevard.

Additional water, sewage or other public utilities may be required depending on development, and determined as part of the overall review of the scale of the project. The cost of such utility improvements will be borne by the Redeveloper(s), and should include:

- a) Sidewalks A redeveloper should make any necessary improvements to the existing sidewalks within the Area to ensure ADA accessibility and safe walking conditions for pedestrians. In some cases, new sidewalks (via replacement of existing sidewalks) are required for any frontage along Page Boulevard, Cook Avenue, or Spring Avenue.
- b) Streetlights In some cases, a redeveloper should provide new pedestrian scaled (12' to 14' tall with fixture) for any redevelopment with frontage onto both North Grand Boulevard and Page Boulevard.

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

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

**C. PROPOSED SCHEDULE OF REDEVELOPMENT**

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

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

**D. EXECUTION OF PROJECT**

1. ADMINISTRATION AND FINANCING

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

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

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

2. PROPERTY ACQUISITION

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

3. PROPERTY DISPOSITION

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

4. RELOCATION ASSISTANCE

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

**E. COOPERATION OF THE CITY**

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

**F. TAX ABATEMENT**

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

In lieu of the ten (10) year abatement outlined above, and if a low-income tax credit program is implemented to finance particular parcels' redevelopment, a Redeveloper which is an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes shall hereby be entitled to real property ad valorem tax abatement, which shall not include any Special Business District, Neighborhood Improvement District, Commercial Improvement District, or any other single local taxing district created in accordance with Missouri law, whether now existing or later created, for a total period of up to fifteen (15) years from the commencement of such tax abatement, in accordance with the following provisions of this Plan. If no low income tax credit program has been implemented to finance the redevelopment of a particular parcel, then that parcel shall only be eligible to receive tax abatement for a period of up to ten (10) years.

If property in the Area is sold by the LCRA to an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes, or if any such corporation shall own property within the Area, then for up to the first ten (10) years after the date the redevelopment corporation shall acquire title to such property, taxes on such property shall be based upon the assessment of land, exclusive of any improvements thereon, during the calendar year two (2) years prior to the calendar year during which such corporation shall have acquired title to such property. In addition to such taxes, any such corporation shall for up to the same ten (10) year period make a payment in lieu of taxes to the Collector of Revenue of the City of St. Louis in an amount based upon the assessment on the improvements located on the property during the calendar year two (2) years prior to the calendar year during which such corporation shall have acquired title to such property. If property shall be tax-exempt because it is owned by the LCRA and leased to any such corporation, then such corporation for up to the first ten (10) years of such lease shall make payments in lieu of taxes to the Collector of Revenue of the City in an amount based upon the assessment on the property, including land and improvements, during the calendar year two (2) years prior to the calendar year during which such corporation shall lease such property.

For the ensuing period of up to five (5) years following the original period stated above, any such corporation shall pay taxes and payments in lieu of taxes as provided above in an amount based upon fifty percent (50%) of the then normal assessment of the land and improvements. This provision shall only apply to taxes on parcels with redevelopment financed in part by low income tax credit programs. Thereafter any such corporation shall pay the full amount of taxes.

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

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

### **1. LAND USE**

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

2. CONSTRUCTION AND OPERATIONS

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

3. LAWS AND REGULATIONS

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

4. ENFORCEMENT

All of the provisions of this Section G shall be incorporated in an Agreement between the LCRA and a Redeveloper(s), which Agreement shall be recorded in the office of the Recorder of Deeds. The provisions of G (1) and G (3) shall be covenants running with the land, without limitation as to time, and the provisions of G (2) shall be for the duration of this Plan and any extension thereof.

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

**H. MODIFICATIONS OF THIS PLAN**

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

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

**I. DURATION OF REGULATION AND CONTROLS**

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

**J. EXHIBITS**

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

**K. SEVERABILITY**

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

**EXHIBIT "A"**

**1207-25 N GRAND BLVD. & 3610-60 PAGE BLVD. REDEVELOPMENT AREA  
LEGAL DESCRIPTION**

**Parcel 1**

**1207 N GRAND BLVD  
C.B. 2294 GRAND  
62 FT 6 IN X 130 FT  
LINDELL EST ADDN  
BOUNDED S-COOK AVE**

**Parcel 2**

**1209 N GRAND BLVD  
C.B. 2294 GRAND AVE  
32 FT X 130 FT  
LINDELLS 1<sup>ST</sup> ADDN  
BOUNDED S 62 FT 6 IN NNL COOK**

**Parcel 3**

**1211 N GRAND BLVD  
C.B. 2294 GRAND  
30 FT X 130 FT  
LINDELL 1<sup>ST</sup> ADDN  
BND S-94 FT 6 IN N OF COOK AVE**

**Parcel 4**

**1213 N GRAND BLVD  
C.B. 2294 GRAND BL  
50 FT X 130 FT  
LINDELL 1<sup>ST</sup> ADDN  
BOUNDED S-124 FT 6 IN N NL OF  
COOK AVE**

**Parcel 5**

**1221 N GRAND BLVD  
C.B. 2294 GRAND  
61 FT 11 ¼ IN X 130 FT  
LINDELLS 1<sup>ST</sup> ADDN  
BOUNDARIES E-GRAND**

**Parcel 6**

**1225 N GRAND BLVD  
C.B. 2294 GRAND AVE  
25 FT X 130 FT  
LINDELL 1<sup>ST</sup> ADDN  
BND EAST BY GRAND AVE**

**Parcel 7**

**3610 PAGE BLVD  
C.B. 2294 GRAND BL  
90 FT X 130 FT  
LINDELL 1<sup>ST</sup> ADDN  
BND N-PAGE BL**

**Parcel 8**

**3616 PAGE BLVD  
C.B. 2294 PAGE AVE  
91 FT 2 ¼ IN X 165 FT  
STAGG=S ADDN  
LOTS 1 & E-2  
BND N-PAGE, E-ALLEY + S-ALLEY**

**Parcel 9  
3630 PAGE BLVD  
C.B. 2294 PAGE AVE  
170 FT X 165 FT  
SUR 56 SUBDN  
LOTS 3 TO 8 W-2**

**Parcel 10  
3640 PAGE BLVD  
C.B. 2294 PAGE  
25 FT X 165 FT  
STAGGS ADDN  
LOT 9**

**Parcel 11  
3644 PAGE BLVD  
C.B. 2294 PAGE BLVD  
25 FT X 165 FT  
H STAGS ADDN  
LOT 10**

**Parcel 12  
3646 PAGE BLVD  
C.B. 2294 PAGE BL  
25 FT X 165 FT  
O=FALLON ADDN  
LOT 11**

**Parcel 13  
3648 PAGE BLVD  
C.B. 2294 PAGE  
25 FT X 165 FT  
HENRY STAGG=S SUBF=N ADDN  
LOT 12**

**Parcel 14  
3650 PAGE BLVD  
C.B. 2294 PAGE  
25 FT X 165 FT  
STAGGS ADDN  
LOT 13**

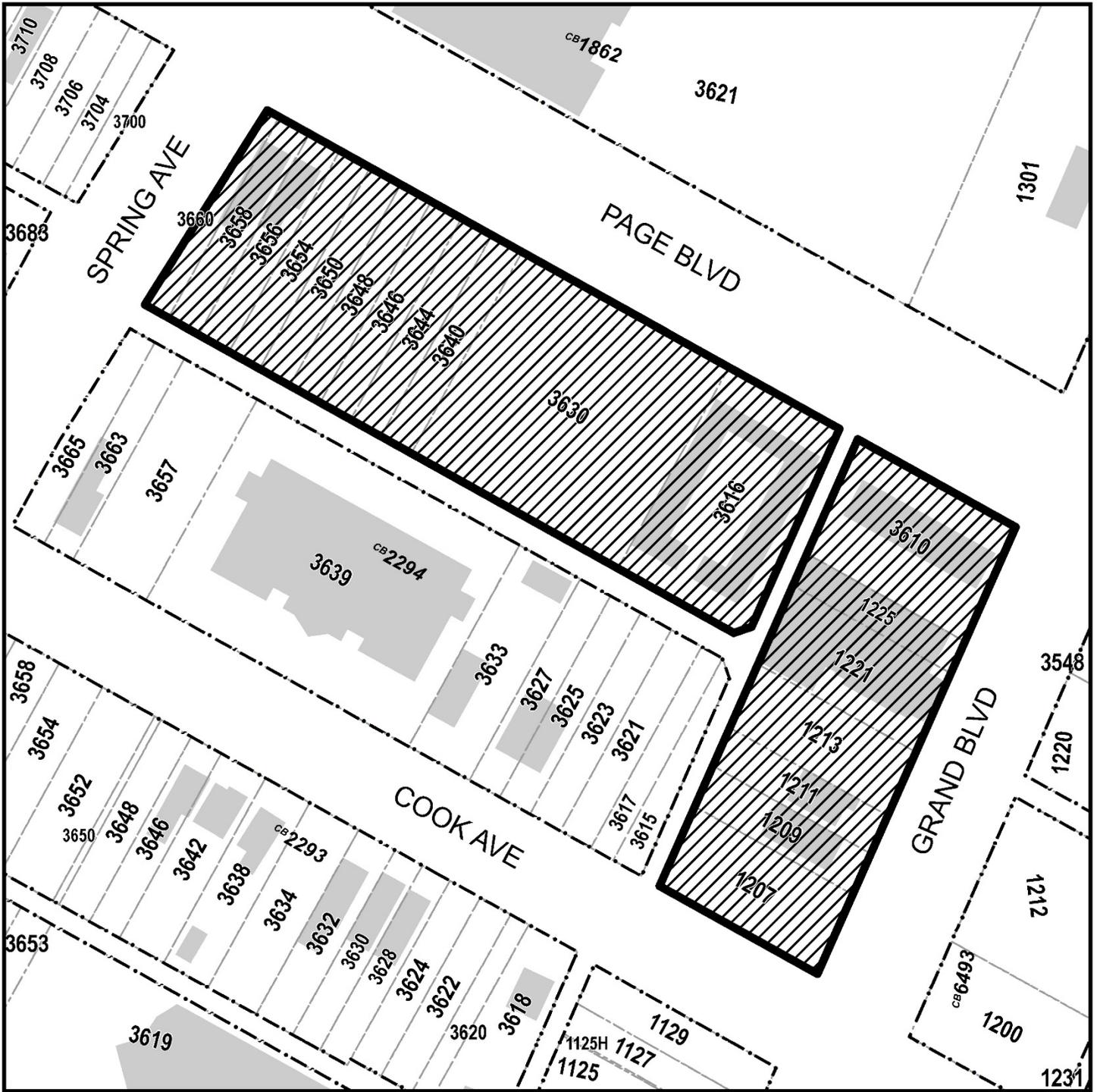
**Parcel 15  
3654 PAGE BLVD  
C.B. 2294 PAGE  
25 FT X 165 FT  
STAGGS ADDN  
LOT 14**

**Parcel 16  
3656 PAGE BLVD**

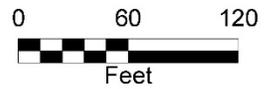
**C.B. 2294 PAGE BL  
25 FT X 162 FT 6 IN  
STAGGS ADDN  
LOT 15**

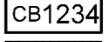
**Parcel 17  
3658 PAGE BLVD  
C.B. 2294 PAGE  
25 X 165  
H STAGG=S SUB  
LOT 16**

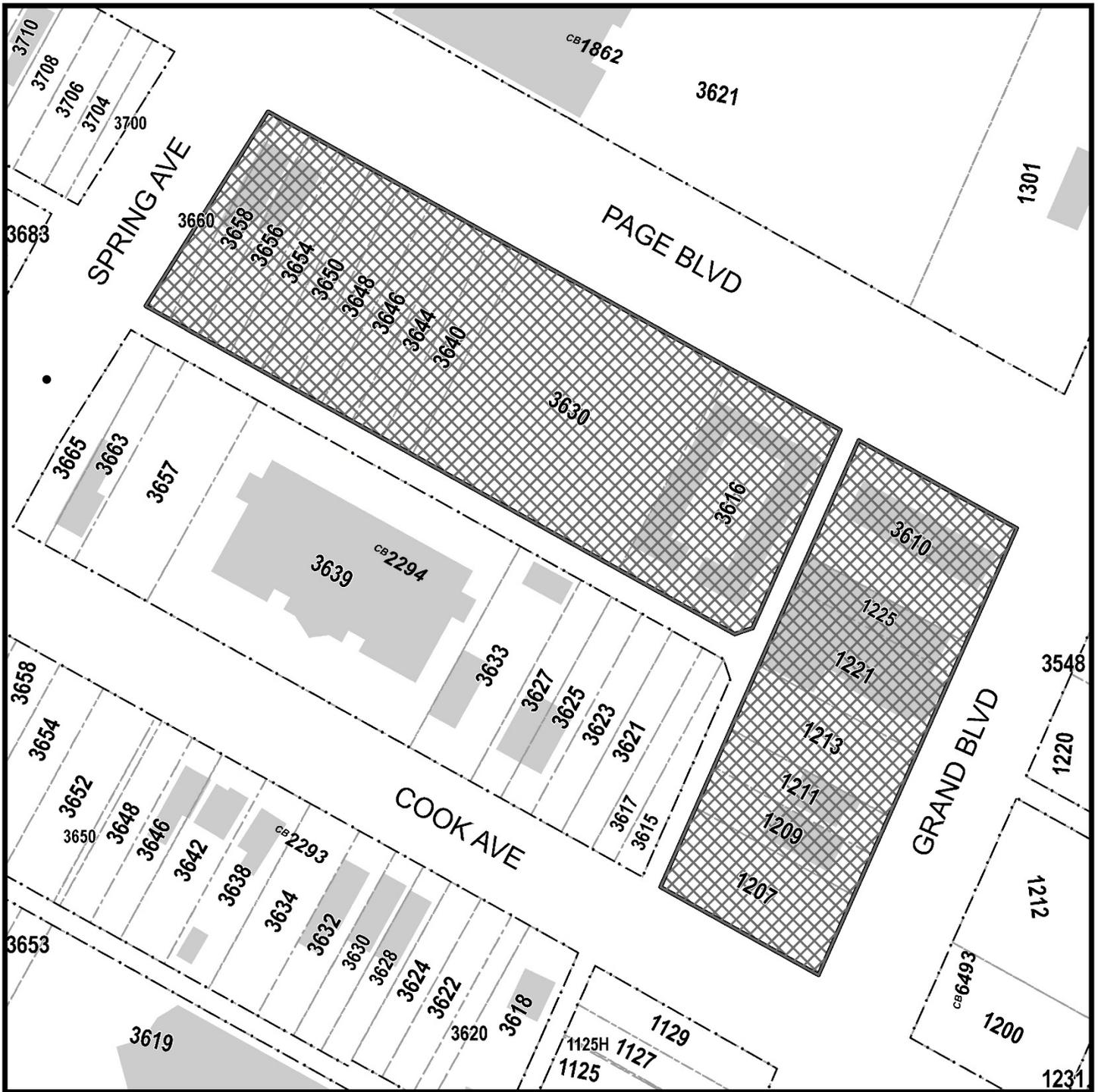
**Parcel 18  
3660 PAGE BLVD  
C.B. 2294 PAGE  
9.166 FT/ 18.49 FT X 165 FT/IRR  
STAGGS ADDN  
BOUNDED W-BY SPRING**



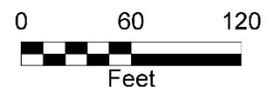
**Exhibit B**  
**Project Area Plan**  
**1207-25 N GRAND BLVD & 3610-60 PAGE BLVD**  
**Existing Uses Map**



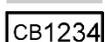
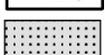
-  Multiple-Uses, Poor to Fair Conditions (SLUP = NCA & NDA)
-  Project Area Boundary
-  Buildings
-  City Block Number
-  Open Space

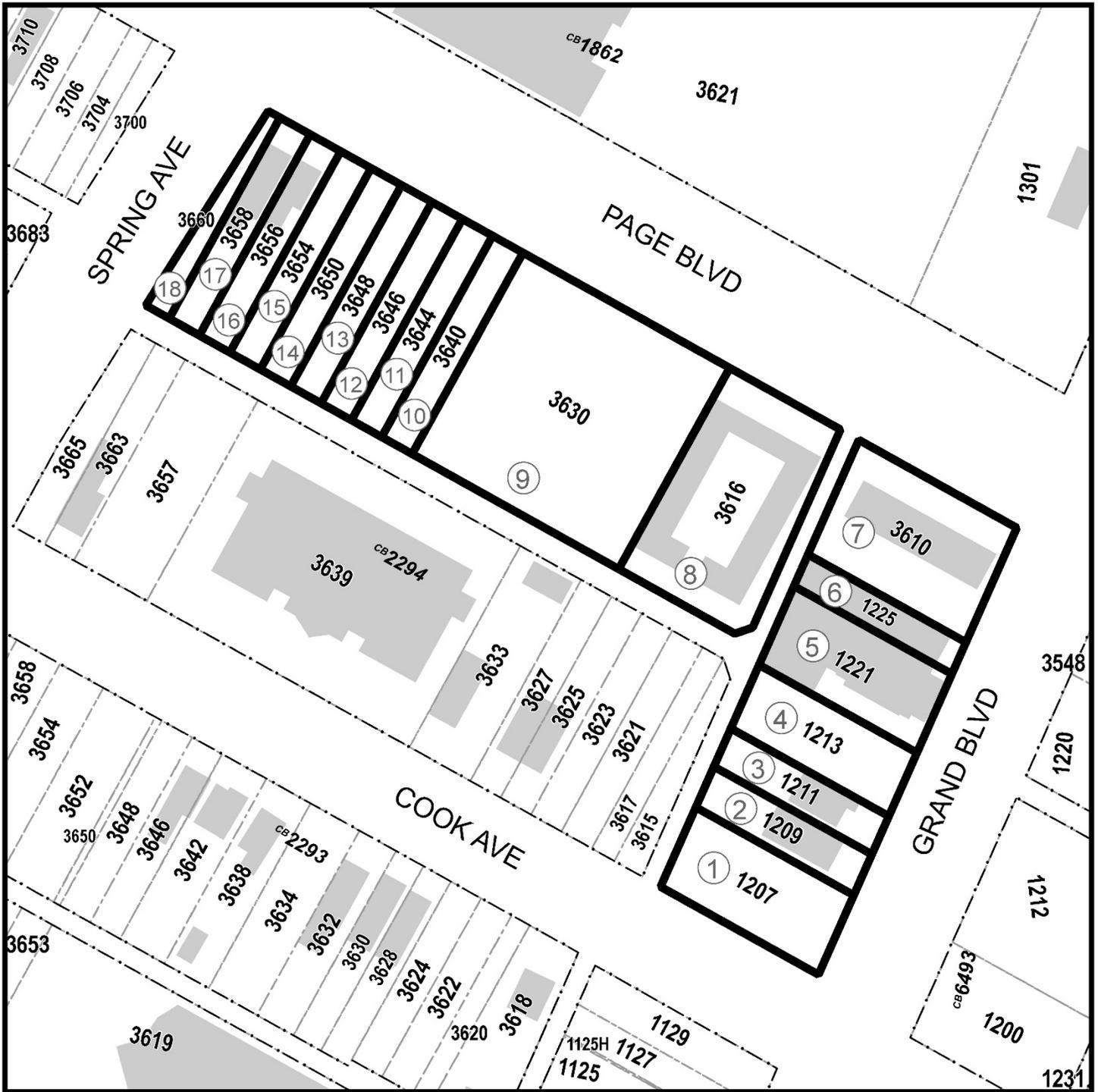


**Exhibit C**  
**Project Area Plan**  
**1207-25 N GRAND BLVD & 3610-60 PAGE BLVD**

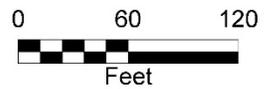


**Proposed Uses Map**

-  Proposed Mixed-Uses (SLUP = NCA & NDA)
-  Project Area Boundary
-  Buildings
-  City Block Number
-  Open Space



**Exhibit D**  
**Project Area Plan**  
**1207-25 N GRAND BLVD & 3610-60 PAGE BLVD**



**Property Acquisition Map**

-  Parcel Number
-  Project Area Boundary
-  Buildings
-  City Block Number
-  Open Space

- |                     |                     |
|---------------------|---------------------|
| 1 - 1207 N GRAND AV | 10 - 3640 PAGE BLVD |
| 2 - 1209 N GRAND AV | 11 - 3644 PAGE BLVD |
| 3 - 1211 N GRAND AV | 12 - 3646 PAGE BLVD |
| 4 - 1213 N GRAND AV | 13 - 3648 PAGE BLVD |
| 5 - 1221 N GRAND AV | 14 - 3650 PAGE BLVD |
| 6 - 1225 N GRAND AV | 15 - 3654 PAGE BLVD |
| 7 - 3610 PAGE BLVD  | 16 - 3656 PAGE BLVD |
| 8 - 3616 PAGE BLVD  | 17 - 3658 PAGE BLVD |
| 9 - 3630 PAGE BLVD  | 18 - 3660 PAGE BLVD |

**EXHIBIT “E”**  
**FORM: 02/08/08**

**EQUAL OPPORTUNITY AND NONDISCRIMINATION GUIDELINES**

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

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

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

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

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

**EXHIBIT “F”**

**1207-25 N. Grand Blvd. & 3610-60 Page Blvd.  
Redevelopment Area**

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

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

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

**Subject Property is:**  secured

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

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

The subject property  has \_\_\_\_\_ has not deterioration of site conditions  
If answer is yes, explain: The unoccupied buildings are significantly deteriorated, with rotten wood, broken and cracked steps, missing mortar, missing windows,, damaged and /or missing roof, collapsed walls, flaking paint, and missing systems.

The subject property \_\_\_\_\_ has  has not improper subdivision or absolute platting  
If answer is yes, explain: \_\_\_\_\_

The subject property  has \_\_\_\_\_ has not conditions which endanger life or property by fire or other cause. If answer is yes, explain: The unoccupied buildings in the area are subject to illegal dumping and use by transients, which combined make them a significant risk for fire..

The subject property \_\_\_\_\_ does  does not retard the provision of housing accommodations  
If answer is yes, explain: \_\_\_\_\_

The subject property  does \_\_\_\_\_ does not constitute an economic liability  
If answer is yes, explain: The unoccupied and severely deteriorated buildings drag down the values of the surrounding properties.

The subject property \_\_\_\_\_ does  does not constitute a social liability  
If answer is yes, explain: \_\_\_\_\_

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

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

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

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

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

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