

Upcoming Developments in the City of St. Louis

1



Regional Focus Areas

2

- Information technology
- Plant and life sciences
- Business and financial services
- Advanced manufacturing
- Healthcare and pharmaceuticals
- Regional and national headquarters
- Distribution & logistics

St. Louis Regional Chamber

3

- Economic development
- Public policy & advocacy
- Innovation & entrepreneurship
- Regional talent initiatives
- Economic inclusion
- Serving Chamber members



Why combine efforts?

4

18 HOME TO
eighteen
FORTUNE 1000s

1,317,127

CITY & COUNTY
POPULATION

22%

of state labor force
located in STL city
& county

STL County &
City Labor Force

658,098

Fortune, Missouri Census Data Center

SLEDP: Purpose

5

- The new partnership between the economic development teams in St. Louis County and the City of St. Louis will guide the St. Louis region's joint efforts to support new and growing businesses.
- Creates a unified voice for the region, delivering services more efficiently while focusing on three of the most important areas of regional economic development: business development, entrepreneurship and international trade.

SLEDP: Services

6

- Business retention and expansion
- Innovation & entrepreneurship
 - Technology and innovation
 - Small business financing
 - Business incubators
- International trade
- Real estate and community development

SLDC: Purpose

7

- Grow investment and jobs in the City of St. Louis by enhancing real estate value.
- Enable sustainability and success of neighborhoods.



SLDC: Services

8

- Real Estate Site Assembly, Preparation, and Redevelopment
 - Tax abatement
 - Tax increment financing
- Real Estate Management & Marketing
 - Sale, acquisition, & maintenance of 11,000+ parcels through the Land Reutilization Authority
- M/WBE Inclusion & Support
- Central hub for all City of St. Louis business needs
- Business Assistance Center

SLDC: Services, *continued*

9

- Port Development and Management
- Support of Economic Development Authorities
 - IDA, LCRA, LRA, LDC, PIEA, Port Authority
- Neighborhood and Commercial District Development
- Major Projects
 - Site assemblage
 - Environmental investigations
 - Developer liaison
 - Federal grant applications and management

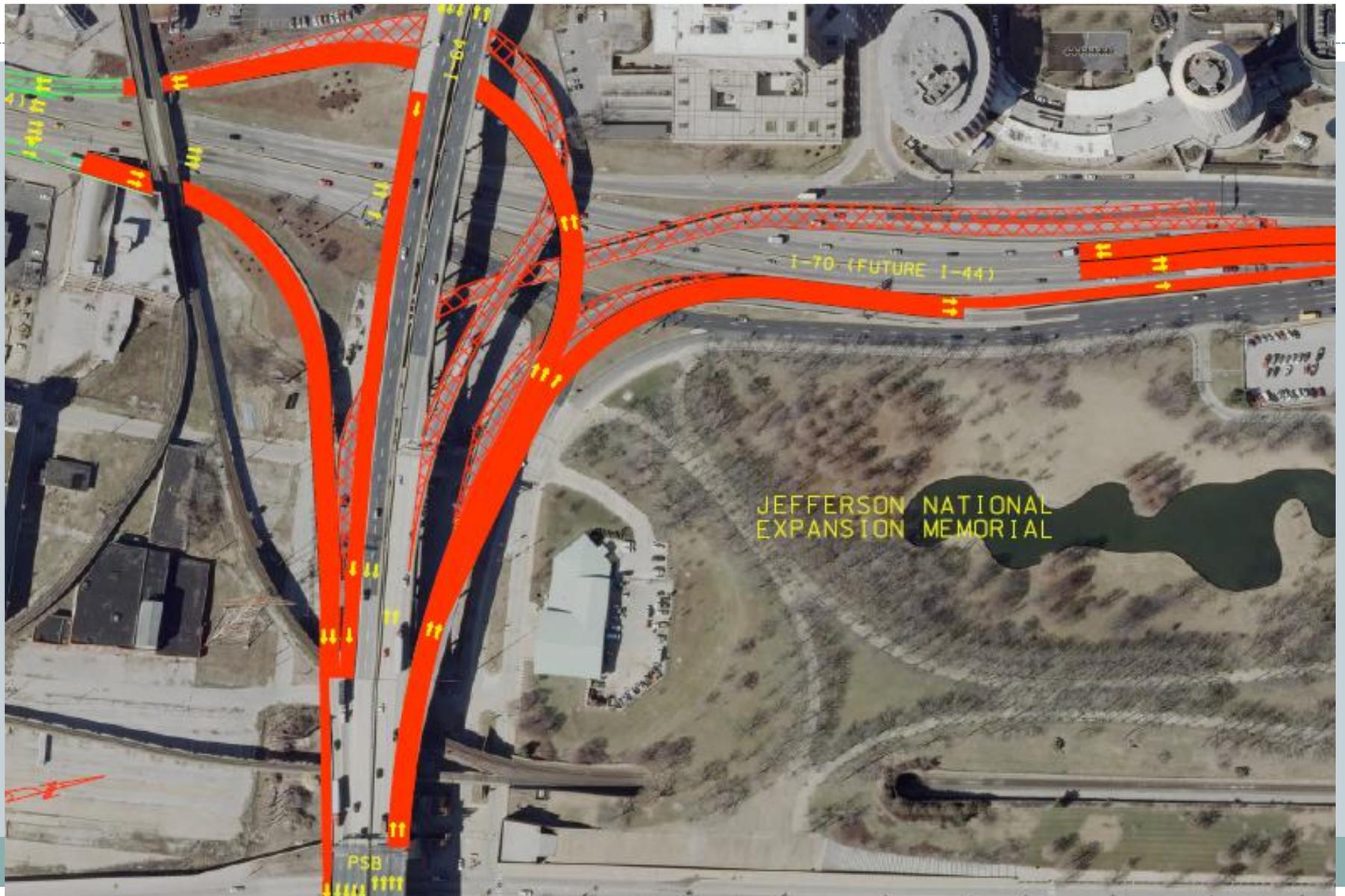
Major Projects

10

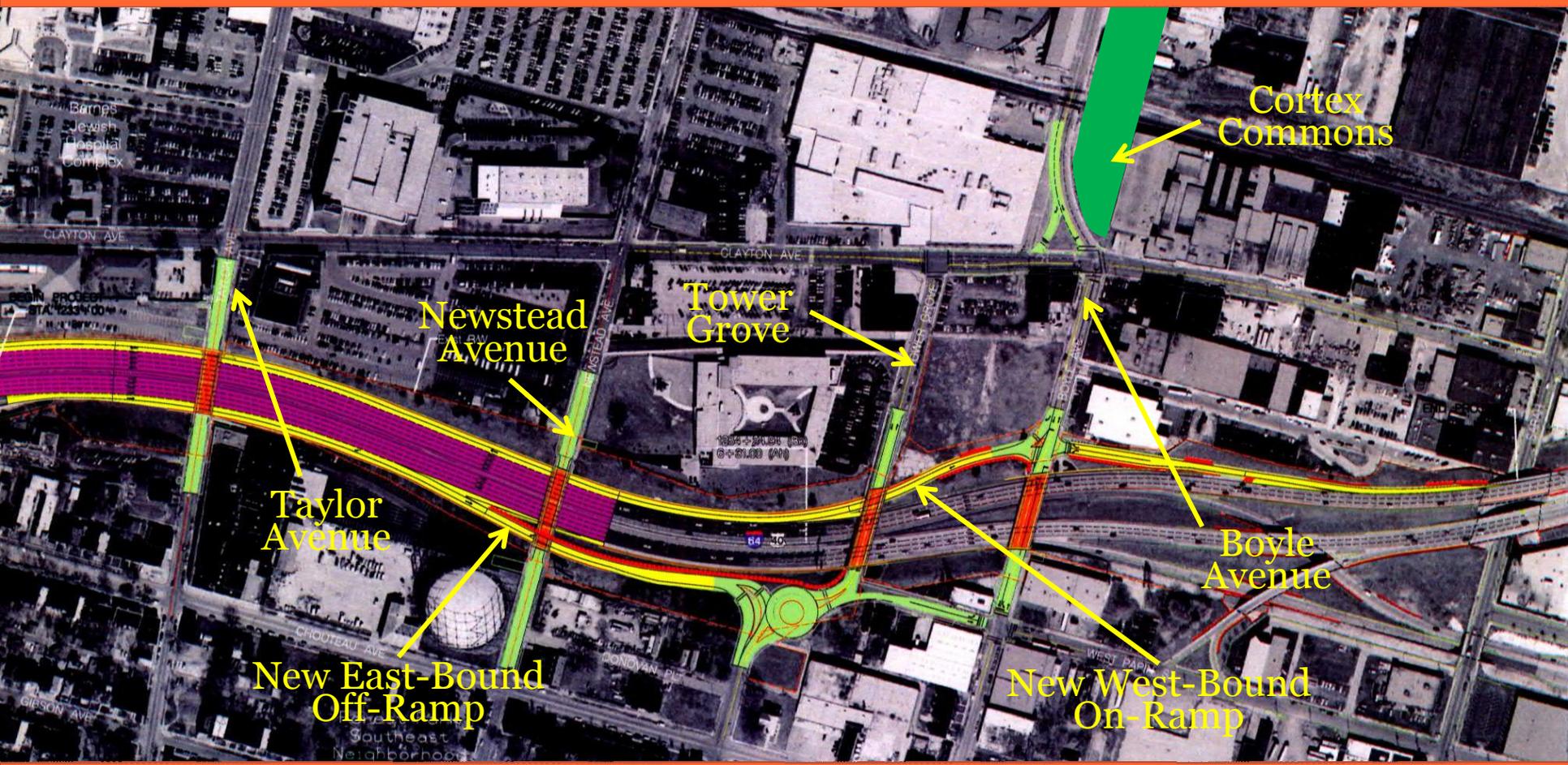
Stan Musial Veterans Memorial Bridge



Poplar Street Bridge Ramp Improvements



Central Corridor I-64 Improvements



Municipal River Terminal



Newly Completed
Municipal River
Terminal

North Riverfront Commerce Corridor

15

- 3,000 acres, 800 acres underutilized
- Primarily industrial & commercial uses
- Over 10,000 employed in approximately 560 businesses
- Adjacent to I-70
- Close to airports
- Access to Municipal River Terminal
- Served by six Class I railroads and four short lines
- Sites available for business expansion



NorthSide Regeneration

16

- Approximately 1,500 contiguous acres bordering downtown St. Louis.
- With new Stan Musial Veteran's Memorial Bridge open, estimated daily traffic at 40,000+ vehicles.

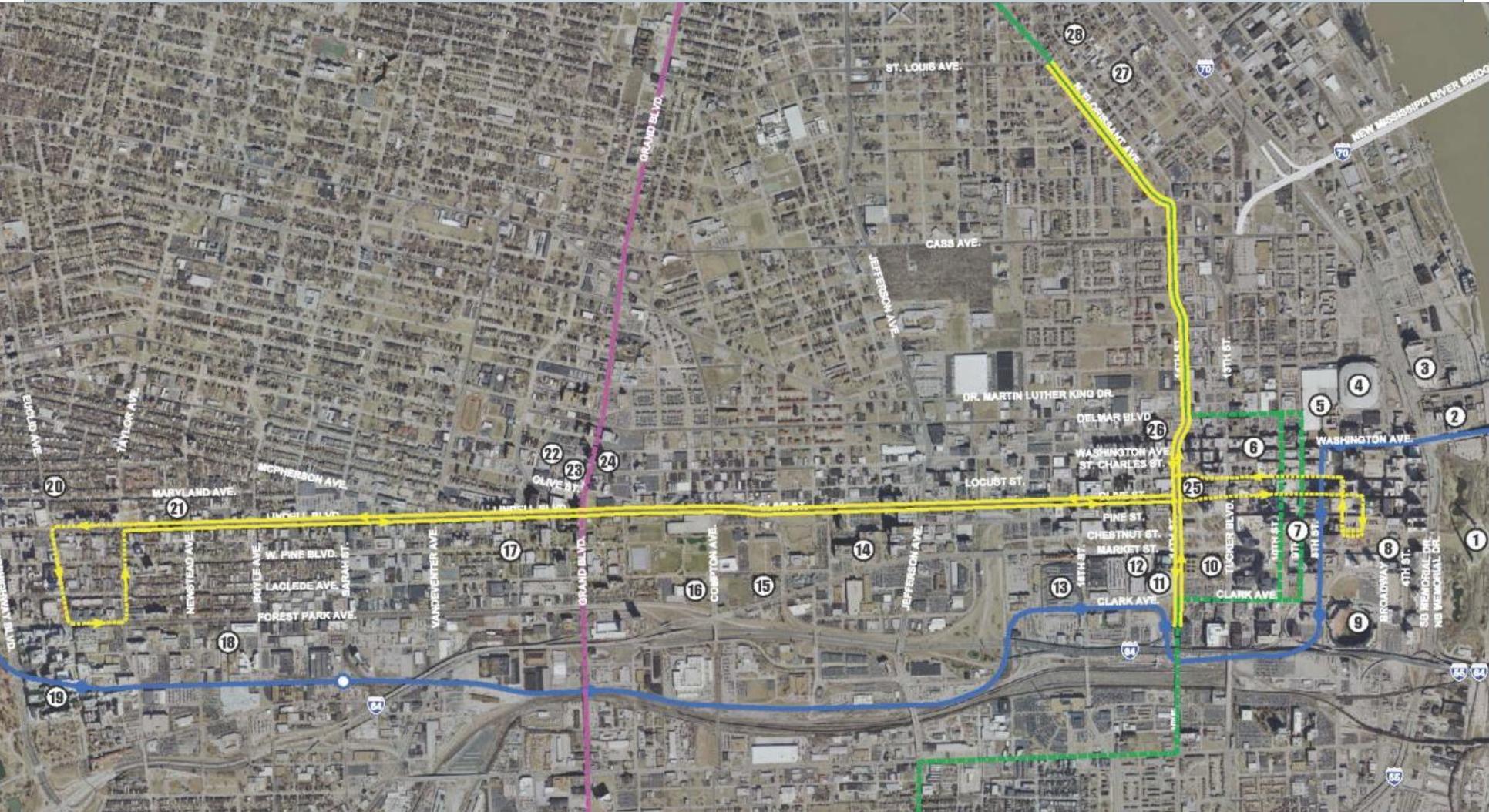


NorthSide Regeneration Area

Redevelopment focus areas for job creation and business centers.



St. Louis Streetcar Company



Carondelet Coke Redevelopment

19

- Former 54-acre coke oven/coal gasification facility, entered City inventory in 1994.
- After 17 years of effort, \$12.3M cleanup now fully funded and underway.
- Brownfield remediation tax credits.
- Selected developer will create business/industrial park with 700,000 sq. ft. facilities, 900+ new jobs.



Downtown Development

20

CityArchRiver 2015

21

- **\$380M Capital Project Cost**
 - \$69M Public funds committed (federal, state, local) TIGER grant, MoDOT funds, federal grants and city
 - \$90-\$100M Proposition P bond proceeds
 - \$221M Private funds (goal is total of \$250M for project costs plus endowment for a conservancy)
- **Leonor K. Sullivan**
 - Elevate road to reduce flooding occurrences.
 - Create access to 1.5 mile promenade between Biddle and Chouteau.
- **Memorial Drive**
 - NB Memorial rerouted across I-70 to circulate around Luther Ely Smith Square and the forthcoming Park over the Highway.



View of Old Courthouse from Museum Lobby



Laclede's Landing Street Enhancements

24

- **2nd Street**
 - Rebuild two blocks of cobblestone street in a manner which complies with historic standards.
 - Project cost: \$1.3M
 - Project period: 9/2013 to 2/2014
- **1st Street**
 - Rebuild two blocks of cobblestone street in a manner which complies with historic standards.
 - Design: complete.
 - Approximate project cost: \$1.1M
 - No construction funds identified.



Second Street, prior to construction.

Washington Avenue Streetscape, Phase III

25

- Improvements from Memorial Drive to 7th Street
 - Sidewalks, crosswalks, street furniture, landscaping, signage, street and pedestrian lighting.
 - Project Cost: \$1.97M
 - 80% federal funding
 - 20% local match provided by Stifel & Spinnaker
 - Design underway.
 - Construction to begin Spring 2015.



700 Market Street



UrbanStreet Group LLC

27

- The Tower at OPOP (*Old Post Office Plaza*) – 132 market rate apartments
- Lofts at OPOP

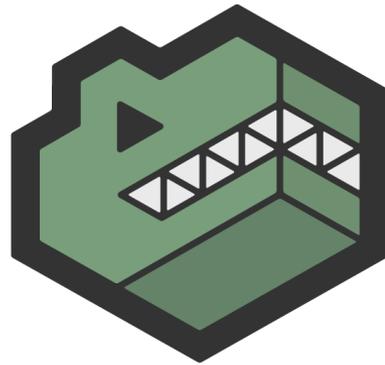




UrbanStreet Group LLC

28





T-REX



National Blues Museum at 601 Washington



Ballpark Village - \$100M Phase I opens 4/7/2014

31

- 100,000 sq. ft. of retail, entertainment and event space
- Cardinals Nation Restaurant & Bar, Hall of Fame & Museum, Game Day Seating Decks
- Anheuser Busch Brew Pub & Party Deck, PBR Big Sky, Howl at the Moon, Drunken Fish, Fox Sports Midwest Live! Plaza with retractable glass roof
- Over 1,600 construction jobs, 340 permanent jobs



Fox Sports Midwest Live! Marketplace

32



Union Station

33



- \$66M in improvements by Lodging Hospitality management

Fields Foods

34

- Located in Lafayette Square across from City Hospital
- 37,000 square feet
- \$15M project includes food distribution and processing center



Photos by Mark Groth

Grand Center Development

35

Missouri Theater Building at 634 N. Grand

36



- 108 market rate apartments
- 25,000 SF commercial space
- The Lawrence Group
- The Missouri Theater Building derives its name from a long-demolished theater that once sat behind the property.

Photo from St. Louis Post-Dispatch

Larry J. Weir Center for Independent Media

37

- New location houses the broadcast facilities for 88.1 KDHX, as well as the Magnolia Café and The Stage at KDHX.
- Also home to KDHX.org offices and the Folk School.



Photo by Sarah Ann Finke



Photo by Mabel Suen

UMSL @ Grand Center

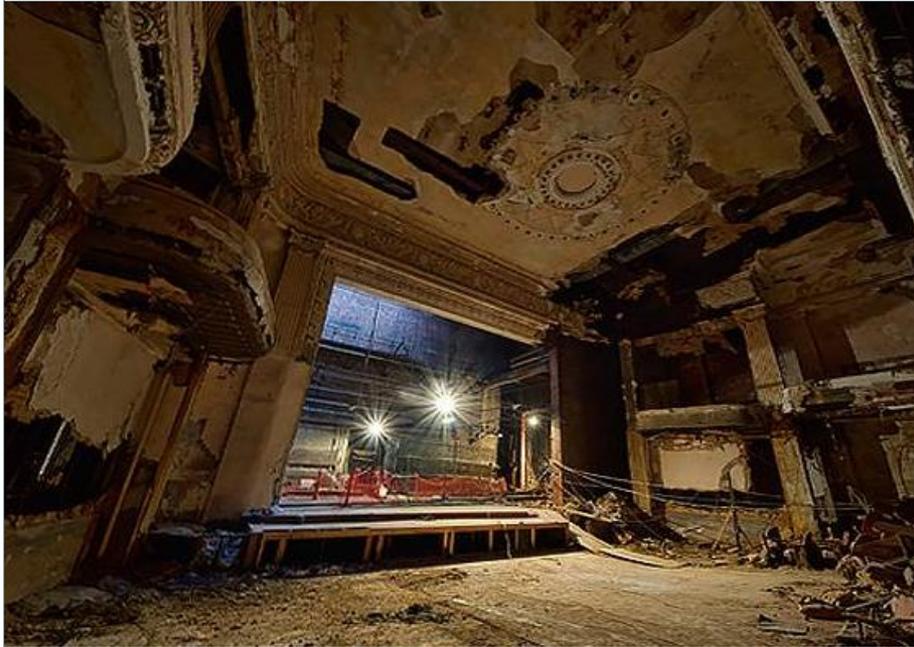
38



- New \$12M 3-story, 27,000 sq ft facility
- Home of St. Louis Public Radio station KWMU 90.7
- Ground floor home to the Monsanto Community Education Center

Sun Theater

39



- \$11M renovation by The Lawrence Group
- Theater will serve as performing arts space for the Grand Center Arts Academy



Photos by Todd Morgan, BackBeat-Photography

Central Corridor Development

40

The logo features the word "CORTEX" in a bold, dark blue, sans-serif font. The letter "O" is replaced by an orange circle with white lines forming a globe or network pattern. Below "CORTEX" is the phrase "innovation community" in a smaller, dark blue, lowercase sans-serif font.

CORTEX
innovation community

— **ST. LOUIS** —

A white rectangular sign is mounted on a concrete base in front of a modern glass-walled building. The sign features the word "cortex" in a lowercase, dark blue, sans-serif font. To the right of the text is a small orange globe icon with white lines, identical to the one in the main logo above.

cortex

 Completed / Under Construction  Being Planned



CORTEX Phase I: Completed

43



Cortex 1



DuPont



CET I & II



West End Lofts



CORTEX Phase II: Under Construction

44



@4240 – lab/office



BJC @ The Commons – office



Shriners Hospital



CoFactor Genomics - lab



645 Newstead – lab

CORTEX Phase II: Under Construction

45

CORTEX Commons



CORTEX Phase III: Construction begins July 2014

46



CORTEX Summary: Phases 1,2,3

47

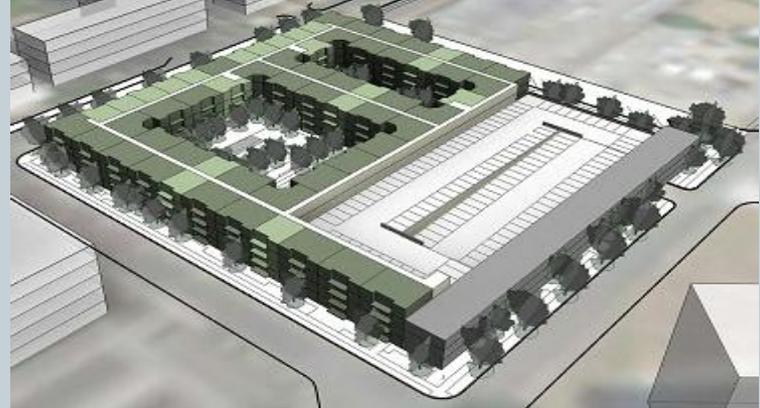
- Investment: \$500m
- Square Feet: 1,631,000
- Permanent Jobs: 2,850
- Annual Payroll: \$185m

CORTEX Phase 4: In Planning

48



TechShop – historic rehab



Mid-rise residential



Residential historic rehab



New tech buildings

CORTEX Phase 4: Projections

49

- Investment: \$305m
- Square Feet: 893,000
- Construction Jobs (in person years): 2,400
- Permanent Jobs: 2,900
- Annual Payroll: \$183m

BJC HealthCare

50

- BJC encompasses a 16-block area with a daytime population over 20,000.
- \$1 billion expansion and renovations are underway. Currently under construction:
 - Shriner's Hospital
 - WUSM Research Building
 - St. Louis College of Pharmacy (2 buildings)
 - Barnes-Jewish Hospital North
 - St. Louis Children's Hospital expansion



BJC HealthCare



- Rendering of buildings at Barnes-Jewish Hospital North (Forest Park at Kingshighway) (*above*)
- Rendering of Queeny Tower replacement (Kingshighway at Barnes-Jewish Hospital Plaza) (*right*)



The Standard

52

- 164 units marketed to SLU students, located at Forest Park and Vandeventer
- 400 parking spaces in a structured garage wrapped by the residential building



Image from Alex Ihnen, Nextstl.com

CityWalk on Euclid

53

- 177 apartments
- 38,500 SF
Whole Foods
- Underground parking



Image from St. Louis Post-Dispatch

Midtown Station

54

- Proposed retail development by Pace Properties
- Former Federal Mogul site



Image from Pace Properties

Central West End

55



- Opus Tower (*left*)
 - Lindell at Euclid
 - 12-story, 217 apartments
 - Commercial on ground floor

- West Pine Lofts
 - West Pine at Sarah
 - 4-story, 206 apartments



Images from Alex Ihnen, Nextstl.com

4100 Lindell

56

- \$5.35M rehab proposed by The Lawrence Group
- 16 apartments
- Bank on first floor



Photo by Alex Ihnen, Nextstl.com

Cortona at Forest Park

57

- \$42M new construction in the Highlands (Oakland at Hampton)
- 5-story, 278 market rate apartments on 5-acre site
- “Euro-style” courtyard with saltwater swimming pool



Photo by Balke Brown

Tri-Star Mercedes-Benz Dealership

58

- \$11.7M dealership
- Requires construction of a parking garage
- Former KTVI-TV site near Hampton and Clayton



Thank you.

59

Otis Williams, P.E.
Executive Director
williamsot@stlouis-mo.gov

314-657-3703



Keeping St. Louis In Business

SLDC

ST. LOUIS DEVELOPMENT CORPORATION