

ORDINANCE #66129
Board Bill No. 309
Committee Substitute

An ordinance approving a redevelopment plan for the Salisbury St./N. 11th St./N. Florissant Ave. Area ("Area") after finding that the Area is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 2000, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), containing a description of the boundaries of said Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Exhibit "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Blighting Study and Plan dated October 28, 2003 for the Area ("Plan"), incorporated herein by attached Exhibit "B", pursuant to Section 99.430; finding that there is a feasible financial plan for the redevelopment of the Area which affords maximum opportunity for redevelopment of the Area by private enterprise; finding that any property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") through the exercise of eminent domain or otherwise; finding that the property within the Area is partially occupied and the Redeveloper shall be responsible for relocating any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available fifteen (15) year real estate tax abatement; and pledging cooperation of the St. Louis Board of Aldermen ("Board") and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan.

WHEREAS, by reason of predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, there exist conditions which endanger life or property by fire or other causes and constitute an economic or social liability or a menace to the public health, safety, morals or welfare in the present condition and use of the Area, said Area being more fully described in Exhibit "A"; and

WHEREAS, such conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by ordinary private enterprise without the aids provided in the Statute; and

WHEREAS, there is a need for the LCRA, a public body corporate and politic created under Missouri law, to undertake the redevelopment of the above described Area as a land clearance project under said Statute, pursuant to plans by or presented to the LCRA under Section 99.430.1 (4); and

WHEREAS, the LCRA has recommended such a plan to the Planning Commission of the City of St. Louis ("Planning Commission") and to this Board, titled "Blighting Study and Plan for Salisbury St./N. 11th St./N. Florissant Ave. Redevelopment Area," dated October 28, 2003; consisting of a Title Page, a Table of Contents Page, and seventeen (17) numbered pages, attached hereto and incorporated herein as Exhibit "B" ("Plan"); and

WHEREAS, under the provisions of the Statute, and of the federal financial assistance statutes, it is required that this Board take such actions as may be required to approve the Plan; and

WHEREAS, it is desirable and in the public interest that a public body, the LCRA, undertake and administer the Plan in the Area; and

WHEREAS, the LCRA and the Planning Commission have made and presented to this Board the studies and statements required to be made and submitted by Section 99.430 and this Board has been fully apprised by the LCRA and the Planning Commission of the facts and is fully aware of the conditions in the Area; and

WHEREAS, the Plan has been presented and recommended by LCRA and the Planning Commission to this Board for review and approval; and

WHEREAS, a general plan has been prepared and is recognized and used as a guide for the general development of the City and the Planning Commission has advised this Board that the Plan conforms to said general plan; and

WHEREAS, this Board has duly considered the reports, recommendations and certifications of the LCRA and the Planning Commission; and

WHEREAS, the Plan does prescribe land use and street and traffic patterns which may require, among other things, the vacation of public rights-of-way, the establishment of new street and sidewalk patterns or other public actions; and

WHEREAS, this Board is cognizant of the conditions which are imposed on the undertaking and carrying out of a redevelopment project, including those relating to prohibitions against discrimination because of race, color, creed, national origin, sex, marital status, age, sexual orientation or physical handicap; and

WHEREAS, in accordance with the requirements of Section 99.430 of the Statute, this Board advertised that a public hearing would be held by this Board on the Plan, and said hearing was held at the time and place designated in said advertising and all those who were interested in being heard were given a reasonable opportunity to express their views; and

WHEREAS, it is necessary that this Board take appropriate official action respecting the approval of the Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. There exists within the City of St. Louis ("City") a blighted area, as defined by Section 99.320 of the Revised Statutes of Missouri, 2000, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive, as amended) described in Exhibit "A", attached hereto and incorporated herein, known as the Salisbury St./N. 11th St./N. Florissant Ave. Area ("Area").

SECTION TWO. The redevelopment of the above described Area, as provided by the Statute, is necessary and in the public interest, and is in the interest of the public health, safety, morals and general welfare of the people of the City.

SECTION THREE. The Area qualifies as a redevelopment area in need of redevelopment under the provision of the Statute, and the Area is blighted as defined in Section 99.320 of the Statute.

SECTION FOUR. The Blighting Study and Plan for the Area, dated October 28, 2003 ("Plan") having been duly reviewed and considered, is hereby approved and incorporated herein by reference, and the President or Clerk of this St. Louis Board of Aldermen ("Board") is hereby directed to file a copy of said Plan with the Minutes of this meeting.

SECTION FIVE. The Plan for the Area is feasible and conforms to the general plan for the City.

SECTION SIX. The financial aid provided and to be provided for financial assistance pertaining to the Area is necessary to enable the redevelopment activities to be undertaken in accordance with the Plan for the Area, and the proposed financing plan for the Area is feasible.

SECTION SEVEN. The Plan for the Area will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the redevelopment of the Area by private enterprise, and private developments to be sought pursuant to the requirements of the Statute.

SECTION EIGHT. The Plan for the Area provides that the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") may acquire any property in the Area by the exercise of eminent domain or otherwise.

SECTION NINE. The property within the Area is currently partially occupied. All eligible occupants displaced by the Redeveloper ("Redeveloper" being defined in Section Twelve, below) shall be given relocation assistance by the Redeveloper at its expense, in accordance with all applicable federal, state and local laws, ordinances, regulations and policies.

SECTION TEN. The Plan for the Area gives due consideration to the provision of adequate public facilities.

SECTION ELEVEN. In order to implement and facilitate the effectuation of the Plan hereby approved it is found and determined that certain official actions must be taken by this Board and accordingly this Board hereby:

- (a) Pledges its cooperation in helping to carry out the Plan;
- (b) Requests the various officials, departments, boards and agencies of the City, which have administrative responsibilities, likewise to cooperate to such end and to execute their respective functions and powers in a manner consistent with the Plan; and
- (c) Stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Plan.

SECTION TWELVE. All parties participating as owners or purchasers of property in the Area for redevelopment ("Redeveloper") shall agree for themselves and their heirs, successors and assigns that they shall not discriminate on the basis of race, color, creed, national origin, sex, marital status, age, sexual orientation or physical handicap in the sale, lease, or rental of any property or improvements erected or to be erected in the Area or any part thereof and those covenants shall run with the land, shall remain in effect without limitation of time, shall be made part of every contract for sale, lease, or rental of property to which Redeveloper is a party, and shall be enforceable by the LCRA, the City and the United States of America.

SECTION THIRTEEN. In all contracts with private and public parties for redevelopment of any portion of the Area, all Redevelopers shall agree:

- (a) To use the property in accordance with the provisions of the Plan, and be bound by the conditions and procedures set forth therein and in this Ordinance;
- (b) That in undertaking construction under the agreement with the LCRA and the Plan, bona fide Minority Business Enterprises ("MBE's") and Women's Business Enterprises ("WBE's") will be solicited and fairly considered for contracts, subcontracts and purchase orders;
- (c) To be bound by the conditions and procedures regarding the utilization of MBE's and WBE's established by the City;
- (d) To adhere to the requirements of the Executive Order of the Mayor of the City, dated July 24, 1997.
- (e) To comply with the requirements of Ordinance No. 60275 of the City;
- (f) To cooperate with those programs and methods supplied by the City with the purpose of accomplishing, pursuant to this paragraph, minority and women contractors, subcontractors and material supplier participation in the construction pursuant to the Plan. The Redeveloper will report semi-annually during the construction period the results of its endeavors under this paragraph, to the Contracts Administration Manager of the City and the President of this Board; and
- (g) That the language of this Section Thirteen shall be included in its general construction contract and other construction contracts let directly by Redeveloper.

The term MBE shall mean a sole proprietorship, partnership, corporation, profit or non-profit organization owned, operated and controlled by minority group members who have at least fifty-one percent (51%) ownership. The minority group member(s) must have operational and management control, interest in capital and earnings commensurate with their percentage of ownership. The term Minority Group Member(s) shall mean persons legally residing in the United States who are Black, Hispanic, Native American (American Indian, Eskimo, Aleut or Native Hawaiian), Asian Pacific American (persons with origins from Japan, China, the Philippines, Vietnam, Korea, Samoa, Guam, U.S. Trust Territory of the Pacific Islands, Laos, Cambodia or Taiwan) or Asian Indian American (persons with origins from India, Pakistan or Bangladesh). The term WBE shall mean a sole proprietorship, partnership, corporation, profit or non-profit organization owned, operated and controlled by a woman or women who have at least fifty-one percent (51%) ownership. The woman or women must have operational and managerial control, interest in capital and earnings commensurate with their percentage of ownership.

The term "Redeveloper" as used in this Section shall include its successors in interest and assigns.

SECTION FOURTEEN. The 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 application 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, 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:

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 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 preceding the calendar year during which such corporation shall have acquired title to such property. In addition to such taxes, any such corporation shall for 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 preceding 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 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 preceding 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. 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.

SECTION FIFTEEN. Any proposed modification which will substantially change the Plan must be approved by this Board in the same manner as the Plan was first approved. Modifications which will substantially change the 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 to other items which alter the nature or intent of the Plan.

The Plan may be otherwise modified (e.g. urban design regulations, development schedule) by the LCRA, provided that such revisions shall be effective only upon the consent of the Planning Commission of the City. Changes which are not substantial are those that do not go to the crux of the Plan.

SECTION SIXTEEN. The sections of this Ordinance shall be severable. In the event that any section of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining sections of this Ordinance are valid, unless the court finds the valid sections of the Ordinance are so essential and inseparably connected with and dependent upon the void section that it cannot be presumed that this Board would have enacted the valid sections without the void ones, or unless the court finds that the valid sections standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

EXHIBIT "A"

SALISBURY ST./N. 11TH ST./N. FLORISSANT AVE. AREA LEGAL DESCRIPTION

Portions of blocks 1163, 1166, 1167, 1174, 1179, 1186, 1187, 1190 and 1191 in the City of St. Louis, more specifically described as follows:

Beginning at the point of intersection of the west line of N. 11th St. (50 feet wide) and the north line of Mallinckrodt St. (60 feet wide); thence westwardly along said north line of Mallinckrodt St. to its point of intersection with the east line of property known and numbered 1115 Mallinckrodt St. now, or formerly, owned by Michael and Judy Woodson (parcel #119100101); thence northwardly along said east property line to its point of intersection with the north line of said property; thence westwardly along said north property line and the north property line of parcel #119100125 also owned by Michael and Judy Woodson known and numbered 3600-10 N. 14th St. and its westward prolongation across N. 14th St. to its point of intersection with the west line of N. 14th St. (60 feet wide); thence northwardly along said west street line to its point of intersection with the south line of a 20 feet wide east-west alley in City Block 1186; thence westwardly along said south alley line and its westward prolongation to its point of intersection with the west line of Blair Ave. (60 feet wide); thence southwardly along said west line of Blair Ave. to its point of intersection with the south line of property now, or formerly, owned by Raymond L. and Kyong A. Spink known and numbered 3616 N. Blair Ave. (parcel #117900140); thence westwardly along said south property line and its westward prolongation to its point of intersection with the west line of a 15 foot wide north-south alley in City Block 1179; thence northwardly along said west alley line to its point of intersection with the south line of a 20 feet wide east-west alley in City Block 1179; thence westwardly along said south

line of said alley and its westward prolongation to its point of intersection with the west line of N. 19th St. (60 feet wide); thence southwardly along said west line of N. 19th St. to its point of intersection with the south line of property known and numbered 3613 N. 19th St. now, or formerly, owned by David Brown (Parcel #117400090); thence westwardly along said south property line and its westward prolongation to its point of intersection with the west line of a north-south 15 foot wide alley in City Block 1174; thence northwardly along said west alley line to its point of intersection with the south line of Salisbury St. (60 feet wide); thence westwardly along said south line of Salisbury St. to its point of intersection with the east line of N. 20th St. (60 feet wide); thence southwardly along said east line of N. 20th St. to its point of intersection with the eastward prolongation of the south line of a 20 foot wide east-west alley in City Block 1167; thence westwardly along said eastward prolongation, said south line of said east-west alley and its westward prolongation to its point of intersection with the west line of N. 21st St. (60 feet wide); thence northwardly along said west line of N. 21st St. to its point of intersection with the south line of Salisbury St.; thence westwardly along said south line of Salisbury St. to its point intersection with the east line of N. Florissant Ave. (60 feet wide); thence northwardly along said east line of N. Florissant Ave. to its point of intersection with the north line of a 15 foot wide east-west alley in City Block 1163; thence eastwardly along said north alley line, its eastward prolongation across N. 21st St., the north line of the 15 foot wide east-west alley in City Block 1166 and its eastward prolongation to its point of intersection with the east line of N. 20th St.; thence southwardly along said east line of N. 20th St. to its point of intersection with the north line of Salisbury St.; thence eastwardly along said north line of Salisbury St. to its point of intersection with the west line of Blair Ave.; thence northwardly along said west line of Blair Ave. to its point of intersection with the westward prolongation of the north line of a 20 foot wide east-west alley in City Block 1187; thence eastwardly along said westward prolongation and said north alley line to its point of intersection with the west line of N. 14th St.; thence southwardly along said west line of N. 14th St. to its point of intersection with the westward prolongation of the south line of property in City Block 1190 now, or formerly, owned by the St. Louis Board of Education known and numbered 3721 N. 11th St. (Parcel #1190000040); thence eastwardly along said south property line to its point of intersection with the west line of N. 11th St.; thence southwardly along said west line of N. 11th St. across all intersection streets to its point of intersection with the north line of Mallinckrodt St., the point of beginning.

EXHIBIT "B"
Form: 10/16/03

BLIGHTING STUDY AND PLAN
FOR THE
SALISBURY ST./N. 11TH ST./N. FLORISSANT AVE. AREA
PROJECT #9603
LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
OF THE CITY OF ST. LOUIS
October 28, 2003

MAYOR
FRANCIS G. SLAY

BLIGHTING STUDY AND PLAN FOR
SALISBURY ST./N. 11TH ST./N. FLORISSANT AVE. AREA

PAGE

A. EXISTING CONDITIONS AND FINDING OF BLIGHT 1

1. DELINEATION OF BOUNDARIES 1

2. GENERAL CONDITION OF THE AREA 1

3. PRESENT LAND USE OF THE AREA 1

4. PRESENT LAND USE AND DENSITY OF SURROUNDING PROPERTIES 1

5. CURRENT ZONING 2

6. FINDING OF BLIGHT 2

B. PROPOSED DEVELOPMENT AND REGULATIONS 2

1. DEVELOPMENT OBJECTIVES 2

2. PROPOSED LAND USE OF THE AREA 2

3. PROPOSED ZONING 3

4. RELATIONSHIP TO LOCAL OBJECTIVES 3

5. PROPOSED EMPLOYMENT FOR THIS AREA 3

6. CIRCULATION 3

7. BUILDING AND SITE REGULATIONS 3

8. URBAN DESIGN 3

9. PARKING REGULATIONS 4

10. SIGN REGULATIONS 4

11. BUILDING, CONDITIONAL USE AND SIGN PERMITS 5

12. PUBLIC IMPROVEMENTS 5

C. PROPOSED SCHEDULE OF DEVELOPMENT 6

D. EXECUTION OF PROJECT 6

1. ADMINISTRATION AND FINANCING 6

2. PROPERTY ACQUISITION 6

3. PROPERTY DISPOSITION 6

4. RELOCATION ASSISTANCE 6

E. COOPERATION OF THE CITY 6

F. TAX ABATEMENT 7

**G. COMPLIANCE WITH AFFIRMATIVE ACTION AND
NONDISCRIMINATION LAWS AND REGULATIONS 8**

1. LAND USE 8

2. CONSTRUCTION AND OPERATIONS 8

3. LAWS AND REGULATIONS 8

4. ENFORCEMENT 8

H. MODIFICATIONS OF THIS PLAN 8

I. DURATION OF REGULATION AND CONTROLS 9

J. EXHIBITS 9

K. SEVERABILITY 9

EXHIBITS

- "A" LEGAL DESCRIPTION
- "B" PROJECT AREA PLAN
- "C" PROPOSED LAND USE
- "D" ACQUISITION MAP
- "E" EQUAL OPPORTUNITY AND NON-DISCRIMINATION GUIDELINES
- "F" HYDE PARK CULTURAL DISTRICT VISION

A. EXISTING CONDITIONS AND FINDINGS OF BLIGHT

1. DELINEATION OF BOUNDARIES

The Salisbury St./N. 11th St./N. Florissant Ave. Area ("Area") encompasses approximately 11.1 acres in the Hyde Park neighborhood of the City of St. Louis ("City") and is located on both sides of Salisbury St. bounded on the east by N. 11th St./I-70 and on the west by N. Florissant Ave.

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 1163, 1166, 1167, 1174, 1179, 1186, 1187, 1190 and 1191 and includes the following addresses: 1100-1912, 2000-30, 1101-1437 and 2001-2129 Salisbury St., 3601-3715 N. 11th St., 3612-3717 & 3619-3715 N. 14th St., 3618-3716 & 3615-35 Blair Ave., 3616-30 & 3613-29 N. 19th St., 3613-3713 N. 20th St., 3610-3712 & 3701-13 N. 21st St. and 3700-10 N. Florissant Ave. The Area is in fair to poor condition. The physical conditions within the Area are shown on Exhibit "B" (Project Area Plan). For the purpose of this Plan, "Fair Condition" means (1) property that is generally structurally sound but suffers from inadequate maintenance and upkeep, or (2) vacant unimproved property that is under-utilized. "Poor Condition" means (1) buildings that are structurally unsound and/or substantially deteriorated, requiring major improvements such as new roofs, windows, systems, etc., in order to be used productively, or (2) property without buildings which is poorly maintained, has crumbling pavement, and/or is used for open storage.

Unemployment figures, computed by the Missouri State Employment Service, indicate a 10.5% unemployment rate for the City as of July, 2003. It is estimated that this rate is prevalent for residents of the neighborhoods surrounding the Area.

There are currently approximately 60 jobs within the Area.

3. PRESENT LAND USE OF THE AREA

Existing land uses within the Area include commercial and residential properties plus vacant lots.

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 residential purposes.

Residential density for the surrounding neighborhoods is approximately 10.27 persons per acre.

5. CURRENT ZONING

The Area is zoned "B" Two-Family Dwelling, "C" Multi-Family Dwelling and "F" Neighborhood Commercial District 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 vacant lots and partially occupied structures and in fair to poor condition (as defined in Section A(2) above). The existence of deteriorated property constitutes both an economic liability to the City of St. Louis and presents a hazard to the health and well-being of its citizens. These conditions, therefore, qualify the Area as blighted within the meaning of Section 99.300 *et seq.* of the Revised Statutes of Missouri (the Land Clearance for Redevelopment Authority Law).

B. PROPOSED DEVELOPMENT AND REGULATIONS

1. DEVELOPMENT OBJECTIVES

The primary objective of this Plan is to facilitate the development of the Area into productive commercial/entertainment uses with possible residential uses above the first floor. The general vision for the Area is outlined in Exhibit "F."

2. PROPOSED LAND USE OF THE AREA

The proposed land uses for the Area are commercial/entertainment and residential uses permitted in Areas designated "G" Local Commercial and Office District by the City of St. Louis Zoning Code. Redevelopers authorized by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") to develop property in the Area (hereafter referred to as "Redeveloper") shall not be permitted to use said property for the following:

pawn shops, adult bookstores, X-rated movie houses, massage parlors or health spas, auto and truck dealers (new or used), storefront churches, pinball arcades, pool halls, secondhand or junk shops, tattoo parlors, truck or other equipment rentals requiring outside storage, blood donor facilities, free standing package liquor stores, check cashing centers, any use (except for financial institutions or pharmacies) that utilizes a sales or service window or facility for customers who are in cars, or restaurants that sell products to customers who are in cars or who consume the sold products in cars parked on the restaurant premises, or sell products through a sales window to customers who are in cars or to pedestrians outside the building for immediate consumption by the customer either on or off the premises, automobile service or gasoline stations.

Exhibit "C" (Proposed Land Use) shows the proposed uses for the Area.

3. PROPOSED ZONING

The zoning for the Area should be changes to "F" Neighborhood Commercial or "G" Local Commercial & Office District. The Area is also in the Hyde Park Historic District. 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 "Comprehensive City Plan" (1947), the "St. Louis Development Program" (1973), and the "Economic Development Strategy" (1978). Any specific proposal to the LCRA for development 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

Approximately 60 to 100 new permanent jobs will be created if the Area is developed in accordance with this Plan. The exact number of jobs created will depend upon the specific nature of the proposed development.

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.

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.

Each Redeveloper shall develop the Area in accordance with this Plan and the Redevelopment Agreement, and shall maintain all structures, equipment, paved areas, and landscaped areas controlled by the Redeveloper in good

and safe order both inside and outside, structurally and otherwise, including necessary and proper painting. Failure to meet this requirement may result in suspension of tax abatement.

8. URBAN DESIGN

a. **Urban Design Objectives**

Restore the existing facades and storefront buildings to the extent feasible and augment with new compatible infill structures designed to accommodate entertainment uses.

b. **Urban Design Regulations**

Existing structures to be rehabilitated shall be designed to enhance the original facades and storefront designs, adapting the buildings to new entertainment related businesses. New structures shall be compatible with the existing buildings to remain.

c. **Landscaping**

The property shall be well-landscaped. 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 - preferably in tree lawns along the curb. Existing, healthy trees and shrubs shall be retained, if feasible.

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.

All permanent at-grade parking areas shall be screened on street-facing sides with a decorative wall and/or fence of masonry, cast metal, wrought iron, or a combination thereof, with eight foot masonry piers capped with appropriate stone material located at gates, corners and every twenty-five (25) feet along the perimeter. All such cast metal or wrought iron fencing must be planted with a continuous evergreen hedge at least two and one-half (2-1/2) feet high on planting and which is maintained at a minimum height of three and one-half (3-1/2) feet at maturity. Parking, where feasible, shall be off the alleys or north-south streets rather than fronting on Salisbury St.

If parking lots exceed twenty-five (25) spaces, three percent (3%) of the interior of the parking lots shall be landscaped with trees, at least two and one-half (2-1/2) inch caliper in size on planting. These 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.

10. SIGN REGULATIONS

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

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: Upper Level signage 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')). Pedestrian level signage 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.

Canvas awnings with 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.

Projecting and blade signs shall be permitted. Blade signs shall not be above the second floor window level. Projecting signs shall require a special design review by LCRA staff. They shall not be lit box type.

Businesses having more than 40,000 square feet of ground floor area may have signs proportionately larger than the maximum size set out in this section, provided that the LCRA confirms that there is need based upon the use, location, or siting of the building.

Painted wall signs, roof signs, pole signs, monument 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 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

No additional schools, parks, recreational and community facilities or other public facilities will be required. Additional water, sewage or other public utilities may be required depending on development. The cost of such utility improvements will be borne by the Redeveloper.

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 development that promotes the health, safety, morals, order, convenience, prosperity, the general welfare, efficiency and economy of the City.

C. PROPOSED SCHEDULE OF DEVELOPMENT

The implementation of this Plan shall take place in a single phase initiated within approximately one (1) year of approval of this Plan by ordinance and completed within approximately two (2) year(s) 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 development 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 development of the Area will be borne by the Redeveloper.

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.

2. PROPERTY ACQUISITION

The Property Acquisition Map, Exhibit "D" attached, identifies all the property located in the Area. The LCRA may acquire any property in the Area by the exercise of eminent domain or otherwise.

3. PROPERTY DISPOSITION

If the LCRA acquires property in the Area, it may sell or lease the property to a Redeveloper who shall agree to develop such property in accordance with this Plan and the contract between such Redeveloper and the LCRA. Any property acquired by the LCRA and sold to a Redeveloper 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

The property within the Area is currently partially 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 application as provided therein. Such real estate tax abatement shall not include taxes collected for 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, 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:

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 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 preceding the calendar year during which such corporation shall have acquired title to such property. In addition to such taxes, any such corporation shall for 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 preceding 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 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 preceding 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. 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

The Redeveloper 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 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 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 Maximum 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 a Contract between the LCRA and a Redeveloper, 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, 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, provided that such revisions shall be effective only upon the consent of the Planning Commission of the City. Changes which are not substantial are those that do not go to the crux of this Plan.

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 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"

**SALISBURY ST./N. 11TH ST./N. FLORISSANT AVE. AREA
LEGAL DESCRIPTION**

Portions of blocks 1163, 1166, 1167, 1174, 1179, 1186, 1187, 1190 and 1191 in the City of St. Louis, more specifically described as follows:

Beginning at the point of intersection of the west line of N. 11th St. (50 feet wide) and the north line of Mallinckrodt St. (60 feet wide); thence westwardly along said north line of Mallinckrodt St. to its point of intersection with the east line of property known and numbered 1115 Mallinckrodt St. now, or formerly, owned by Michael and Judy Woodson (parcel #119100101); thence northwardly along said east property line to its point of intersection with the north line of said property; thence westwardly along said north property line and the north property line of parcel #119100125 also owned by Michael and Judy Woodson known and numbered 3600-10 N. 14th St. and its westward prolongation across N. 14th St. to its point of intersection with the west line of N. 14th St. (60 feet wide); thence northwardly along said west street line to its point of intersection with the south line of a 20 feet wide east-west alley in City Block 1186; thence westwardly along said south alley line and its westward prolongation to its point of intersection with the west line of Blair Ave. (60 feet wide); thence southwardly along said west line of Blair Ave. to its point of intersection with the south line of property now, or formerly, owned by Raymond L. and Kyong A. Spink known and numbered 3616 N. Blair Ave. (parcel #117900140); thence westwardly along said south property line and its westward prolongation to its point of intersection with the west line of a 15 foot wide north-south alley in City Block 1179; thence northwardly along said west alley line to its point of intersection with the south line of a 20 feet wide east-west alley in City Block 1179; thence westwardly along said south line of said alley and its westward prolongation to its point of intersection with the west line of N. 19th St. (60 feet wide); thence southwardly along said west line of N. 19th St. to its point of intersection with the south line of property known and numbered 3613 N. 19th St. now, or formerly, owned by David Brown (Parcel #117400090); thence westwardly along said south property line and its westward prolongation to its point of intersection with the west line of a north-south 15 foot wide alley in City Block 1174; thence northwardly along said west alley line to its point of intersection with the south line of Salisbury St. (60 feet wide); thence westwardly along said south line of Salisbury St. to its point of intersection with the east line of N. 20th St. (60 feet wide); thence southwardly along said east line of N. 20th St. to its point of intersection with the eastward prolongation of the south line of a 20 foot wide east-west alley in City Block 1167; thence westwardly along said eastward prolongation, said south line of said east-west alley and its westward prolongation to its point of intersection with the west line of N. 21st St. (60 feet wide); thence northwardly along said west line of N. 21st St. to its point of intersection with the south line of Salisbury St.; thence westwardly along said south line of Salisbury St. to its point intersection with the east line of N. Florissant Ave. (60 feet wide); thence northwardly along said east line of N. Florissant Ave. to its point of intersection with the north line of a 15 foot wide east-west alley in City Block 1163; thence eastwardly along said north alley line, its eastward prolongation across N. 21st St., the north line of the 15 foot wide east-west alley in City Block 1166 and its eastward prolongation to its point of intersection with the east line of N. 20th St.; thence southwardly along said east line of N. 20th St. to its point of intersection with the north line of Salisbury St.; thence eastwardly along said north line of Salisbury St. to its point of intersection with the west line of Blair Ave.; thence northwardly along said west line of Blair Ave. to its point of intersection with the westward prolongation of the north line of a 20 foot wide east-west alley in City Block 1187; thence eastwardly along said westward prolongation and said north alley line to its point of intersection with the west line of N. 14th St.; thence southwardly along said west line of N. 14th St. to its point of intersection with the westward prolongation of the south line of property in City Block 1190 now, or formerly, owned by the St. Louis Board of Education known and numbered 3721 N. 11th St. (Parcel #119000040); thence eastwardly along said south property line to its point of intersection with the west line of N. 11th St.; thence southwardly along said west line of N. 11th St. across all intersection streets to its point of intersection with the north line of Mallinckrodt St., the point of beginning.

See attached Exhibits B, C & D

**EXHIBIT "E"
FORM: 08/02/99**

EQUAL OPPORTUNITY AND NONDISCRIMINATION GUIDELINES

In any contract for work in connection with the redevelopment of any property in the Area, the Redeveloper (which term shall include Redeveloper, any designees, successors and assigns thereof, any entity formed to implement the project of which the Redeveloper 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 shall contractually require its contractors and subcontractors to comply with such laws.

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

The Redeveloper 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, 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.

The Redeveloper shall fully comply (and ensure compliance by "anchor tenants") with the provisions of St. Louis City Ordinance #60275 which is codified at Chapter 3.09 of the Revised Ordinances of the City of St. Louis.

EXHIBIT "F"

HYDE PARK CULTURAL DISTRICT VISION

The Hyde Park Historic District is rich in early St. Louis history. Hyde Park was once a shopping Mecca of the region. Tit boasts of having sufficient shops and businesses that the residents seldom had to leave the area to purchase the goods and services they needed and or wanted.

Bakeries, grocery stores, fruit and vegetable stands, laundries, lumber mills, buggy and carriage shops, Krey Meat processing plant and numerous other businesses made Hyde Park "the place to be."

Today many of these types of businesses have disappeared from the neighborhood and different attractions are now necessary to bring people into the area. Once the cultural amenities attract people into the neighborhood, it is hoped that the great and diverse types of existing homes available for rehabilitation will be of interest and may attract people to want to live in the area.

The Cultural District along the Salisbury Strip is the magnet that should draw hundreds of people into the area.

Among potential attractions will be the Bremen Theater, Blues Club, a Jazz Club, a Comedy Club, the water tower museum and a Country & Western Club.

These attractions are expected to regularly bring hundreds of people into the Hyde Park Neighborhood. The Salisbury Strip could become a combination of the Soulard business district, the Central West End and the Delmar Loop business district.

Sidewalk cafes and shops featuring goods and services could line Salisbury from I-70 to N. Florissant and beyond. The sidewalks could be widened and raised with a railing to protect the diners and pedestrians eating or walking along the Strip from traffic.

The old Cortes hardware store on Salisbury between 11th St. and 14th St. could be the Country & Western club with three (3) patios for outside dining. The upper patio could be so constructed that diners can be seen from the highway and vice versa.

The interior could be configured so that the first floor would be the dance floor, band stand/stage. The second floor could be a mezzanine with tables where dinner guests would be served while watching the dancers and the performers below.

The building just west of the AMOCO station at 1108 N. 11th St. could be a restaurant like St. Louis Bread Company with sidewalk as well as inside seating. The building on the southeast corner of 14th and Salisbury could be a fancy chocolate, bead and card shop.

The Murphy's Bar & Grill (1403-05 Salisbury) could stay as it is (an old fashioned turn of the century tavern and beer garden). The abandoned book repository at 1100 Farrar could be a restaurant where breakfast will be served to attract motorists traveling I-70 to the Salisbury Strip (perhaps similar to a I-Hop or an Uncle Bill's Pancake House).

1407 Rear Salisbury could be a chicken wing specialty house restaurant (sit down or drive thru). Every conceivable style of chicken wings or wingets could be served here.

1423 Salisbury could be the Weiner House where all styles of hot dogs, polish sausage, bratwurst, etc. would be available. From New York, Chicago red hots to San Francisco's best could be ordered here. A glass atrium could be erected on the side of the building to afford indoor dining during inclement weather or for customers that prefer not to use the upstairs deck, patio or outside dining area.

1415-17 Salisbury could be a Jazz Club with a juice and espresso coffee shop in one of the store fronts. Another could serve sub sandwiches.

The patio area could boast of a strong New Orleans flavor. There could be an outside bar and a large bandstand or stage on top where the musicians would perform. During the winter months and inclement weather the entertainment would be moved inside.

There could be seven (7) apartments connected to the Jazz Club which could be used as a bed & breakfast or lodging for the musicians that perform along the Salisbury Strip. There is ample space on either side for off street parking.

1435 Salisbury could be the "The Outhouse Blues Club," so renamed because the only three story outhouse in the world is connected to this structure.

In the 1500 block of Salisbury St. across from Hyde Park can be shops and restaurants with outdoor/sidewalk seating plus lofts or apartments on the upper floors.

At 1930 Salisbury (the old Turnvereen Hall) should be a Comedy Club. The second floor ballroom or auditorium is large enough to seat 1500 people. There could be a restaurant similar to Red Lobster or Apple Bee's on the first floor. There could also be a full scale health spa with Jacuzzis and a jogging track.

There are racquet ball and hand ball courts inside that could be refurbished. There is a full sized bowling alley in the basement that could be made operational.

There is a full size gymnasium at the Mallinckrodt St. side of the Turnvereen Hall which can be restored.

Just north of Salisbury at 1925 Bremen there is an old theater that can be rehabbed to be a weekend movie house and a place where organizations like COCA and the Black Rep can put on productions.

The building just east of the Bremen Theater (1923 Bremen) can serve as the V.I.P. reception hall and the space between this house and the theater can be developed as a outdoor patio, where patrons may sit, have a drink, or eat during intermissions or before performances depending upon the occasion.

The four family flat north of the theater can be the rehearsal hall and sound proof reading rooms.

From 2000 Salisbury to N. Florissant there can be coffee shops, stores where people can purchase goods and services and other restaurants (entertainment optional).

At N. Florissant and Salisbury, the picturesque abandoned, dilapidated, historic Bethlehem Lutheran Church be rehabbed to become the north city counterpart of the Sheldon Memorial Concert Hall where cultural events, concerts and plays can take place.

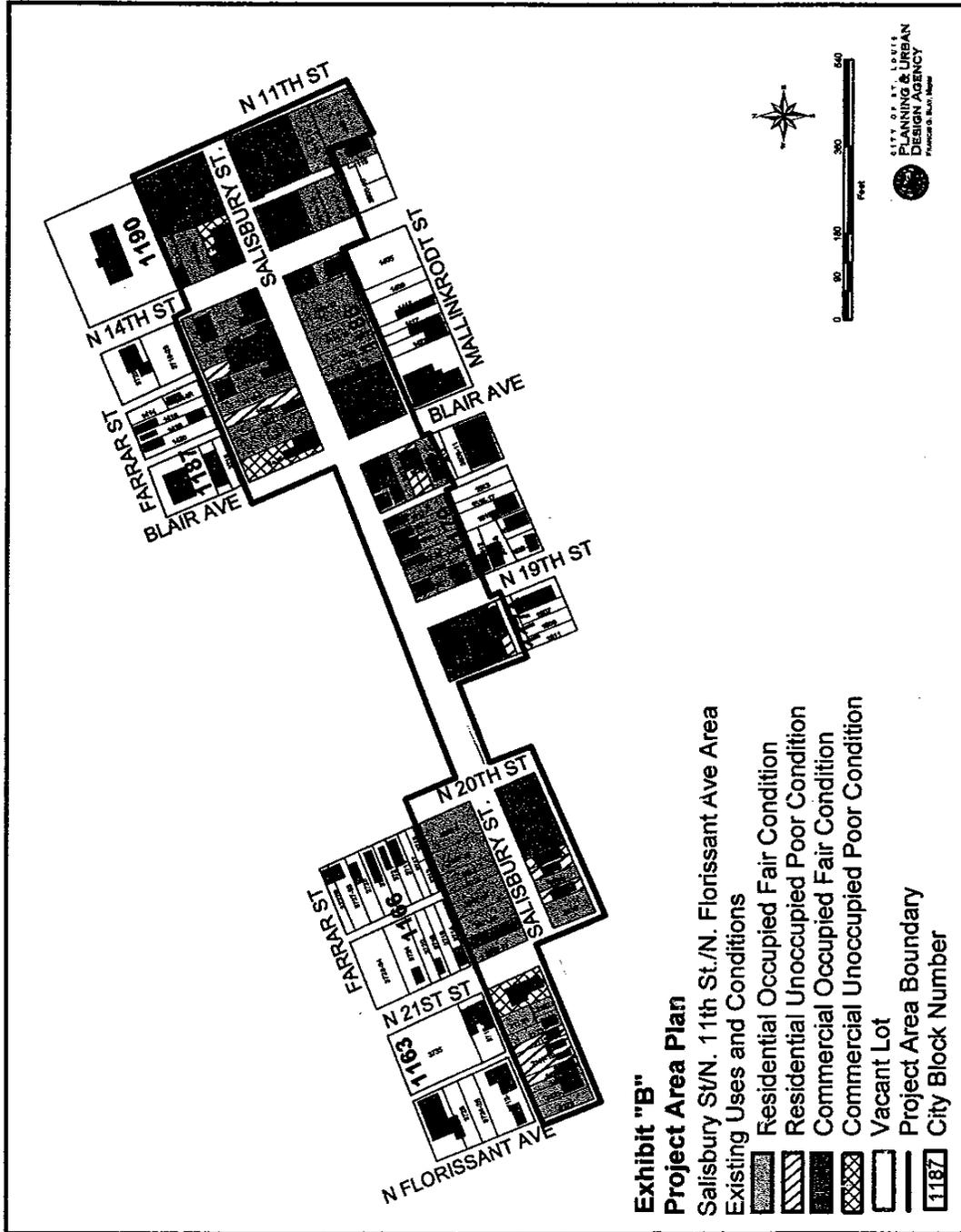
Hopefully, the market and 100 plus new homes that can be built within the next two years will drive what happens in the blocks from N. Florissant to Natural Bridge.

Beautiful entry gates and appropriate sculptures could one day be at either end of Salisbury, the North South Distributor of our city denoting its contribution to the rebirth of the Hyde ark Neighborhood and also as a part of Historic Route 66.

Approved: December 23, 2003

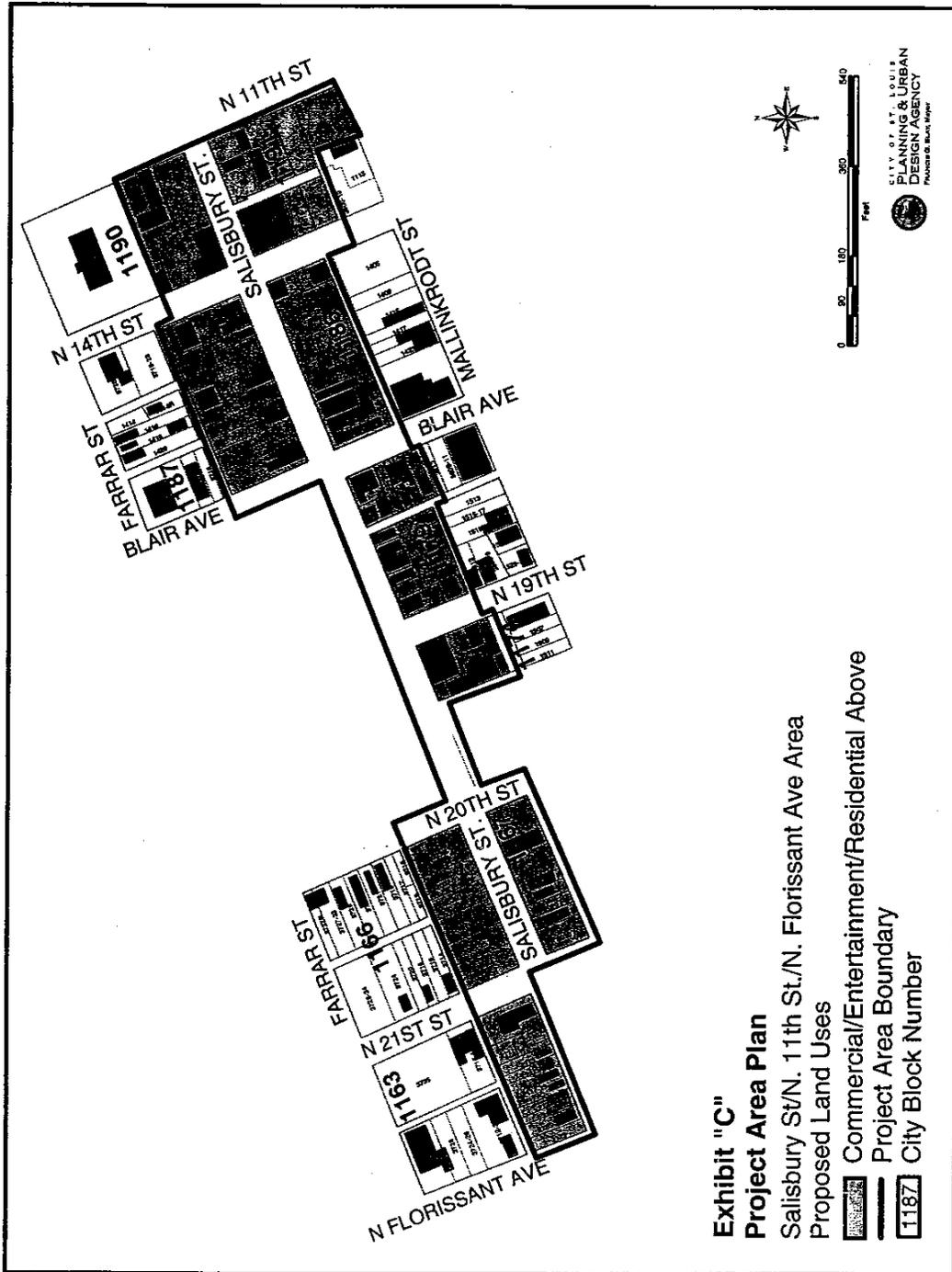
ORDINANCE NO. 66129 - EXHIBIT B

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ORDINANCE NO. 66129 - EXHIBIT C

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ORDINANCE NO. 66129 - EXHIBIT D

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