

2 An ordinance approving a blighting study and redevelopment plan dated December 13,
3 2016 for the 100 N. Kingshighway Blvd. Redevelopment Area (as further defined herein, the
4 “Plan”) after finding that said Redevelopment Area (“Area”) is blighted as defined in Section
5 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to
6 99.715 RSMo inclusive, as amended and is blighted as defined in Section 353.020 RSMo, as
7 amended); containing a description of the boundaries of the Area in the City of St. Louis ("City"),
8 attached hereto and incorporated herein as Attachment "A", finding that redevelopment and
9 rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare
10 of the people of the City; approving the Plan attached hereto and incorporated herein as Attachment
11 "B", pursuant to Section 99.430 RSMo, as amended; finding that there is a feasible financial plan
12 for the redevelopment of the Area which affords maximum opportunity for redevelopment of the
13 Area by private enterprise; finding that no property in the Area may be acquired by the Land
14 Clearance for Redevelopment Authority of the City of St. Louis (“LCRA”), a public body
15 corporate and politic created under Missouri law, through the exercise of eminent domain; finding
16 that none of the property within the Area is occupied, and if it should become occupied, the
17 Redeveloper(s) (as defined herein) shall be responsible for providing relocation assistance pursuant
18 to the Plan to any eligible occupants displaced as a result of implementation of the Plan; finding
19 that financial aid may be necessary to enable the Area to be redeveloped in accordance with the
20 Plan; finding that there shall be available up to a fifteen (15) year real estate tax abatement; and
21 pledging cooperation of this St. Louis Board of Aldermen (“Board”) and requesting various
22 officials, departments, boards and agencies of the City to cooperate and to exercise their respective
23 powers in a manner consistent with the Plan; and containing a severability clause.

1 WHEREAS, the predominance of defective or inadequate street layout, insanitary or unsafe
2 conditions, deterioration of site improvements, improper subdivision or obsolete platting,
3 inadequate or outmoded design and conditions which endanger life or property by fire and other
4 causes, or any combination of such factors, retards the provision of housing accommodations or
5 constitutes an economic or social liability or a menace to the public health, safety, morals or
6 welfare in the present condition and use of the Area and such conditions are beyond remedy and
7 control solely by regulatory process in the exercise of the police power and cannot be dealt with
8 effectively by ordinary private enterprise without the aids provided in the Statute; and

9 WHEREAS, this Board has considered the “Blighting Study and Redevelopment Plan for
10 the 100 N. Kingshighway Blvd. Redevelopment Area” dated December 13, 2016, consisting of a
11 Title Page; a Table of Contents Page, twenty-one (21) numbered pages including Exhibits “C” –
12 “F” attached hereto and incorporated herein as Attachment “B” (“Plan”); and based on the
13 information in the Plan, specifically the Blighting Report in Exhibit “F” to the Plan, considered
14 each parcel of property in the Area and found the preponderance of the Area to be blighted, and

15 WHEREAS, there is a need for the LCRA to undertake the redevelopment of the Area as a
16 land clearance project under the Statute, pursuant to plans by or presented to the LCRA under
17 Section 99.430.1 (4) RSMo, as amended; and

18 WHEREAS, the LCRA has, after considering each individual parcel of property in the Area
19 and finding the Area to be blighted, approved the Plan and recommended approval of the Plan to
20 the Planning Commission of the City of St. Louis (“Planning Commission”) and to this Board; and

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

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

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

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

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

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

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

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

21 WHEREAS, in accordance with the requirements of Section 99.430 RSMo, as amended,
22 this Board placed public notices in a newspaper of general circulation in the City that a public
23 hearing would be held by this Board on the Plan, and a hearing was held at the time and place

1 designated in those notices and all those who were interested in being heard were given a
2 reasonable opportunity to express their views; and

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

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

7 **SECTION ONE.** There exists within the City of St. Louis ("City") a blighted area, as
8 defined by Section 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being
9 Sections 99.300 to 99.715 inclusive, as amended and as defined in Section 353.020 RSMo, as
10 amended) described in Attachment "A", attached hereto and incorporated herein, known as the 100
11 N. Kingshighway Blvd. Area ("Area"). The existence of deteriorated property and other conditions
12 constitutes an economic or social liability to the City and presents a hazard to the health and well-
13 being of its citizens. These conditions, therefore, qualify the Area as blighted within the meaning
14 of Section 99.320(3) RSMo, as amended, and are evidenced by the Blighting Report attached as
15 Exhibit "F" ("Blighting Report") to the Blighting Study and Redevelopment Plan for the Area
16 dated December 13, 2016 which is attached hereto, and labeled Attachment "B" and incorporated
17 herein by reference ("Plan").

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

21 **SECTION THREE.** The Area qualifies as a redevelopment area in need of redevelopment
22 under the provision of the Statute, and the Area is blighted as defined in Section 99.320 and
23 353.020 of the Statute.

1 **SECTION FOUR.** The Plan (including the Blighting Report) having been duly reviewed
2 and considered, is hereby approved and incorporated herein by reference, and the President or
3 Clerk of this St. Louis Board of Aldermen ("Board") is hereby directed to file a copy of the Plan
4 with the Minutes of this meeting.

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

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

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

12 **SECTION EIGHT.** The Plan provides that the Land Clearance for Redevelopment
13 Authority of the City of St. Louis ("LCRA") may acquire no property in the Area by the exercise of
14 eminent domain.

15 **SECTION NINE.** The property within the Area is currently unoccupied. If it should
16 become occupied, all eligible occupants displaced by the Redeveloper(s)(as defined in Section
17 Twelve, below) shall be given relocation assistance by the Redeveloper(s) at its expense, in
18 accordance with all applicable federal, state and local laws, ordinances, regulations and policies.

19 **SECTION TEN.** The Plan gives due consideration to the provision of adequate public
20 facilities.

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

1 (a) Pledges its cooperation in helping to carry out the Plan;

2 (b) Requests the various officials, departments, boards and agencies of the City, which
3 have administrative responsibilities, likewise to cooperate to such end and to execute their
4 respective functions and powers in a manner consistent with the Plan; and

5 (c) Stands ready to consider and take appropriate action upon proposals and measures
6 designed to effectuate the Plan.

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

15 **SECTION THIRTEEN.** In all contracts with private and public parties for redevelopment
16 of any portion of the Area, Redeveloper(s) shall agree:

17 (a) To use the property in accordance with the provisions of the Plan, and be bound by
18 the conditions and procedures set forth therein and in this Ordinance;

19 (b) That in undertaking construction under the agreement with the LCRA and the Plan,
20 bona fide Minority Business Enterprises (as further defined below, "MBEs") and Women's
21 Business Enterprises ("as further defined below ("WBEs") will be solicited and fairly considered
22 for contracts, subcontracts and purchase orders;

1 (c) To be bound by the conditions and procedures regarding the utilization of MBEs
2 and WBEs established by the City;

3 (d) To adhere to the requirements of the Executive Order of the Mayor of the City,
4 dated July 24, 1997, as has been extended.

5 (e) To comply with applicable requirements of Ordinance No. 60275 of the City (First
6 Source Jobs Policy, as codified at St. Louis City Revised Code Chapter 3.90);

7 (f) To cooperate with those programs and methods supplied by the City with the
8 purpose of accomplishing, pursuant to this paragraph, minority and women subcontractors and
9 material supplier participation in the construction pursuant to the Plan. The Redeveloper(s) will
10 report semi-annually during the construction period the results of its endeavors under this
11 paragraph, to the Office of the Assistant Director-Certification and Compliance of the City and the
12 President of this Board; and

13 (g) That the language of this Section Thirteen shall be included in its general
14 construction contract and other construction contracts entered into directly by Redeveloper(s).

15 The term MBE shall mean a sole proprietorship, partnership, corporation, profit or non-
16 profit organization owned, operated and controlled by Minority Group Member(s) (as defined
17 below) who have at least fifty-one percent (51%) ownership therein. The Minority Group
18 Member(s) must have operational and management control, interest in capital and earnings
19 commensurate with their percentage of ownership. The term Minority Group Member(s) shall
20 mean persons legally residing in the United States who are Black, Hispanic, Native American
21 (American Indian, Eskimo, Aleut or Native Hawaiian), Asian Pacific American (persons with
22 origins from Japan, China, the Philippines, Vietnam, Korea, Samoa, Guam, U.S. Trust Territory of
23 the Pacific Islands, Laos, Cambodia or Taiwan) or Asian Indian American (persons with origins

1 from India, Pakistan or Bangladesh). The term WBE shall mean a sole proprietorship, partnership,
2 corporation, profit or non-profit organization owned, operated and controlled by a woman or
3 women having at least fifty-one percent (51%) ownership. The woman or women must have
4 operational and managerial control, interest in capital and earnings commensurate with their
5 percentage of ownership.

6 The term "Redeveloper(s)" as used in this Section shall include heirs, successors in interest,
7 and assigns.

8 **SECTION FOURTEEN.** The Redeveloper(s) may seek ten (10) year real estate tax
9 abatement pursuant to Sections 99.700 - 99.715, RSMo, as amended, upon application as provided
10 therein. Such real estate tax abatement shall not include any Special Business District,
11 Neighborhood Improvement District, Commercial Improvement District, or any other similar local
12 taxing district created in accordance with Missouri law, whether now existing or later created.

13 In lieu of the ten (10) year abatement outlined above, any Redeveloper(s) which is an urban
14 redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes shall hereby be
15 entitled to real property ad valorem tax abatement which shall not include any Special Business
16 District, Neighborhood Improvement District, Commercial Improvement District or any other
17 single local taxing district created in accordance with Missouri law, whether now existing or later
18 created, for a total period of up to fifteen (15) years from the commencement of such tax
19 abatement, in accordance with the following provisions:

20 If property in the Area is sold by the LCRA to an urban redevelopment corporation
21 formed pursuant to Chapter 353 of the Missouri Statutes, or if any such corporation shall
22 own property within the Area, then for up to the first ten (10) years after the date the
23 redevelopment corporation shall acquire title to property in the Area, taxes on that property

1 shall be based upon the assessment of land, exclusive of any improvements thereon, during
2 the calendar year prior to the calendar year during which the corporation shall have
3 acquired title to that property. In addition to such taxes, any such corporation shall for up
4 to the initial ten (10) year period make a payment in lieu of taxes to the Collector of
5 Revenue of the City of St. Louis in an amount based upon five percent (5%) of the then
6 normal assessment of the land and improvements.

7 For the ensuing five (5) year period following the original period stated above, any
8 such urban redevelopment corporation shall pay taxes, or payments in lieu of taxes, in an
9 amount based upon fifty percent (50%) of the then normal assessment of the land and
10 improvements.

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

19 **SECTION FIFTEEN.** Any proposed modification which will substantially change the
20 Plan must be approved by this Board in the same manner as the Plan was first approved.
21 Modifications which will substantially change the Plan include, but are not necessarily limited to,
22 modifications on the use of eminent domain, to the length of tax abatement, to the boundaries of the
23 Area, or to other items which alter the nature or intent of the Plan.

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

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

ATTACHMENT "A"

**100 N. KINGSHIGHWAY BLVD. AREA
LEGAL DESCRIPTION**

**C.B. 3883 WEST PINE BLVD
0.72 ACS
ST REGIS ON WEST PINE ADJ ADDN
ADJ PARCEL 4981**

PARCEL # 3883-00-0125

ATTACHMENT "B"

BLIGHTING STUDY AND REDEVELOPMENT PLAN

FOR THE

100 N. KINGSHIGHWAY BLVD. REDEVELOPMENT AREA

PROJECT# 2180

DECEMBER 13, 2016

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY

OF THE CITY OF ST. LOUIS

MAYOR

FRANCIS G. SLAY

**BLIGHTING STUDY AND REDEVELOPMENT PLAN FOR
100 N. KINGSHIGHWAY BLVD. REDEVELOPMENT AREA**

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EXHIBITS

- "A" LEGAL DESCRIPTION
- "B" PROJECT AREA PLAN - EXISTING USES AND CONDITIONS
- "C" PROJECT AREA PLAN - PROPOSED LAND USES
- "D" PROJECT AREA PLAN - ACQUISITION MAP
- "E" EQUAL OPPORTUNITY AND NON-DISCRIMINATION GUIDELINES
- "F" BLIGHTING REPORT
- "G" SUSTAINABILITY REPORT

A. EXISTING CONDITIONS AND FINDINGS OF BLIGHT

1. DELINEATION OF BOUNDARIES

The 100 N. Kingshighway Blvd. Redevelopment Area ("Area") encompasses 4981 West Pine Blvd. and approximately 0.72 acres in the Central West End neighborhood of the City of St. Louis ("City") and is located on the east side of Kingshighway Blvd. between West Pine Blvd. and Lindell Blvd.

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

2. GENERAL CONDITION OF THE AREA

The Area comprises a portion of City Block 3883.00. The Area is in fair condition. The parcel by parcel physical conditions within the Area are shown on Exhibit "B" ("Project Area Plan-Existing Uses and Conditions") and enumerated in Exhibit "F" "Blighting Report".

The Area is in the Market Type A category of the January 2014 St. Louis Market Value Analysis (the MVA). This category has higher than average recorded home sales.

Unemployment figures, computed by the Missouri Economic Research and Information Center, Missouri Department of Economic Development, indicate a 5.2% unemployment rate for the City for the month of October, 2016. It is estimated that this rate is applicable to residents of the neighborhoods surrounding the Area.

There are currently no jobs within the Area.

3. PRESENT LAND USE OF THE AREA

Existing land uses within the Area include a parking lot.

The land uses within the Area, 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 used primarily for commercial and residential purposes.

Residential density for the surrounding neighborhoods is approximately 11.96 persons per acre.

5. CURRENT ZONING

The Area is currently zoned "E" Multiple Family Residential District **and is designated “Neighborhood Core” in the Central West End Form Based District Code zoning overlay pursuant to the Zoning Code of the City (the “Zoning Code”)**, pursuant to the Zoning Code of the City, which is incorporated in this Blighting Study and Redevelopment Plan (“Plan”) by reference.

6. FINDING OF BLIGHT

None of the property within the Area is occupied and the Area is in the conditions described 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 99.300-99.715 et seq. RSMo, as amended (the “Land Clearance for Redevelopment Authority Law”) and within the meaning of Section 353.020 R.S.Mo, as amended (“The Missouri Urban Redevelopment Corporations 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 eliminate blight within the Area and to facilitate the redevelopment of the Area into productive commercial uses while protecting adjacent commercial and residential uses.

The City Planning Commission adopted a Sustainability Plan on January 9, 2013. This Redevelopment Plan contributes to the sustainability of the City as outlined in the Sustainability Report (Exhibit G).

2. PROPOSED LAND USE OF THE AREA

The proposed land use for the Area is mixed-use permitted in zones designated "E" Multiple Family Residential District **and uses permitted by the Central West End Form Based District Code’s Neighborhood Core zone. Redeveloper(s) authorized by the Land Clearance for Redevelopment Authority of the City of St. Louis (“LCRA”) to redevelop in the Area shall be permitted to use the property within the Area for only the above proposed uses.**

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) designates it as a Specialty Mixed Use Area (SMUA).

3. PROPOSED ZONING

The proposed zoning for the Area is "E" Multiple Family Residential District with a Form Based Code zoning overlay. 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 which includes the "Strategic Land Use Plan" (as amended 2016). 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 THE AREA

There will be 10 new full-time and part-time jobs expected to be created in this Area because of the proposed redevelopment.

6. CIRCULATION

The Project Area Plan-Proposed Land Uses 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 City 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"). 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.

The 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 in the Area shall be redeveloped such that it is an attractive residential asset to the surrounding neighborhood.

b. **Urban Design Regulations**

- 1.) **Rehabilitation** is not applicable, as the structure is new construction.
- 2.) **New construction** or alterations shall be positioned on the lot so that any existing recurrent building masses and spaces along the street are continued as well as the pattern of setback from the street.
- 3.) **New Exterior Materials** on facades of structures in the Area visible from the street(s) shall be compatible in type and texture with the dominant materials of adjacent buildings. Artificial masonry such as “Permastone” is not permitted. A submission of all building materials shall be required prior to building permit approval.
- 4.) **Architectural Details** on existing structures in the Area 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. **Any awnings shall comply with the Zoning Code.**
- 5.) **Roof Shapes** that are employed in a predominance of existing buildings in a block shall set the standard of compatibility for any proposed new construction or alteration.
- 6.) **Roof Materials** shall be slate, tile, copper or asphalt shingles where the roof is visible from the street. Brightly colored asphalt shingles are not appropriate.

c. **Landscaping and Sidewalk Maintenance**

The Area shall be well-landscaped in accordance with the Washington Ave. Loft District Standards amended July 23, 2003 by Ordinance # 65965.

9. PARKING REGULATIONS

Parking shall be provided in accordance with the applicable **Zoning Code** and **Building Code** requirements of the City, including PDA standards. This will provide adequate vehicular parking for the Area.

10. SIGN REGULATIONS

All new signs shall be limited as set out in the **Zoning Code**, **Building Code**, PDA stipulations, this Plan and **the Agreement**. 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.

11. BUILDING, CONDITIONAL USE AND SIGN PERMITS

No building, conditional use, or sign permits shall be issued by the City without the prior written recommendation 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 redevelopment. 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.

C. PROPOSED SCHEDULE OF DEVELOPMENT

It is estimated that the implementation of this Plan will take place in a single phase initiated within approximately one (1) year of approval of this Plan by City ordinance and completed within approximately two (2) years of approval of this Plan by City 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.

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 Project Area Plan-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, RSMo. as amended, for uses in accordance with this Plan.

4. RELOCATION ASSISTANCE

None of the property within the Area is currently occupied. If it should become occupied, all eligible occupants displaced as a result of the implementation of this 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 the cooperation of the City to enable the project to be carried out in a timely manner and in accordance with this Plan.

F. TAX ABATEMENT

Redeveloper(s) may seek ten (10) year real estate tax abatement pursuant to Sections 99.700 - 99.715, RSMo, 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, any Redeveloper(s) 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 taxes collected for 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 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 a period of 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 prior to the calendar year during which such urban redevelopment corporation shall have acquired title to such property. In addition to such taxes, any such corporation shall for up to the initial 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 five percent (5%) of the then normal assessment of the land and improvements.

For the ensuing five (5) year period following the original period stated above, any such urban redevelopment corporation shall pay taxes, or payments in lieu of taxes, in an amount based upon fifty percent (50%) of the then normal assessment of the land and improvements.

All payments in lieu of taxes shall be a lien upon the real 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 urban redevelopment corporation, so long as such successors shall continue to use such property as provided in this Plan and in any Agreement with the LCRA. In no event shall such benefits extend beyond fifteen (15) years after any urban 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, rental or occupancy of any property, or any improvements erected or to be erected in the Area, or any part thereof.

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, to the urban design objectives, to the urban design regulations, or other items which alter the nature or intent of this Plan.

This Plan may be otherwise modified (e.g. 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 City 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 at 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"

**100 N. KINGSHIGHWAY BLVD. AREA
LEGAL DESCRIPTION**

**C.B. 3883 WEST PINE BLVD
0.72 ACS
ST REGIS ON WEST PINE ADJ ADDN
ADJ PARCEL 4981**

PARCEL # 3883-00-0125

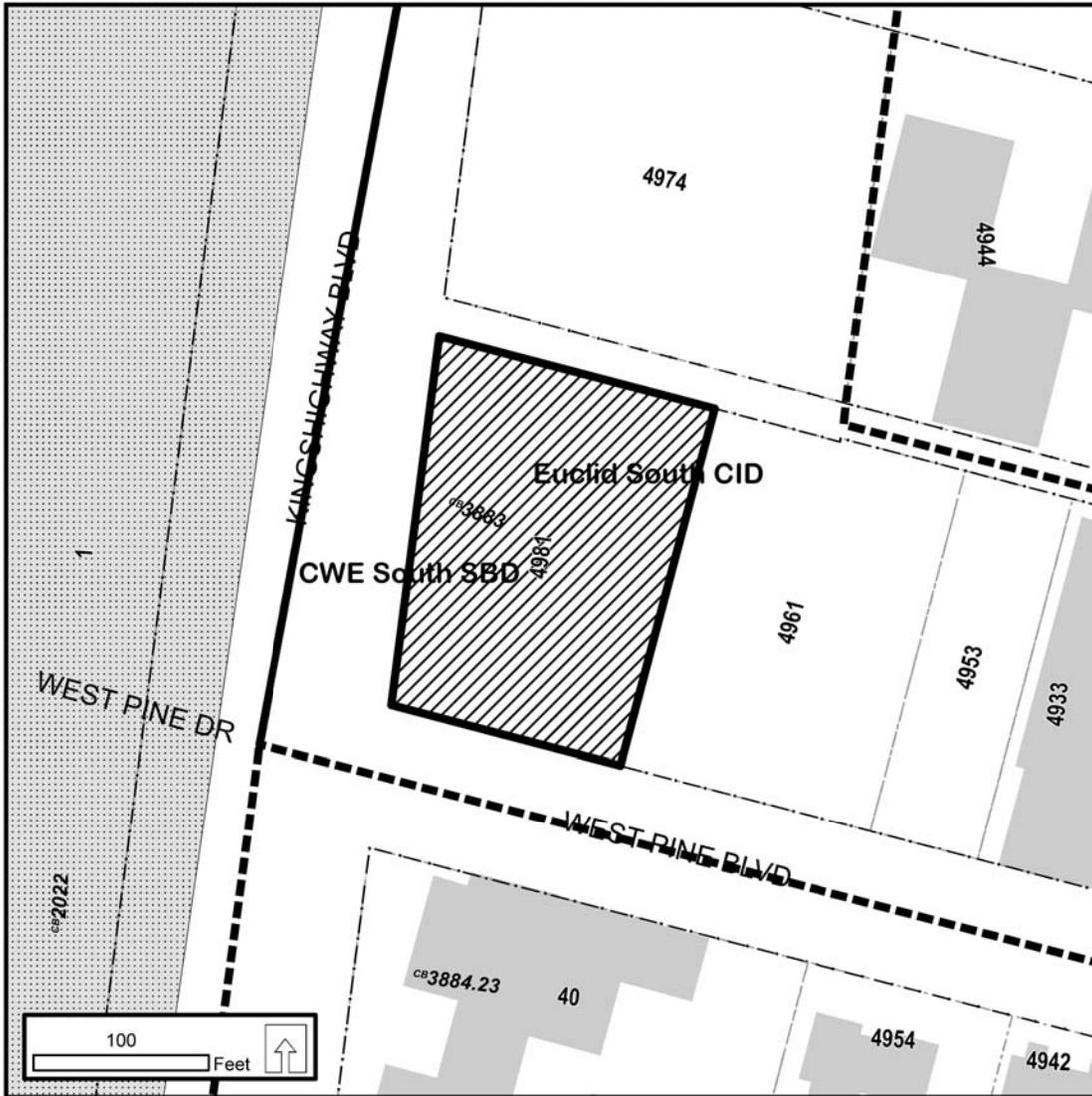


Exhibit B: Project Area Plan
 100 N KINGSHIGHWAY BLVD (AKA 4981 WEST PINE BLVD)

Existing Uses Map

-  Existing Vacant Mixed-Uses (SLUP = SMUA)
-  Special Tax District Boundary
-  Project Area Boundary
-  Building Improvements
-  Existing Buildings
-  City Block Number
-  Open Space

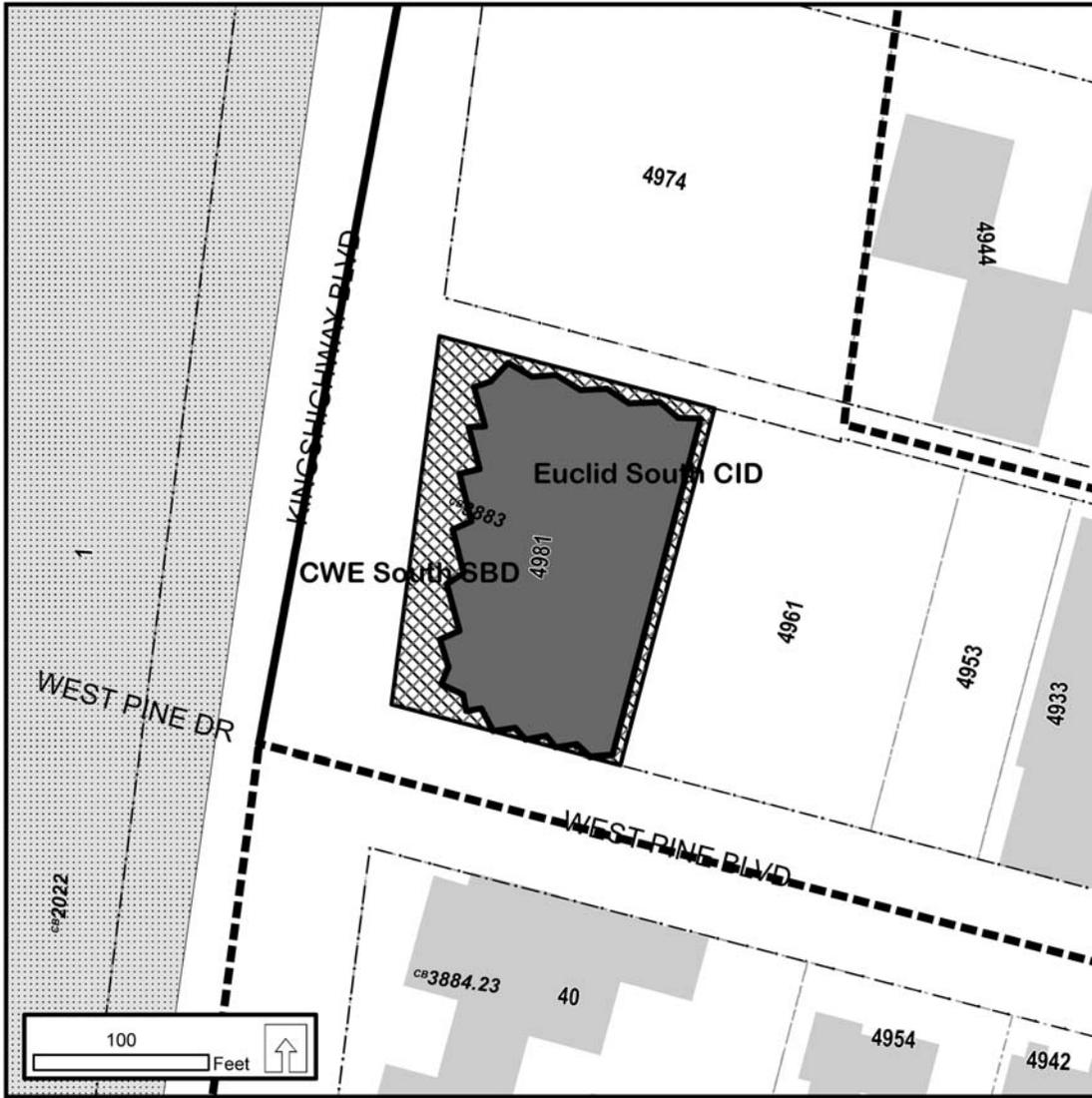


Exhibit C: Project Area Plan
 100 N KINGSHIGHWAY BLVD (AKA 4981 WEST PINE BLVD)

Proposed Uses Map

-  Proposed Mixed-Uses (SLUP = SMUA)
-  Special Tax District Boundary
-  Project Area Boundary
-  Building Improvements
-  Existing Buildings
-  City Block Number
-  Open Space

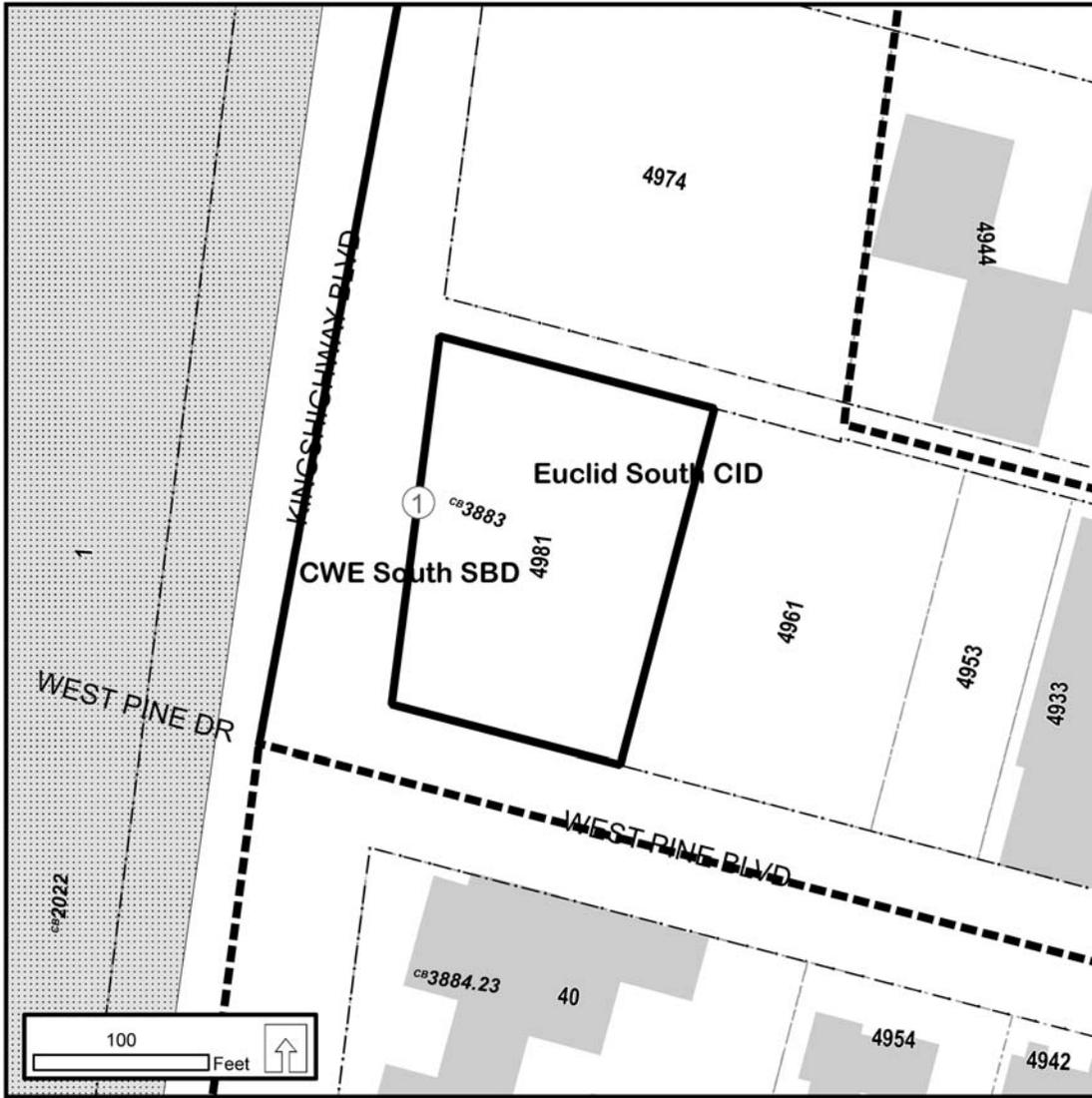


Exhibit D: Project Area Plan
 100 N KINGSHIGHWAY BLVD (AKA 4981 WEST PINE BLVD)

Proposed Acquisition Map

-  Parcel Number
-  Special Tax District Boundary
-  Project Area Boundary
-  Building Improvements
-  Existing Buildings
-  City Block Number
-  Open Space

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 shall contractually require its contractors and subcontractors to comply with such laws.

The Redeveloper(s) and its contractors 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.

**Blighting Report for the
100 N. Kingshighway 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, deterioration 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 Sections 99.320(3) and 353.020 (2) of the Missouri Revised Statute (2000) as amended.

Subject Property is: vacant land unoccupied residential
 unoccupied/occupied commercial/industrial

Subject Property is: secured unsecured

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

The subject property has has not unsanitary or unsafe conditions
If answer is yes, explain: _____
The property is a vacant lot. As such, it is subject to illegal dumping, rat infestation, and use by transients. It is also a fire hazard.

The subject property has has not deterioration of site conditions
If answer is yes, explain: _____
Dilapidated surfaces and overgrowth

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 property is a vacant lot, consequently it is subject to illegal dumping and use by transients, which combine to make it a significant fire risk.

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 property is a vacant lot and significantly deteriorated. It drags down the value of surrounding properties and would take significant investment to bring up to code.

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

The subject property 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 property is a vacant lot and subject illegal dumping, rat infestation, and fire.

SUSTAINABILITY IMPACT STATEMENT

The St. Louis Planning Commission adopted a Sustainability Plan on January 9, 2013. The following chart shows how the objectives of this Redevelopment Plan relates to selected Functional Categories and development related Objectives of the City's Sustainability Plan. The Mayor has issued a Sustainable Action Agenda (SAA). The following chart also shows items that may relate to development projects.

		Applicable	Not Applicable
I. URBAN CHARACTER, VITALITY AND ECOLOGY			
A1	Reinforce the City's Central Corridor as the dynamic "heart" of the region	X	
A3	Develop designated areas via incentives for "green" and technical industries		X
A4	Increase riverfront development and provide safe public access and associated recreational activity		X
A5	Provide development incentives to encourage transit-oriented development	X	
B1	Prioritize infill development to develop thriving compact communities/vibrant mixed-use main streets	X	
SAA2	Make LRA land available at no cost for smart, productive, creative re-use of the land.		X
B2	Update local street design standards and implement the Complete Streets Ordinance		X
B3	Create Citywide, and multiple neighborhood-scale mobility plans		X
B4	Discourage development that reduces transit, bike and pedestrian activities		X
C1	Design public spaces and neighborhood streets as gathering spaces for people		X
C5	Maintain public spaces and neighborhood streets	X	
D7*	Expand the City's urban tree canopy		X
SAA4	Increase the Number of Trees Planted by 16,000 or 15%		X
E1	Celebrate and increase activity along the Mississippi River		X
E2	Remove/change infrastructure to improve riverfront access		X
F1	Preserve and reuse buildings as a means of achieving sustainability		X
F2	Continue to integrate preservation into the planning and building approval		X
F4	Protect historic properties vulnerable to foreclosure, tax forfeiture, or demolition		X
F5	Promote the redevelopment of historic homes and commercial properties		X
G1	Develop affordable homes in concert with long-range transit and development planning		X
G2	Encourage mixed-use affordable housing in high amenity neighborhoods		X
G4	Integrate low income housing into market-rate and mixed-use development		X
G6	Experiment with new ways to create partnerships to build sustainable and affordable housing		X
G8	Offer housing that is energy efficient and environmentally sustainable		X

H4	Continue to remove site contamination and promote brownfields redevelopment	X	
I4	Ensure urban agriculture is a profitable, viable enterprise		X
J4	Preserve neighborhood residential areas/commercial and mixed-uses on corners/major corridors	X	
J5	Increase the effectiveness of major commercial corridors	X	
J8	Incorporate sustainability in economic development programs	X	
II. ARTS, CULTURE AND INNOVATION			
A4	Encourage the development of affordable artist housing, studios and ventures		X
A5	Diversify the City's range of arts, creative and innovative industries		X
SAA6	Build Phase II of CORTEX bioscience and technology research district		X
C2	Facilitate development of arts, culture and innovative TODs		X
C5	Target developing arts and cultural districts for streetscape and public space improvements		X
E1	Use distinctive public art, architecture, landscape to build City and neighborhood identity	X	
F1	Revitalize existing and develop new arts and cultural facilities		X
III. EMPOWERMENT, DIVERSITY AND EQUITY			
E4	Expand the capacity to create additional affordable housing units		X
E5	Create pathways for qualified low-income families to become homeowners		X
SAA10	Implement Board Bill 297 pertaining to workforce inclusion		X
F1	Address blighting and environmental health hazards	X	
F6	Ensure the application of universal design and accessibility codes	X	
IV. HEALTH, WELL-BEING AND SAFETY			
A5	Plan and design buildings, spaces and environments for safety	X	
B5	Reduce exposure of lead-paint poisoning	X	
C1	Eliminate food deserts and improve access to fresh produce		X
C3	Support urban agriculture opportunities in the City		X
SAA14	End chronic Homelessness		X
D4	Design buildings to encourage physical activity	X	
V. INFRASTRUCTURE, FACILITIES AND TRANSPORTATION			
A1	Advance the City as a transportation hub	X	
A2	Encourage transit oriented development		X
SAA18	Increase bike racks by 150%		X
E3	Use pilot projects to explore ways to achieve net zero storm water discharge		X
G2	Strive for the highest levels of energy efficiency and maximize clean energy in buildings	X	
G3	Ensure building and site development integrated with natural site ecology	X	

G4	Advance the use of high-efficiency building related water systems and technologies		X
G5	Encourage re-use of materials and divert waste from land-fills	X	
G6	Provide healthy interior environments in commercial buildings	X	
VI. PROSPERITY, OPPORTUNITY AND EMPLOYMENT			
SAA26	Require a sustainability impact statement for all new City development	X	
B1	Increase the inventory and availability of business and industrial real estate through environmental clean-up and land assembly	X	
B2	Encourage small scale redevelopment with economic incentives	X	
B4	Leverage the Mississippi River as an inexpensive transportation, drinking water and recreational resource		X
C3	Focus on small and local businesses as a key part of the City economy	X	
C4	Re-use existing buildings for inexpensive incubation of entrepreneurial ideas	X	
D1	Pursue transit oriented development at MetroLink stations and major bus nodes to encourage more walking/fewer carbon emissions	X	
D5	Market and encourage living in the City to recent college graduates	X	
E3	Promote flexible development approaches by developers, land owners and business firms		X
E4	Direct new commercial and mixed-use development to designated corridors and districts that demonstrate market support	X	
SAA27	Create at least 8,500 new jobs at Ballpark Village, CORTEX, Carondelet Coke, St. Louis Army Ammunition Plant and North Riverfront		X
G3	Foster innovation	X	
SAA28	Remediate and prepare at least 40 vacant properties for redevelopment		X
SAA	<i>Please comment in what ways you believe the Mayor's Sustainability Action Agenda overlaps with your successes on your project.</i>		

The identification numbers listed below are the development related objectives of the City's Sustainability Plan that have been identified above as applicable to this Redevelopment Plan.

Applicable Objective Numbers	Summary of Applicability
I. - A1	The project is in the City's Central Corridor
I. - B1	The project utilizes a vacant, blighted building to build a thriving residential tower.
I. - C5	The project intends to utilize funds from a transportation development district to revitalize public walkways and road access around the site.
I. - D7	The project will maintain or plant new street trees around the development.
I. - H4	The project will be remediated with EPA guidelines implemented.
I. - J5	The project will increase the effectiveness of this major commercial corridor by constructing a large building in its core.
I. - J8	The project incorporates sustainability as outlined in this summary.
III. - F6	The construction will meet all local building codes and variance restrictions.
IV. - A5	The proposed plans for this property include vertical circulation, a clearly defined means of egress and updated building materials which provide a safe environment for potential occupants.
IV. - D4	The building will be located in a very walkable neighborhood near public transportation.
V. - A1	The project is on a major bus line route in a very walkable neighborhood with many amenities and attractions.
V. - SAA18	The project will have bike racks exterior to the building.
V. - G4	Toilets and other water fixtures will comply with current code restrictions on water flow and efficiency.
V. - G6	Interior spaces will be properly ventilated with appropriate air exchanges to meet or exceed comfortable living standards.
VI. -SSA26	This document constitutes the sustainability impact statement for the proposed development.
VI. - D1	The project is located on a major bus node.
VI. - D5	Based on the scale, amenities, potential entry level job opportunities and location of this property, the project will be easily marketed to recent college graduates.
VI. - E3	This mixed-use project promotes a flexible development approach for the benefit of the city.
VI. - E4	The area is designated the major commercial corridor in this neighborhood in a district which demonstrates market support for such projects.
VI. -SAA28	This project will prepare and redevelop a long vacant property.