

St. Louis City Ordinance 63535

FLOOR SUBSTITUTE

BOARD BILL NO. [95] 93

INTRODUCED BY ALDERMAN PHYLLIS YOUNG

An Ordinance finding that a certain blighted area, exists in the City, known as the Eleventh/Clark/Eighth/Poplar.

WHEREAS, An ordinance finding that a certain blighted area as defined in Section 99.320 of the Revised Statutes of Missouri, 1986, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), exists in the City of St. Louis ("City") and containing a description of the boundaries of said blighted area, attached hereto and incorporated herein as Exhibit "A", known as the Eleventh/Clark/Eighth/Poplar Area ("Area"); 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 Plan dated May 23, 1995, 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 development of the Area which affords maximum opportunity for development of the Area by private enterprise; finding that no 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; finding that the property within the Area is unoccupied, except for surface parking; but if it should become occupied, 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 twenty-five (25) year tax abatement; and pledging cooperation of the Board of Aldermen 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, and

WHEREAS, safety, morals or welfare in the present condition and use of the Area, said Area being more fully described in Exhibit "A"; 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, 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

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, 1986, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive) described in Exhibit "A", attached hereto and incorporated herein, known as the Eleventh/Clark/Eighth/Polar 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 May 23, 1995 ("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. 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 not acquire any property in the Area by the exercise of eminent domain.

SECTION NINE. The property within the Area is currently unoccupied, except for surface parking. If it should become 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 minority and women business enterprises established by the Community Development Commission of the City ("CDC");
- (d) To adhere to the requirements of the Executive Order of the Mayor of the City, dated December 6, 1984, January 10, 1990 and March 31, 1992.
- (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 subcontractors and material supplier participation in the construction under this Agreement. The Redeveloper will report semi-annually during the construction period the results of its endeavors under this paragraph, to the Office of the Mayor 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 tax abatement only pursuant to Sections 99.700 - 99.715, Revised Statutes of Missouri, 1986, as amended, upon application as provided therein. 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 twenty five (25) 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 twenty-five (25) 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 the St. Louis Board of Aldermen 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 CDC. Changes which are not substantial are those that do not go to the crux of the Plan.

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EXHIBIT "B"
Form: 07/7/95

BLIGHTING STUDY AND PLAN

FOR

ELEVENTH/CLARK/EIGHTH/POPLAR

AREA

PROJECT #687

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY

OF THE CITY OF ST. LOUIS

May 23,1995

MAYOR

FREEMAN R. BOSLEY, JR.

BLIGHTING STUDY AND PLAN FOR

ELEVENTH/CLARK/EIGHTH/POPLAR AREA

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"B" PROJECT AREA PLAN

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A. EXISTING CONDITIONS AND FINDINGS OF BLIGHT

1. DELINEATION OF BOUNDARIES

The Eleventh/Clark/Eighth/Poplar Area ("Area") is located along the north edge of I-64 (U.S.40) west of Busch Stadium. The Area encompasses approximately 14.2 acres in the Downtown neighborhood of the City of St. Louis ("City").

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 all of City Blocks 425, 426, 427 and 434 together with a portion of City Blocks 417 and 435 and includes the following addresses: 300-438 S. Eleventh St., 301-439 & 300-438 S. Tenth St., 301-439 & 300-438 S. Ninth St., 301-439 S. Eighth St., 800-1034 Clark Ave., 801-1033 & 800-1034 Spruce St. and 801-1041 Poplar St. The Area is in 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 6.4% unemployment rate for the City as of January, 1995. It is estimated that this rate is prevalent for residents of the neighborhoods surrounding the Area.

There are currently only a few parking attendant jobs within the Area.

3. PRESENT LAND USE OF THE AREA

Existing land uses within the Area include unoccupied commercial/industrial multi-story loft buildings together with surface parking and Interstate highway ramps.

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 to the west of the Area are primarily institutional uses, the properties to the north are primarily institutional, office and parking uses, the uses to the east are primarily parking and entertainment uses, including Busch Stadium, and the uses to the south are railroad and industrial uses.

Residential density for the surrounding neighborhoods is approximately 1.18 persons per acre.

5. CURRENT ZONING

The Area is zoned "I" Central Business District and "K" Unrestricted District pursuant to the Zoning Code of the City, which is incorporated in this Plan by reference.

In addition, the buildings in the Area have been designated City Landmarks #28 in 1971 by the then Landmarks and Urban Design Commission, pursuant to the City Code. Thus, no demolition of any of these buildings or portions of buildings may now be undertaken without the express approval of the City's Heritage and Urban Design Commission ("HUDC"). Alteration to any exterior architectural detail or to the surrounding site must also be reviewed and approved by HUDC, which is responsible for ascertaining that any proposed work is in compliance with landmark standards.

The buildings in the Area have also been determined by previous surveys funded by the City to be eligible to be listed on the National Register of Historic Places; therefore, in the event any proposed redevelopment is to be undertaken using federal funds, review process established by federal law and regulations would apply. Under this review process the proposed redevelopment of the Area would be examined by the City as agent for the State Historic Preservation Office for the effects the redevelopment may have on the Area. If the proposed project were to create an adverse effect, various efforts to mitigate such effects would be required including, but not limited to, design revisions, architectural conservation, archaeological surveys, and extensive documentation procedures. A redeveloper refusing to comply with such requirements might incur loss of federal funding for the project.

6.FINDING OF BLIGHT

The property within the Area is underused and the buildings are unoccupied and in fair to poor condition (as defined in Section A(2) above). The multi-story buildings are functionally obsolescent, but for the most part, structurally sound turn-of-the-century warehouses. 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 a productive mixed use development carefully integrated into the Central Business District, including the renovation of the historic structures focusing on the proposed open space mall along the east side of Tenth Street, and the proposed major pedestrian corridor along Clark Street connecting Busch Stadium on the east with Kiel Center and Union Station on the west.

2. PROPOSED LAND USE OF THE AREA

The proposed land uses for the Area are residential, office, and retail uses supported by parking together with public open space, all as permitted in Areas designated "I" Central Business District by the City of St. Louis Zoning Code. In addition to the renovation of the structures, substantial pedestrian activity can be generated along a proposed open space mall on the east edge of 10th street. Uses adjacent to the MetroLink light rail station at Eighth Street and Clark Ave. should complement the station and provide for pedestrian oriented activity.

Redevelopers contracting with 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, auto and truck dealers (new or used), storefront churches, 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) 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 stations, or automobile dealers (new or used)..

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

3. PROPOSED ZONING

The zoning for the Area should all be "I" Central Business District. All land coverage and building intensities shall be governed thereby.

In addition, the buildings in the Area have been designated City Landmark #28 and have been determined to be eligible for the National Register of Historic Places. Existing landmark and historic property procedures described in Section A-5 above are neither altered nor repealed by this Plan, and nothing in this Plan should be construed to prohibit removal or alteration of the buildings in the Area if permitted under applicable landmark or historic protection.

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), the "Economic Development Strategy" (1978), "A Plan for Downtown St. Louis" (1987), and "Downtown St. Louis Strategic Plan" (1993).

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 3,000 to 5,000 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. Alley's may be vacated to accommodate development.

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 HUDC 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 Redevelopment Agreement, and shall maintain all structures which have been rehabilitated, 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 these requirements may result in suspension of tax abatement by LCRA.

Until rehabilitation has occurred, Redeveloper shall maintain the structures in their current condition, and shall take reasonable steps to protect such structures from structural deterioration, except for normal wear and tear and latent structural defects known as of the date of the approval of this Plan by Ordinance. Necessary and proper painting of each building owned by the Redeveloper shall also be the responsibility of Redeveloper; however, such responsibility for painting shall only be incurred on a building-by-building basis as each building is rehabilitated.

A. City Blocks 425,427,434 and 435: New In-fill Construction

The design of new buildings can be contemporary but shall be compatible in mass, color and scale with the strong character of the existing buildings. The arrangement of voids and solids (windows, doors, and walls) shall be compatible with the existing complex. Street facing walls shall be built out to the sidewalk on all sides to reinforce the character of the surrounding streets except where special architectural features, such as spaces and streets must be clearly defined by the massing of major elements.

Major massing elements within the project shall relate strongly to one another, and the composition of masses must relate to and enhance the character of the

local architecture. The height of new in-fill construction shall be within 25% of the adjacent existing structures.

New construction shall generally be of brick, stone, granite or other suitable masonry materials such as concrete which are compatible with the existing streetscape. Large panel materials or exterior stucco are prohibited; however, highly articulated glass and metal construction is permitted for entryways, gallerias, atria, and other such architectural elements which enliven the ground floor plane. Clear or slightly tinted glass is required at the street level, and preferred above. Reflective glass or large expanse of solid wall at the street level are not permitted. Above ground skywalks over public streets are discouraged.

B. City Block 417 - Long Term Use

this block should, in the long term, be developed with multi-story structure(s) for office, hotel, or residential use or a combination thereof. The structure could be a major high-rise development and serve as an entrance marker to the Central Business District and Cupples Station. Any new structure can be contemporary, but shall conform in materials and colors (especially the base of the northern and western facades) to the strong character of the existing buildings in the Area. Voids and solids (windows, doors, and walls) shall be compatible with those of Cupples Station in scale and arrangement. Street walls shall extend to the sidewalks on the north and west side of the site. The edges of the public pedestrian spaces and streets shall be clearly defined by the massing of major elements.

C. City Blocks 425, 427, 434, and 435

Rehabilitation of Cupples Station Buildings

Rehabilitation of these buildings shall respect the original landmark exteriors in terms of materials and design. Rehabilitation details may be contemporary but shall be compatible with the original design. Window and door shapes and detailing shall be compatible with the original design of the buildings.

At the street level, restaurants, retail space, lobbies or other active public uses are encouraged and should open to the public sidewalk on each side of the block. Clear or lightly tinted glass is required at the street level and is preferred above. Above ground skywalks over streets for public pedestrian use are discouraged.

D. All of City Block 426 not used for I-64 ramps plus portions of City Block 427

The north-south open space mall along the east side of Tenth Street traverses these blocks. It should be improved with paving and ground cover to provide appropriate pedestrian amenities, and to relate to new development along its edges. Consistent seating, street furniture, and lighting fixtures should be used throughout the mall. In City Block 426, steps and ramps should be used to negotiate grade changes between and around the highway ramps.

E. 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, depending upon tree type, utilities, curb cuts, etc., shall be provided along all public or private streets - preferably in tree lawns along the curb.

8. PARKING REGULATIONS

Parking shall be provided in accordance with the applicable zoning and building code requirements of the City, including HUDC 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.

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.

9. SIGN REGULATIONS

All new signs shall be limited as set out in the City Code, HUDC 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, shall be placed only on those sides of buildings fronting on public or private streets, shall project no more than eighteen (18) inches from the face of the building, shall not extend above the second floor window sill of the structure (except wall signs identifying tenants occupying 50,000 sq. ft. or more

space may be placed somewhat higher on the structure with the approval of the HUDC), and the total sign area shall be the lesser of either fifty (50) square feet or ten percent (10%) of the ground floor wall surface fronting on such streets. Only one sign per business per wall facing on a public or private street shall be permitted. In addition, one identification sign up to ten (10) sq. ft. in size may be placed on a wall facing a parking area or open space, provided the LCRA confirms that such a sign is required.

One (1) ground or monument sign per building may be permitted, provided it does not exceed six (6) feet in height nor exceed thirty (30) square feet per side, and provided the LCRA confirms that such a sign is required based upon the use, location or siting of the structure.

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. Signage on awnings is limited to awning valance. In no case shall signage be allowed on both an awning valance and a building for the same business.

Painted wall signs, roof signs, pole 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.

10. 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 three (3) years of approval of this Plan by ordinance and completed within approximately nine (9) years of approval of this Plan by ordinance.

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

D. EXECUTION OF PROJECT

1. ADMINISTRATION AND FINANCING

The LCRA is empowered by Missouri law to administer 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. Notwithstanding the foregoing, however, prior to the LCRA entering into a Redevelopment Agreement for the Area, the St. Louis Board of Aldermen shall approve the proposed Redevelopment by resolution. 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 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 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. (1986) as amended, for uses in accordance with this Plan.

4. RELOCATION ASSISTANCE

The property within the Area is currently unoccupied. If it should become 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 shall hereby be entitled to ad valorem tax abatement benefits for a period not to exceed ten (10) years from the commencement of such tax abatement. A Redeveloper may seek such tax abatement pursuant only to Sections 99.700 - 99.715, Revised Statutes of Missouri, upon application as provided therein.

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 for a total period of up to twenty five (25) 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 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 fifteen (15) 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 twenty five (25) 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 twenty-five (25) 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 Community Development Agency 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 Community Development 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"

ELEVENTH/CLARK/EIGHTH/POPLAR AREA LEGAL DESCRIPTION

A tract of land being all of City Blocks 425, 426, 427 and 434, a portion of City Blocks 417 and 435, together with portions of certain street and alleys, and being more particularly described as follows:

Beginning at the intersection of the south line of Clark Ave. (80 feet wide) and the west line of Eighth St. (110 feet wide); thence southwardly along said west line of Eighth Street across all intersecting streets to its point of intersection with the south line of Spruce Street (60 feet wide); thence eastwardly along said south line of Spruce Street 32' 3-1/2", more or less, to the western line of the right-of-way of the St. Louis Tunnel Railroad Company; thence southwardly along said western right-of-way line to its point of intersection with a line parallel to and 130 feet south of Spruce Street; thence westwardly along said line 115 feet, more or less, to its point of intersection with the center line of a former north-south 15 foot wide alley in City Block 417; thence southwardly along said center line 70 feet, more or less, to its point of intersection with a line parallel to and 200 feet south of Spruce Street; thence westwardly 135 feet, more or less, to its point of intersection with the east line of Ninth St. (60 feet wide); thence southwardly along said east line of Ninth St. to its point of intersection with the eastward prolongation of the south line of a street (30 feet wide) established under provisions of Ordinance No. 9191; thence westwardly along said eastward prolongation to its point of intersection with the west line of former Ninth St., vacated under provisions of Ordinance No. 9191; thence southwardly along said west line of former Ninth Street 150 feet, more or less, to a point 20 feet north of the north line of Poplar Street; thence westwardly and parallel with the north line of Poplar Street, 17 feet to a point; thence southwardly and parallel with the west line of former Ninth Street, vacated as aforesaid, 20 feet, more or less, to its point of intersection with the north line of Poplar Street; thence westwardly along said north line of Poplar Street 643 feet, more or less, to its point of intersection with the east line of Eleventh Street (80' wide); thence northwardly along said east

line of Eleventh St., across all intersecting streets and alleys, to its point of intersection with the north line of a 15 foot wide east-west alley in City Block 435; thence eastwardly along said north line of said alley to its point of intersection with the west line of property now, or formerly, owned by Cupples Partnership, said property line being 225 feet, more or less, west of the west line of Tenth Street; thence northwardly along said property line to its point of intersection with the south line of Clark Avenue (80 feet wide); thence eastwardly along said south line of Clark Avenue, across all streets and alleys, to its point of intersection with the west line of Eighth Street, the point of beginning.

INSERT EXHIBITS "B" "C" "D"

--Not Available in Electronic Format--

EXHIBIT "E"
FORM: 07/14/94

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, and any entity formed to implement the project of which the Redeveloper is a general partner), its contractors and subcontractors will include a clause requiring compliance with all federal, state and local laws, ordinances, or regulations governing equal opportunity and nondiscrimination, the Executive Orders of the Mayor of the City dated December 6, 1984, January 10, 1990, March 31, 1992, and all guidelines herein.

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.

In the redevelopment of the Area, there shall be maximum utilization of bona fide minority business enterprises ("MBE's") and women business enterprises ("WBE's" and, together with MBE's, "disadvantaged business enterprises" or "DBE's"). The Redeveloper will set a minimum goal of twenty-five percent (25%) MBE participation and five percent (5%) WBE participation under these guidelines. In the event the Redeveloper fails to attain that goal, the Redeveloper may be required to show good cause therefor; provided however, that this requirement will be deemed to have been met when documentation evidences that all available resources (i.e. DBE suppliers, contractors, and subcontractors) willing to perform the work or provide the supplies--

at a price which (i) is within the range requested by non-DBE's; or (ii) if higher than that requested by non-DBE's, is attributable to the effects of past discrimination--have been exhausted.

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 and 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 and interest in capital and earnings commensurate with their percentage of ownership.

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 agrees that if the redevelopment of the Area creates permanent jobs, it shall enter into an Employment Plan with the Saint Louis Agency on Training and Employment and the LCRA for referral of Jobs Training Partnership Act eligible individuals. Said plan shall specify the number of jobs to be covered by the Employment Plan, the target date for referrals to begin, and the procedure for referral.

Legislative History				
1ST READING	REF TO COMM	COMMITTEE	COMM SUB	COMM AMEND

06/02/95	06/02/95	HUDZ	07/12/95	
2ND READING	FLOOR AMEND	FLOOR SUB	PERFECTN	PASSAGE
07/14/95			07/21/95	07/21/95
ORDINANCE	VETOED	VETO OVR		
63535				