

St. Louis City Ordinance 64019

FLOOR SUBSTITUTE

BOARD BILL NO. [96] 147

INTRODUCED BY ALDERMAN CRAIG SCHMID

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 Arkansas/Chippewa/Marine 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 June 25, 1996 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 certain property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") through the exercise of eminent domain or otherwise; finding that the property within the Area is partially occupied, and the Redeveloper shall be responsible for relocating any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available ten (10) 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, safety, morals or welfare in the present condition and use of the Area, said Area being more fully described in Exhibit "A"; and

WHEREAS, such conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with

effectively by ordinary private enterprise without the aids provided in the Statute; and

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

WHEREAS, the LCRA has recommended such a plan to the Community Development Commission ("CDC") and to this St. Louis Board of Aldermen ("Board"), titled "Blighting Study and Plan for Arkansas/Chippewa/Marine", dated June 25, 1996, consisting of a Title Page, a Table of Contents Page, and fourteen (14) numbered pages, attached hereto and incorporated herein as Exhibit "B" ("Plan"); and

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

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

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

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

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

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

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

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

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

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

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

SECTION ONE. There exists within the City of St. Louis ("City") a blighted area, as defined by Section 99.320 of the Revised Statutes of Missouri, 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 Arkansas/Chippewa/Marine 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 June 25, 1996 ("Plan") having been duly reviewed and considered, is hereby approved and incorporated herein by reference, and the President or Clerk of this St. Louis Board of Aldermen ("Board") is hereby directed to file a copy of said Plan with the Minutes of this meeting.

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

SECTION SIX. The financial aid provided and to be provided for financial assistance pertaining to the Area is necessary to enable the redevelopment

activities to be undertaken in accordance with the Plan for the Area, and the proposed financing plan for the Area is feasible.

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

SECTION EIGHT. The Plan for the Area provides that the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") may acquire any property in the Area by the exercise of eminent domain or otherwise, except those that are residential, owner-occupied structures, and except properties on which a lawfully operated use was conducted on October 23, 1996, and which substantially comply with the provisions of the Urban Design, Parking and Sign Regulations of this Plan pursuant to a future Redevelopment Agreement with the LCRA.

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

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

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

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

SECTION TWELVE. All parties participating as owners or purchasers of property in the Area for redevelopment ("Redeveloper") shall agree for

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

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

- (a) To use the property in accordance with the provisions of the Plan, and be bound by the conditions and procedures set forth therein and in this Ordinance;
- (b) That in undertaking construction under the agreement with the LCRA and the Plan, bona fide Minority Business Enterprises ("MBE's") and Women's Business Enterprises ("WBE's") will be solicited and fairly considered for contracts, subcontracts and purchase orders;
- (c) To be bound by the conditions and procedures regarding the utilization of 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.

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.

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

EXHIBIT "B"
Form: 12/03/96

BLIGHTING STUDY AND PLAN
FOR
ARKANSAS/CHIPPEWA/MARINE AREA
PROJECT #787
LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
OF THE CITY OF ST. LOUIS
JUNE 25, 1996
MAYOR
FREEMAN R. BOSLEY, JR.

BLIGHTING STUDY AND PLAN FOR
ARKANSAS/CHIPPEWA/MARINE AREA

A.	EXISTING CONDITIONS AND FINDING OF BLIGHT.....	1	
	1. DELINEATION OF BOUNDARIES.....		1
	2. GENERAL CONDITION OF THE AREA.....		1
	3. PRESENT LAND USE OF THE AREA.....		1
	4. PRESENT LAND USE AND DENSITY OF SURROUNDING PROPERTIES.....		2
	5. CURRENT ZONING.....		2
	6. FINDING OF BLIGHT.....		2
B.	PROPOSED DEVELOPMENT AND REGULATIONS.....	2	
	1. DEVELOPMENT OBJECTIVES.....		2
	2. PROPOSED LAND USE OF THE AREA.....		2
	3. PROPOSED ZONING.....		3
	4. RELATIONSHIP TO LOCAL OBJECTIVES.....		3
	5. PROPOSED EMPLOYMENT FOR THIS AREA.....		3
	6. CIRCULATION.....		3
	7. BUILDING AND SITE REGULATIONS.....	4	
	8. URBAN DESIGN.....		4

9.	PARKING REGULATIONS.....	5
10	SIGN REGULATIONS.....	5
11.	BUILDING, CONDITIONAL USE, OCCUPANCY AND SIGN PERMITS.....	6
12.	PUBLIC IMPROVEMENTS.....	6
C.	PROPOSED SCHEDULE OF DEVELOPMENT.....	6
D.	EXECUTION OF PROJECT.....	7
1.	ADMINISTRATION AND FINANCING.....	7
2.	PROPERTY ACQUISITION.....	7
3.	PROPERTY DISPOSITION.....	7
4.	RELOCATION ASSISTANCE.....	7
E.	COOPERATION OF THE CITY.....	7
F.	TAX ABATEMENT.....	7
G.	COMPLIANCE WITH AFFIRMATIVE ACTION AND NONDISCRIMINATION LAWS AND REGULATIONS.....	8
1.	LAND USE.....	8
2.	CONSTRUCTION AND OPERATIONS.....	8
3.	LAWS AND REGULATIONS.....	8
4.	ENFORCEMENT.....	8
H.	MODIFICATIONS OF THIS PLAN.....	8
I.	DURATION OF REGULATION AND CONTROLS.....	9
J.	EXHIBITS.....	9
K.	SEVERABILITY.....	9

E X H I B I T S

"A" LEGAL DESCRIPTION

"B" PROJECT AREA PLAN

"C" PROPOSED LAND USE

"D" ACQUISITION MAP

"E" EQUAL OPPORTUNITY AND NON- DISCRIMINATION GUIDELINES

A. EXISTING CONDITIONS AND FINDINGS OF BLIGHT

1. DELINEATION OF BOUNDARIES

The Arkansas/Chippewa/Marine Area ("Area") encompasses approximately 46.38 acres in the Dutchtown, Marine Villa and Gravois Park Neighborhoods 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 parts of City Block(s) 1613, 1614, 1615, 1616, 1619, 1620, 1621, 1622, 1625, 1626, 1627, 1628, 1631, 1632, 1633, 1634, 1637, 1638, 1639, 1640, 1643, 1644, 1645, 1646, 1649, 1650, 1651, 1652, 1656, 1657, 1662, 1663, 1664, 1665, 1667S and includes the following addresses:

3800-12 Arkansas Ave.; 3754-3810, 3765-3821 S. Broadway; 3746-3810, 3751-3813 California Ave.; 1900-3458; 1901-3427 Chippewa St.; 3749-3809, 3750-3806 S. Compton Ave.; 3750-3812, 3749-3813 Illinois Ave.; 3800-10, 3801-11 Indiana Ave.; 3748-3812, 3749-3811 Iowa Ave.; 3750-60, 3747-59 S. Jefferson Ave.; 3752-3808, 3759-3809 Louisiana Ave.; 3753-3807 Marine Ave.; 3748-3812, 3749-3813 Michigan Ave.; 3748-3812, 3759-3809 Minnesota Ave.; 3800-12, 3801-13 Missouri Ave.; 3748-3810, 3749-3811 Nebraska Ave.; 3748-12, 3749-13 Ohio Ave.; 3748-3812, 3749-3813 Oregon Ave.; 3748-3812, 3749-3813 Pennsylvania Ave.; 3748-3760 Tennessee Ave.; 3746-3818, 3749-3839 Texas Ave.; 3750-3812, 3759-3813 Virginia Ave., and 3750-3812, 3749-3813 Wisconsin Ave.

The Area is in poor to good condition. The physical conditions within the Area are shown on Exhibit "B" (Project Area Plan). For the purpose of this Plan, "Good Condition" means property that is structurally sound and very well maintained. "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 6.7% unemployment rate for the City as of April, 1996. It is estimated that this rate is prevalent for residents of the neighborhoods surrounding the Area.

There are currently approximately 139 jobs within the Area.

3. PRESENT LAND USE OF THE AREA

Existing land uses within the Area include a bank, many mixed-use and residential buildings; some of which are occupied and some of which are unoccupied.

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 north and south of the Area are primarily residential, to the east industrial, and to the west commercial uses.

Residential density for the surrounding neighborhoods is approximately 16.01 persons per acre.

5. CURRENT ZONING

The Area is zoned "J" Industrial, "F" Neighborhood Commercial, and "B" Two Family Dwelling Districts pursuant to the Zoning Code of the City, which is incorporated in this Plan by reference.

6. FINDING OF BLIGHT

The property within the Area is partially occupied and in poor to good condition (as defined in Section A(2) above). The existence of deteriorated property constitutes both an economic liability to the City of St. Louis and presents a hazard to the health and well-being of its citizens. These conditions, therefore, qualify the Area as blighted within the meaning of Section 99.300 et seq. of the Revised Statutes of Missouri (the Land Clearance for Redevelopment Authority Law).

B. PROPOSED DEVELOPMENT AND REGULATIONS

1. DEVELOPMENT OBJECTIVES

The primary objective of this Plan is to facilitate the development of the Area into productive commercial and residential uses.

2. PROPOSED LAND USE OF THE AREA

The proposed land uses for the Area are commercial and residential uses permitted in Areas designated "J" Industrial, "F" Neighborhood Commercial, and "B" Two Family Dwelling Districts by the City of St. Louis Zoning Code. 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") and any other person or entity seeking an occupancy permit for a new use after the effective date of the ordinance approving this Plan shall not be permitted to use said property for the following:

pawn shops, adult bookstores, x-rated movie houses, massage parlors or health spas, auto and truck dealers (new or used), storefront churches, pinball arcades, pool halls, secondhand or junk shops, tattoo parlors, truck or other equipment rentals requiring outside storage, blood donor facilities, free standing package liquor stores, establishments selling or providing liquor and not having gross sales of at least 50% from food items at that location, exterior telephones, 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, open storage, automobile service or stations, detailing or car washes.

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

3. PROPOSED ZONING

It is intended that the zoning for the Area should be all "B" Two-Family Dwelling except for the following addresses, which should either remain or be changed to "F" Neighborhood Commercial:

3752-72 South Broadway; 3765-73 South Broadway/2323 Chippewa St./ 3750-60 South Jefferson Ave.; 3800-10 South Broadway; 2600-10 Chippewa St./3801-21 South Broadway; 2601-11 Chippewa St./3747-59 South Jefferson Ave.; 2800-20 Chippewa St./3801-13 California Ave.; 2831 Chippewa St.; 2836-54 Chippewa St./3800-10 Nebraska; 2900-14 Chippewa St./3801-11 Nebraska Ave.; 3152-54 Chippewa St./3800-06 South Compton Ave.; 3147-49 Chippewa St./3750 South Compton Ave.; 3200-02 Chippewa St./3801-04 South Compton Ave.; 3201-17 Chippewa St./3759 South Compton Ave.

4. RELATIONSHIP TO LOCAL OBJECTIVES

The proposed land uses, zoning, public facilities and utility plans are appropriate and consistent with local objectives as defined by the General Plan of the City of St. Louis which includes the "Comprehensive City Plan" (1947), the "St. Louis Development Program" (1973), and the "Economic Development Strategy" (1978). Any specific proposal to the LCRA for development of the Area or any portion of the Area shall contain, among other things, adequate

provisions for traffic, vehicular parking, safety from fire, adequate provisions for light and air, sound design and arrangement and improved employment opportunities.

5. PROPOSED EMPLOYMENT FOR THIS AREA

Approximately 40 to 50 new permanent jobs will be created if the Area is developed in accordance with this Plan. The exact number of jobs created will depend upon the specific nature of the proposed development.

6. CIRCULATION

The Proposed Land Use Plan (Exhibit "C") indicates the proposed circulation system for the Area. The layouts, levels and grades of all public rights-of-way may remain unchanged.

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

7. BUILDING AND SITE REGULATIONS

The Area shall be subject to all applicable federal, state and local laws, ordinances, regulations and codes, including but not limited to, the City Building Code, Zoning District Regulations, and stipulations of the Heritage and Urban Design Commission ("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 the Redevelopment Agreement, and shall maintain all structures, equipment, paved areas, and landscaped areas controlled by the

Redeveloper in good and safe order both inside and outside, structurally and otherwise, including necessary and proper painting. Failure to meet these requirements may result in suspension of tax abatement by the LCRA.

8. URBAN DESIGN

a. Urban Design Objectives

The intent is to re-establish a multi-block segment of an important street corridor as an attractive, well-maintained and landscaped mixture of residential and commercial uses.

b. Urban Design Regulations

A more and cohesive corridor shall be achieved by:

(1) Requiring retained, rehabilitated structures to closely adhere to their original exteriors in terms of design and, where suitable, materials and with compatible window and door shapes and detailing. Requiring new structures to be compatible with well designed surrounding structures in terms of exterior finish materials and colors, massing, setbacks, etc. Prohibiting exterior window or door bars and interior non-retractable bars.

(2) Requiring deteriorating or poorly maintained building facades, porches and garages to be repaired and repainted along with removal of weeds, litter and debris.

(3) Preparing a study and accompanying detailed block-by-block streetscape drawings of the blocks of relatively concentrated commercial properties to guide rehabilitation of existing structures in terms of facade, signage, awning and landscaping considerations and to similarly guide construction of new structures.

(4) Upgrading/replacing damaged or inappropriate fencing. Requiring fencing along Chippewa to be ornamental metal (if fencing is indeed needed) and requiring any new chain link fencing elsewhere on the properties to be a black matte color and privacy fencing to be a good quality, board type.

(5) Re-opening or more suitably sealing boarded openings.

(6) Repairing/replacing damaged sidewalks and walkways.

(7) Attractively landscaping front and rear yards and tree lawns. Requiring existing, sparsely or poorly landscaped commercial properties to be upgraded.

(8) Upgrading street "furniture".

(9) Making the unique intersection at Chippewa, South Jefferson and South Broadway more attractive and "pedestrian friendly".

c. Landscaping

Properties 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. Existing, healthy trees and shrubs shall be retained, where feasible. Yards and tree lawns shall be deweeded and regrassed.

9. 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.

Surface parking shall not extend beyond the established building line. Surface parking along public streets shall be buffered by a continuous evergreen hedge at least two and one-half (2-1/2) feet high on planting and maintained at three and one-half (3-1/2) feet high at maturity. Ornamental trees shall be interspersed within the hedge rows on a staggered alignment with the perimeter street trees. Three percent (3%) of the interior of all parking lots containing more than twenty-five (25) spaces shall be landscaped with trees, at least two and one-half (2-1/2) inch caliper in size on planting. The trees shall be planted on islands, the largest dimension of which shall be at least five (5) feet, planted with low lying ground cover or other plant material.

10. 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 shall be prepared by the Redeveloper for each 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, and the total sign area shall not exceed 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.

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. Awnings shall fit neatly within established openings without overlap on the top and sides. 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, monument signs, moving signs, animated or flashing signs, or permanent or portable message board signs shall not be permitted in the Area, and no regular or mini billboards (free standing or mounted on structures) shall be erected or maintained in the area, except that construction and leasing signs may be maintained during construction and for a period of one (1) year after completion of improvements on any respective parcel or part thereof.

11. BUILDING, CONDITIONAL USE, OCCUPANCY AND SIGN PERMITS

No building, conditional use, occupancy or sign permits shall be issued by the City without the prior written approval of the LCRA. LCRA may not withhold or deny written approval of building, conditional use, occupancy or sign permits for properties located in the Area on which a lawfully operated use was conducted on October 23, 1996, just because that use would not be permitted as a new use in the Area pursuant to Section B.2 of this Plan.

12. PUBLIC IMPROVEMENTS

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

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

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

C. PROPOSED SCHEDULE OF DEVELOPMENT

The implementation of this Plan shall take place in a single phase initiated within approximately one (1) year of approval of this Plan by ordinance and completed within approximately fifteen (15) 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.

All costs associated with the development of the Area will be borne by the Redeveloper.

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

2. PROPERTY ACQUISITION

The Property Acquisition Map, Exhibit "D" attached, identifies all the property located in the Area. The LCRA may acquire any property in the Area by the exercise of eminent domain, except properties that are residential owner-occupied properties, and except properties on which a lawfully operated use was conducted on October 23, 1996, and which substantially comply with the provisions of the Urban Design, Parking and Sign Regulation of this Plan pursuant to a future Redevelopment Agreement with the LCRA.

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

E. COOPERATION OF THE CITY

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

F. TAX ABATEMENT

A Redeveloper 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.

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, provided, however that the list of uses specifically prohibited in Section B.2 of this Plan shall not be modified except by successful appeal to the St. Louis Board of Adjustment in the same manner as is provided in Chapter 26.84, Revised Code of the City.

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"

FORM 6/7/96(FS)

ARKANSAS/CHIPPEWA/MARINE LEGAL DESCRIPTION

Parts of City Blocks 1613, 1614, 1615, 1616, 1619, 1620, 1621, 1622, 1625, 1626, 1627, 1628, 1631, 1632, 1633, 1634, 1637, 1638, 1639, 1640, 1643, 1644, 1645,

1646, 1649, 1650, 1651, 1652, 1655, 1656, 1657, 1662, 1663, 1664, 1665 and 1667S, described more specifically as follows:

Beginning at the point of intersection of the north line of Chippewa Street (60 feet wide) with the east line of Arkansas Avenue (60 feet wide); thence southward along said east line of Arkansas Avenue to its point of intersection with the north line of a 15 foot wide east/west alley in City Block 1614; thence eastwardly along said north line of said alley, across all intersecting streets and continuing along the north line of the east/west alleys in City Blocks 1615, 1620, 1621, 1626, 1627, 1632, 1633, 1638, 1639, and 1644, to its point of intersection with the west line of Ohio Avenue (60 feet wide); thence eastwardly across Ohio Ave. to the point of intersection of the east line of Ohio Ave. and the north line of a 10 foot wide east/west alley in City Block 1645; thence eastwardly along said north line of said alley to its point of intersection with the east line of a 20 foot wide north/south alley in City Block 1645; thence southwardly along said east line of said alley to its point of intersection with the south line of property now, or formerly, of Alexian Brothers Services, Inc.; thence eastwardly along said south property line to its point of intersection with the west line of Texas Avenue (60 feet wide); thence northwardly along said west line of Texas Avenue to its point of intersection with the westward prolongation of the south line of property in City Block 1650 now, or formerly, of Chippewa Bank and Trust Company; thence eastwardly along said westward prolongation, said south property line and its eastward prolongation to its point of intersection with the east line of a 20 foot wide north/south alley in City Block 1650; thence southwardly along said east line of said alley to its point of intersection with the south line of property now, or formerly, of First Financial Bank of St. Louis; thence eastwardly along said property line and its eastward prolongation across South Broadway (210 feet wide) to its point of intersection with the east line of South Broadway; then northeastwardly along said east line of South Broadway to its point of intersection with the south line of property now, or formerly, of CMI Crosby International; thence eastwardly along said south property line to its point of intersection with the west line of a 20 foot wide north/south alley in City Block 1651; thence eastwardly across said alley to the point of intersection of the east line of said alley and the south line of property now, or formerly, of Freddy Jose and Claudia Hernandez; thence eastwardly along said property line to its point of intersection with the west line of Indiana Ave. (60 feet wide); thence eastwardly across Indiana Ave. to the point of intersection of the east line of Indiana Avenue and the north line of a 20 foot wide east/west alley in City Block 1656; thence eastwardly along said north line of said alley, and continuing across all intersecting streets along the north line of the alleys in City Blocks 1657 and 1663 to its point of intersection with the west line of Wisconsin Avenue (60 feet wide); thence northeastwardly across Wisconsin Ave. to the point of intersection of the east line of Wisconsin Ave. and the south line of property now, or formerly, of

Mildred Schmick; thence eastwardly along said south property line and the south line of property now, or formerly, of Edward W. Lomax, Sr., in City Block 1664 to its point of intersection with the west line of a 15 foot wide north/south alley; thence eastwardly across said alley to the point of intersection of the east line of said alley and the south line of property now, or formerly, of Victory Tabernacle Assembly of God; thence eastwardly along said property line and the south line of property now, or formerly, of Mary M. Goedde and Mark Davis, and its eastward prolongation to its point of intersection with the east line of Marine Avenue (60 feet wide); thence northeastwardly and northwardly along said east line of Marine Avenue to its point of intersection with the eastward prolongation of the north line of property in City Block 1667S now, or formerly, of Earl F. and Mary Gebelein; thence westwardly along said eastward prolongation, across Marine Avenue and said north property line to its point of intersection with the east line of Salena Ave. (80 feet wide); thence westwardly across Salena Ave. to the point of intersection of the west line of Salena Ave. and the south line of a 12-1/2 foot wide east/west alley in City Block 1665; thence westwardly along said south line of said alley to its point of intersection with the east line of Wisconsin Avenue (60 feet wide); thence northwestwardly across Wisconsin Avenue to the point of intersection of the west line of Wisconsin Avenue and the south line of a 15 foot wide east/west alley in City Block 1662; thence westwardly along said south line of said alley to its point of intersection with the east line of Illinois Avenue (60 feet wide); thence northwestwardly across Illinois Avenue to the point of intersection of the west line of Illinois Ave. and the south line of a 20 foot wide east/west alley in City Block 1655; thence westwardly along said south line of said alley to its point of intersection with the east line of a 20 foot wide northeast/southwest alley in said block; thence westwardly across said 20 foot wide northeast/southwest alley to the point of intersection of the west line of said alley and the north line of property now, or formerly, of Columbus P. and Colleen D. Duncan Jr.; thence northwestwardly along said property line to its point of intersection with the east line of South Broadway; thence westwardly across South Broadway to the point of intersection with the west line of South Broadway and the north line of property in City Block 1652, now, or formerly, of Joan B. Carter; thence westwardly along said north property line to its point of intersection with the east line of South Jefferson Avenue (120 feet wide); thence southwestwardly across South Jefferson Avenue to the point of intersection of the west line of South Jefferson Ave. and the north line of the property now, or formerly, of Trieb and Janasek of Missouri, Inc., in City Block 1649; thence westwardly along said north property line to its point of intersection with the east line of a north/south alley in City Block 1649; thence southwestwardly across said alley to the point of intersection of the west line of the alley with the north line of property, now or formerly, of Jeanette Lavine; thence westwardly along said north property line to its point of intersection with the east line of Texas Ave. (60 feet wide); thence southwestwardly across Texas Avenue to the point of intersection of the west line of

Texas Avenue with the south line of a 20 foot wide east/west alley in City Block 1646; thence westwardly along said south line of said alley, across all intersecting streets and continuing along the south line of the alleys in City Blocks 1643, 1640, 1637, 1634, 1631, 1628, 1625, 1622, 1619, 1616 and 1613 to its point of intersection with the east line of Tennessee Avenue (60 feet wide); thence westwardly along the westward prolongation of said south line of said alley in City Block 1613 to its point of intersection with the west line of Tennessee Avenue in City Block 1610; thence southward along said west line of Tennessee Avenue to its point of intersection with the north line of Chippewa Street; thence westwardly along said north line of Chippewa Street to its point of intersection with the east line of Arkansas Avenue, the point of beginning.

Except those properties for which Blighting and a Redevelopment Plan were approved as "Chippewa Scattered Sites" by the Board of Aldermen of the City of St. Louis by Ordinance No. 63426, on February 22, 1995, which includes the properties at 2025-27, 2100, 2114, 2118-20, 2221-23, 2702-04, 2706-08, 2709, 2710-12, 2719, 2730-32, 2735, 2740, 2743-45, 2803-05, and 3216-18 Chippewa.

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	VOTE
07/19/96	07/19/96	HUDZ	01/24/97		
2ND READING	FLOOR AMEND	FLOOR SUB	VOTE	PERFECTN	PASSAGE
01/22/97				01/31/97	02/07/97
ORDINANCE	VETOED		VETO OVR		EFFECTIVE
64019					

>