

1 BOARD BILL NO. 107      INTRODUCED BY ALDERMEN MARLENE E. DAVIS, JOSEPH D. RODDY

2            **AN ORDINANCE FINDING AND DECLARING THAT THERE EXISTS**  
3            **IN THE CITY OF ST. LOUIS, A CERTAIN BLIGHTED AREA AS**  
4            **DEFINED IN SECTION 353.020, REVISED STATUTES OF MISSOURI,**  
5            **2000, AND SECTION 11.06.010 AND 11.06.020 OF THE REVISED CODE**  
6            **OF THE CITY OF ST. LOUIS, MISSOURI; THAT THE**  
7            **REDEVELOPMENT OF SUCH AREA IS NECESSARY AND IN THE**  
8            **PUBLIC INTEREST UNDER CHAPTER 353 OF THE REVISED**  
9            **STATUTES OF MISSOURI, 2000, AND UNDER CHAPTER 11.06 OF THE**  
10           **REVISED CODE OF THE CITY OF ST. LOUIS, MISSOURI, AND IS IN**  
11           **THE INTEREST OF THE PUBLIC HEALTH, SAFETY, MORALS AND**  
12           **GENERAL WELFARE OF THE PEOPLE OF THE CITY OF ST. LOUIS,**  
13           **SAID BLIGHTED AREA BEING MORE PARTICULARLY DESCRIBED**  
14           **IN THE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A**  
15           **(“Blighted Area”):**

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17            WHEREAS, by reason of age, obsolescence, inadequate or outmoded design, or physical  
18            deterioration, the above blighted area has become an economic and social liability, by reason of  
19            which such conditions are conducive to ill health, transmission of disease, crime or inability to  
20            pay reasonable taxes; and

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22            WHEREAS, such conditions exist in the Blighted Area where obsolete, deteriorating,  
23            substandard, insanitary, outworn or outmoded industrial, commercial or residential buildings  
24            prevail, and the same are conducive to economic and social liabilities, ill health, transmission of  
25            disease, infant mortality, juvenile delinquency and crime; and

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27            WHEREAS, it is impossible and uneconomical for individual owners to independently  
28            undertake to remedy such conditions; such conditions require the employment of capital on an  
29            investment basis, allowing, however, the widest latitude in the amortization of any indebtedness  
30            created thereby; and

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32            WHEREAS, such conditions further require the acquisition of adequate property within  
33            the Blighted Area, at fair prices, the clearance of such areas through demolition of existing  
34            obsolete, deteriorating, inadequate, unsafe or insanitary buildings and the redevelopment of such  
35            areas under proper supervision with appropriate planning as to land use, traffic circulation and  
36            construction policies; and

37            WHEREAS, the clearance, replanning, rehabilitation, or reconstruction of such Blighted  
38            Area, and the provisions for such industrial, commercial, residential, recreational, or public  
39            structures and spaces as may be appropriate, including other facilities incidental or  
40            appurtenant thereto, is necessary and in the public interest under Chapter 353 of the Revised  
41            Statutes of Missouri, 2000, as amended, and under Chapter 11.06 of the Revised Code of the City  
42            of St. Louis, Missouri, and is necessary and in the interest of the public health, safety, morals,  
43            and general welfare of the people of the City of St. Louis; and

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WHEREAS, the Planning Commission has made an independent study and investigation of said Blighted Area and did thereafter adopt a resolution recommending a finding that the area is blighted, which resolution has been duly transmitted to the Mayor and the Board of Aldermen.

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

SECTION ONE. There exists within the City of St. Louis a certain Blighted Area as defined by section 353.020, Revised Statutes of Missouri, 2000, and by Chapter 11.06 of the Revised Code of the City of St. Louis, Missouri, described in the legal description attached hereto as Exhibit A.

SECTION TWO. The redevelopment of such Blighted Area, as provided by Chapter 353, Revised Statutes of Missouri, 2000, and Chapter 11.06 of the Revised Code of the City of St. Louis, Missouri, is hereby determined, found, and declared under said Chapter 353 and under said Chapter 11.06 to be necessary and in the public interest and necessary and in the interest of the public health, safety, morals and general welfare of the people of the City of St. Louis.

SECTION THREE. Notwithstanding anything to the contrary contained in Chapter 11.06 of the Revised Code of the City of St. Louis, Missouri, if an urban redevelopment corporation has filed a development plan for such Blighted Area with the Planning Commission, the Planning Commission may transmit to the Mayor and the proper committee of the Board of Aldermen its recommendation of such development plan at any time after this ordinance becomes law and without any requirement, if applicable, that notice be published pursuant to Chapter 11.06.070.A, and, upon so transmitting such recommendation, the Planning Commission shall have no obligation to consider, analyze, report or recommend any other development plan concerning all or a part of the Blighted Area.

SECTION FOUR. This being an ordinance for the preservation of public peace, health and safety, it is hereby declared to be an emergency measure within the meaning of Sections 19 and 20 of Article IV of the Charter of the City of St. Louis and therefore this ordinance shall become effective immediately upon its passage and approval by the Mayor.

**EXHIBIT A**

A tract of land located in the City of St. Louis, Missouri, being all or portions of City Blocks 1278.01, 1278.02, 1279,1280, 1281, 1284, 1285,1289, 1290, 1825, 1826, 1827, 1828, 1829, 2122.05, 2123, 2124, 2125, 2157.05, 2157.06, 2158, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2175, 2176, 1277, 2178, , 2180, 2181.05, 2181.06, 2182, 2183, 2184, 2185.01, 2185.02, 2185.11, 2187.03, 2188, 2196, 2197, 2198, 2201, 2202, 2203, 2206.22, 2208, 2209, 2211, 2212, 2213, 2214, 2215, 2231, 2233.18, 2234.18, 3918.03, 3919.03, 3932, 3933, 3934, 3935, 3936, 3937, 3938, 4958, 6504 and specifically described as follows:

Beginning at a point which is the intersection of the eastern right-of-way line of s. Vandeventer Avenue and Laclede Avenue thence east along the centerline of Laclede Avenue to its intersection with the centerline of S. Spring Avenue, thence south along the centerline of S. Spring Avenue to the western extension of the centerline of the east-west alley in City Blocks 2202 and 2203, thence along the centerline of the alley to its intersection with the northern extension of the eastern property line of parcel 220300070 located at 3631 Forest Park Avenue, thence south along the eastern property line and its extension to the intersection with the centerline of Forest Park Avenue, thence west along the centerline of Forest Park Avenue to its intersection with the northern extension of the eastern property line of parcel 650400010 located at 3644 Forest Park Avenue, thence south along the property line to intersection with the centerline of Clark Avenue, thence west along the centerline to its intersection with the centerline of Prospect Avenue, thence south along the centerline of Prospect Avenue and its extension to the centerline of eastbound I-64, thence east along the centerline of eastbound I-64 to its intersection with the northern extension of the centerline of S. Theresa Avenue, thence south along the extension and the centerline of S. Theresa Avenue to its intersection with the centerline of Spruce Street, thence east along the centerline across Edwin Street to its intersection with the northern extension of eastern property line of Parcel 221500120 located at 400 Edwin Street, thence south along the property line continuing along the eastern property line of Parcel 221500150 located at 601 Edwin Street to its intersection with the northern property line of Parcel 221500010/221500030 located at 678 – 698 S. Theresa Avenue, thence east along the northern property line to its intersection with the eastern property line of Parcel 221500010/221500030, thence south along the eastern property line of Parcel 221500010/221500030, continuing south along the eastern property line of Parcel 221400110 located at 700 S. Theresa Avenue, continuing south along the eastern property line of Parcel 221400100 located at 708 S. Theresa Avenue, to its intersection with the northern property line of Parcel 221400120 located at Gratiot Street, thence continuing east across Ranken Avenue continuing along the northern property line of Parcel 223100080 located at 750 Ranken Avenue, continuing east along the northern property line of Parcel 223100070 located at 750 Virginia Avenue to its intersection with the eastern property line of Parcel 223100070, thence south along the eastern property line to its intersection with the northern property line of Parcel 223100060 located at 3201 Papin Street, thence east along the northern property line and its extension to its intersection with the centerline of S. Compton Avenue, thence south along the centerline past Chouteau Avenue,

ORDINANCE NUMBER \_\_\_\_\_

1 past Lasalle Street, past Rutger Street, past Caroline Street, Past Vista Avenue to its  
2 intersection with the centerline of Park Avenue, thence west along the centerline of Park  
3 Avenue to its intersection with the centerline of Louisiana Avenue, thence south along the  
4 centerline of Louisiana Avenue to its intersection with the centerline of Henrietta Street,  
5 Midtown Redevelopment Area Blight Analysis Appendix A - 2 thence west along the  
6 centerline to its intersection with the eastern property line of Parcel 128900025 located at 3501  
7 Lafayette Avenue, thence south along the eastern property line and its extension to the  
8 centerline of Lafayette Avenue, thence west along the centerline of Lafayette Avenue across S.  
9 Grand Boulevard to its intersection with the extension of the western property line of Parcel  
10 212205240 located at 1657 S. Grand Boulevard, continuing north along the western property  
11 line of Parcel 212205231 located at 1651 S. Grand Boulevard, continuing north along the  
12 western property line of Parcel 212205211 located at 1635 S. Grand Boulevard, continuing north  
13 along the western property line of Parcel 212205200 located at 3612 Mcree Avenue and its  
14 extension to the intersection with the centerline of Mcree Avenue, thence west along the  
15 centerline of Mcree Avenue to its intersection with the extension of the centerline of the north-  
16 south alley in City Block 2123, across Blaine Avenue and continuing along the centerline of  
17 Cardinal Glennon Way in City Block 2124 to its intersection with the extension of the southern  
18 property line of Parcel 212400220 located at 1537 S. Grand Boulevard, thence west along the  
19 southern property line of Parcel 212400220 to its intersection with the western property line of  
20 Parcel 212400220, thence north along the western property line of Parcel 212400220 and its  
21 extension to the intersection with the centerline of Park Avenue, thence west along the  
22 centerline to its intersection with the centerline of S. 39th Street, thence north along the  
23 centerline of S. 39th Street past Vista Avenue, past Rutger Street, past Hickory Street, past  
24 Lasalle Street to its intersection with the southern property line of Parcel 393400040 located at  
25 3227 Chouteau Avenue, thence west along the southern property line to its intersection with the  
26 western property line of Parcel 393400040, thence north along the western property line  
27 continuing north along the western property line of Parcel 393300020 located at 3710 Gratiot  
28 Street to its intersection with the northern property line of Parcel 393300020, thence east along  
29 the northern property line of Parcel 393300020 to its intersection with the western property line  
30 of Parcel 393200020 located at 3707 Gratiot Street, thence north and east along the western  
31 property line and its extension to its intersection with the centerline of S. Spring Avenue, thence  
32 north along the centerline of S. Spring Avenue continuing along the western property line of  
33 Parcel 218511010 located at 500 S. Spring Avenue and continuing along the centerline of S.  
34 Spring Avenue to its intersection with the centerline of Market Street, thence westward along the  
35 centerline of Market Street to its intersection with the eastern right-of-way line of Vandeventer  
36 Avenue, thence north along the eastern right-of-way line of Vandeventer Avenue to its  
37 intersection with the centerline of Forest Park Avenue, thence east along the centerline to its  
38 intersection with the extension of the western property line of Parcel 391903350 located at 3813  
39 Forest Park Avenue, thence north along the western property line and its extension to its  
40 intersection with the east-west alley in City Block 3919.03, thence west along the centerline of  
41 the alley and its extension to its intersection with the eastern right-of-way line of Vandeventer  
42 Avenue, thence north along the eastern right-of-way line of Vandeventer Avenue to its  
43 intersection with the centerline of Laclede Avenue, the point of beginning.  
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