



**Agenda**  
**Housing, Urban Development & Zoning Committee**  
**Regular Meeting**  
**St. Louis Board of Aldermen**  
**Tuesday, February 3, 2026 - 11:00 AM**  
**Kennedy Room**

President Megan Green  
Alderwoman Shameem Clark-Hubbard, Chair  
Alderwoman Alisha Sonnier, Vice Chair  
Committee Members:  
Alderman Shane Cohn  
Alderwoman Anne Schweitzer  
Alderwoman Laura Keys  
Alderman Michael Browning  
Alderman Rasheen Aldridge

**Order of Business**

**I. Call to Order**

**II. Roll Call**

**III. Approval of Minutes**

Minutes of the Tuesday, January 23, 2026, committee meeting

**IV. Board Bills for Review**

(The committee will discuss the following and take public comment on the following)

**Item Number 1**

**Board Bill Number 119**

**Introduced by Alderwoman Sharon Tyus**

An ordinance approving a Redevelopment Plan dated September 23, 2025 ("Plan") for the 8111 North Broadway Area ("Area") in the City of St. Louis ("City") after finding that the Area is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 2016, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), finding that there shall be available 10-year tax abatement (10 years based on 95% of the assessed value of the incremental improvements); and pledging cooperation of the Board of Aldermen

**Item Number 2**

**Board Bill Number 121**

**Introduced by Alderwoman Shameem Clark-Hubbard**

An ordinance repealing Ordinance No. 65937, Ordinance No. 65746, Ordinance No. 65605, Ordinance No. 65424, Ordinance No. 65227, and that portion of Ordinance 68097,

Section 6 that created the RPA 2—Phase 1 PILOTs and EATs Accounts in Phase 1 respectively dissolving the special allocation funds for Southtown, the Louderman Building, 1505 Missouri, Tech Electronics, 4200 Laclede, and City Hospital RPA 2—Phase 1 redevelopment areas and respectively terminating the designation of certain portions of The City of St. Louis, Missouri, as redevelopment areas, authorizing certain actions relating thereto and containing an Appropriation Clause, a Severability Clause and an Emergency Clause.

**Item Number 3**

**Board Bill Number 122**

**Introduced by Alderwoman Shameem Clark-Hubbard**

An ordinance determining that the Tax Increment Financing Plans listed in **Exhibit "A"** are making satisfactory progress, except as noted, under the proposed time schedule for completion of projects therein.

**Item Number 4**

**Board Bill Number 123**

**Introduced by Alderman Michael Browning**

This Board Bill seeks to approve a Chapter 99 Redevelopment Plan and Blighting Study for the 4359 Lindell Blvd. Redevelopment Area. The proposed Bill does not allow for use of eminent domain within the area. This Board Bill will allow for up to a 10-year tax abatement at 90 percent for market rate projects and up to 15-year abatement for LIHTC projects

**Item Number 5**

**Board Bill Number 129**

**Introduced by Alderman Matt Devoti**

An Ordinance recommended by the Planning Commission establishing and creating a Planned Unit Development District for City Block 4022 to be known as the "La Collina Square Planned Unit Development District" and containing a Severability Clause and an Emergency Clause.

**V. Resolutions for Review**

**VI. Committee Discussions**

**VII. Acknowledgment of Any Written Testimony**

**VIII. Announcements**

**IX. Excused Members**

**X. Adjournment**



**Minutes**  
**Housing, Urban Development & Zoning Committee**  
**Regular Meeting**  
**Tuesday, January 27, 2026**  
**12:00 PM**  
**Webinar**  
**Minutes are preliminary and may change until finally approved**

**I. Call to Order**

The Chair called the meeting to order at 12:02 pm

**II. Roll Call**

The Chair directed the Associate Clerk to call the roll, and the following members answered to their names: Ms. Schweitzer, Ms. Keys, Ms. Sonnier, Mr. Browning, Mr. Aldridge, and Ms. Clark-Hubbard. **6 members were present. A quorum was established.**

**III. Approval of Minutes**

The Chair stated they would entertain a motion to approve the minutes of the Tuesday, January 20, 2026 committee meeting.

MS. Sonnier moved to approve the minutes of Tuesday, January 20, 2026 committee meeting.

Seconded by Ms. Keys.

The Chair directed the Associate Clerk to call the roll on the motion to approve the minutes of the Tuesday, January 20, 2026 committee meeting.

The following voted Aye:

Ms. Schweitzer, Ms. Keys, Ms. Sonnier, Mr. Browning, Mr. Aldridge, and Ms. Clark-Hubbard. **6 Aye votes were cast.**

The following voted No:

None

The following abstained:

None

The following was present but did not vote:

None

**A total of 6 votes were cast. The motion carried.**

#### **IV. Board Bills for Review**

None

#### **V. Resolutions for Review**

None

#### **VI. Committee Discussions**

(The committee will discuss and take public comment on the following items.)

The Chair recognized Ms. Sonnier regarding the committee discussion. Ms. Sonnier stated invited the CDC's located within the city of St. Louis to provide information about their services.

<b>Speakers</b>	<b>Organization</b>
Linda Nguyen	Community Builders Network
Constance Siu	North Newstead Association
Becky Reinhart	Desales Community Development
Abdul Abdullah	Park Central
Michael Burns	North Side Community Housing

After no further comments from the presenters, the Chair opened the discussion up to the Committee.

The committee asked questions and thanked the CDC for the services they provide to the city.

After no further questions from the committee, the Chair thanked the speakers for taking time out of their day to provide this invaluable information.

#### **VII. Acknowledgment of Any Written Testimony**

None

#### **VII. Announcements**

None

## **IX. Excused Members**

The Chair entertained a motion to excuse Mr. Cohn for necessary absence.

Ms. Sonnier moved to excuse Mr. Cohn for necessary absence

Seconded by Ms. Browning

The motion was carried by voice vote.

## **X. Adjournment**

Having no other business, the Chair stated she would entertain a motion to adjourn.

Ms. Sonnier made a motion to adjourn.

Seconded by Ms. Keys

**The motion was passed by voice vote.**

**The Meeting adjourned at 1:32 pm**

**Minutes completed by: Associate Clerk Rozlyn Smith**

**Minutes Approved:**

**Summary**  
**Board Bill Number 119**  
**Introduced by Alderwoman Sharon Tyus**  
**December 17, 2025**

This Board Bill seeks to approve a Chapter 99 Redevelopment Plan and Blighting Study for the 8111 North Broadway. Redevelopment Area. The project consists of the renovation of a mixed use building in the Baden neighborhood. The prospective redeveloper acquired the property for \$20,000 and plans on renovating the building into event space, offices, and an apartment at the cost of \$75,000. The redeveloper plans to utilize private funds for this project. Based on the Recommended Abatement Map approved October 26, 2018 by Board of Aldermen Resolution 104, the staff recommends a 10-year tax abatement based on 95% of the assessed value of the incremental improvements.

**BOARD BILL NUMBER 119 INTRODUCED BY ALDERWOMAN SHARON TYUS**

1 An ordinance approving a Redevelopment Plan dated September 23, 2025 (“Plan”) for the 8111  
2 North Broadway Area ("Area") in the City of St. Louis (“City”) after finding that the Area is  
3 blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 2016, as amended, (the  
4 "Statute" being Sections 99.300 to 99.715 inclusive), finding that there shall be available 10-year  
5 tax abatement (10 years based on 95% of the assessed value of the incremental improvements); and  
6 pledging cooperation of the Board of Aldermen.

7 **WHEREAS**, the predominance of insanitary or unsafe conditions, deterioration of site  
8 improvements, or the existence of conditions which endanger life or property by fire and other  
9 causes, or any combination of such factor in the Area, retards the provision of housing  
10 accommodations or constitutes an economic or social liability or a menace to the public health,  
11 safety, or welfare in its present condition and use, said Area being more fully described in  
12 **Attachment "A"**; and

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

16 **WHEREAS**, there is a need for the Land Clearance for Redevelopment Authority of the  
17 City of St. Louis (“LCRA”), a public body corporate and politic created under Missouri law, to  
18 undertake the development of the above described Area as a land clearance project (“Project”)  
19 under said Statute, pursuant to plans by or presented to the LCRA under Section 99.430.1 (4); and

20 **WHEREAS**, the LCRA has recommended such a plan to the Planning Commission of the  
21 City of St. Louis (“Planning Commission”) and to this St. Louis Board of Aldermen ("Board"),  
22 titled "Blighting Study and Plan for the 8111 North Broadway Area," dated September 23, 2025

1 consisting of a Title Page, Table of Contents Pages, and nine (9) numbered pages, and **Exhibits A-**  
2 **G** attached hereto and incorporated herein as **Attachment "B"** ("Plan"); and

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

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

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

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

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

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

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

21 **WHEREAS**, this Board is cognizant of the conditions which are imposed on the  
22 undertaking and carrying out of the Project, including those relating to prohibitions against

1 discrimination because of race, color, familial status, national origin or ancestry, sex, marital status,  
2 age, sexual orientation, gender identity or expression, religion or disability; and

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

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

9 **BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

10 **SECTION ONE.** There exists within the City a blighted area, as defined by Section 99.320 of the  
11 Revised Statutes of Missouri, 2016, as amended, (the "Statute" being Sections 99.300 to 99.715  
12 inclusive, as amended) described in **Attachment "A"**, attached hereto and incorporated herein,  
13 known as the 8111 North Broadway Area.

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

17 **SECTION THREE.** The Area qualifies as a redevelopment area in need of  
18 redevelopment under the provision of the Statute, and the Area is blighted as defined in Section  
19 99.320 of the Statute.

20 **SECTION FOUR.** The Blighting Study and Plan for the Area, dated September 23, 2025,  
21 having been duly reviewed and considered, is hereby approved and incorporated herein by  
22 reference, and the President or Clerk of this Board is hereby directed to file a copy of said Plan  
23 with the Minutes of this meeting.

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

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

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

9           **SECTION EIGHT.** The Plan for the Area provides that the LCRA may not acquire any  
10 property in the Area by the exercise of eminent domain.

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

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

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

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

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

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

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

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

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

16 (b) That in undertaking construction under the agreement with the LCRA and the Plan,  
17 bona fide Minority-Owned Business Enterprises ("MBEs") and Women-Owned Business  
18 Enterprises ("WBEs") will be solicited and fairly considered for contracts, subcontracts and  
19 purchase orders;

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

22 (d) To adhere to the requirements of Ordinance Nos. 69427, 70767, 71094, and 71962  
23 and Executive Order 91, as may be amended or supplemented, pertaining to MBE and WBE

1 participation, workforce participation, and prevailing wage compliance, to the extent the provisions  
2 of those ordinances apply to the Project and are not otherwise prohibited by federal anti-  
3 discrimination law;

4 (e) To comply with the requirements of Ordinance 60275 of the City;

5 (f) To cooperate with those programs and methods supplied by the City with the  
6 purpose of accomplishing, pursuant to this paragraph, minority and women subcontractors and  
7 material supplier participation in the construction under this Agreement. The Redeveloper will  
8 report semi-annually during the construction period the results of its endeavors under this  
9 paragraph, to the Office of the Mayor and the President of this Board; and

10 (g) That the language of this Section Thirteen shall be included in its general  
11 construction contract and other construction contracts let directly by Redeveloper.

12  
13 The term "Redeveloper" as used in this Section shall include its successors in interest and  
14 assigns.

15 **SECTION FOURTEEN.** Pursuant to Section 99.715, RSMo, nothing in the Plan shall  
16 prevent the City Assessor from increasing or decreasing the assessed value of the any real property  
17 or portion thereof that is not subject to a Certificate of Qualification of Tax Abatement properly  
18 filed with the City Assessor.

19 All unabated ad valorem real estate taxes and PILOTs shall be collected by the City Collector of  
20 Revenue in the same manner as regular ad valorem real estate taxes.

21 The Redeveloper(s) may seek ten (10) year ad valorem real estate tax abatement (the "Tax  
22 Abatement Period") pursuant to Sections 99.700 – 99.715, RSMo, as amended, upon application as  
23 provided therein. LCRA shall provide the Redeveloper(s) with a Certificate of Qualification of

1 Tax Abatement as provided in Section 99.700, RSMo, and any redevelopment agreement, and the  
2 Redeveloper shall file such certificate with the City Assessor within thirty (30) days receipt thereof  
3 as required by Section 99.705, RSMo. The City Assessor shall, promptly after receipt of the  
4 certificate, provide a written certification of the current assessed value of the then-existing  
5 applicable real property or portion thereof (the “Base Assessed Value”) to the Redeveloper(s).

6 During the Tax Abatement Period, and subject to continued compliance with the Plan and  
7 any redevelopment agreement, the Redeveloper(s) (or subsequent owners of the applicable real  
8 property or portion thereof) shall pay unabated ad valorem real estate taxes and make additional  
9 payments in lieu of taxes (“PILOTs”) as follows:

10 During each year of the Tax Abatement Period, unabated ad valorem real estate taxes will be  
11 imposed based on the then-current tax levy rates and the Base Assessed Value of the applicable  
12 real property or portion thereof pursuant to Section 99.710, RSMo; and

13 During each year of the Tax Abatement Period, PILOTs shall equal:

14 In each of years one through ten of the Tax Abatement Period, an amount equal to five percent  
15 (5%) of the difference between the ad valorem real estate taxes that would be due if there were no  
16 abatement and the amount of taxes actually due (as described above); and

17 The tax abatement described above shall not apply to special assessments and shall not  
18 serve to reduce or eliminate any other licenses or fees owing to the City or any other taxing  
19 jurisdiction with respect to the applicable real property or portion thereof, except as expressly  
20 described above. Pursuant to Section 99.715, RSMo, nothing in the Plan shall prevent the City  
21 Assessor from increasing or decreasing the assessed value of the any real property or portion  
22 thereof that is not subject to a Certificate of Qualification of Tax Abatement properly filed with the  
23 City Assessor.

1 All unabated ad valorem real estate taxes and PILOTs shall be collected by the City Collector of  
2 Revenue in the same manner as regular ad valorem real estate taxes.

3 **SECTION FIFTEEN.** Any proposed modification which will substantially change the  
4 Plan must be approved by the St. Louis Board of Aldermen in the same manner as the Plan was  
5 first approved. Modifications which will substantially change the Plan include, but are not  
6 necessarily limited to, modifications on the use of eminent domain, to the length of tax abatement,  
7 or to the boundaries of the Area. The Plan may be otherwise modified (e.g. development schedule)  
8 by the LCRA in accordance with its July 24, 2018 policy governing time extensions as may be  
9 amended.

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



**Board Bill Number 119**  
**Attachments A and B**

BLIGHTING STUDY AND REDEVELOPMENT PLAN

FOR THE

8111 North Broadway  
Redevelopment Area

PROJECT # 2484

September 23, 2025

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY  
OF THE CITY OF ST. LOUIS

MAYOR CARA SPENCER

## **BLIGHTING STUDY AND REDEVELOPMENT PLAN FOR 8111 NORTH BROADWAY REDEVELOPMENT AREA**

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"C"	PROPOSED LAND USE
"D"	ACQUISITION MAP
"E"	EQUAL OPPORTUNITY AND NON-DISCRIMINATION GUIDELINES
"F"	BLIGHTING REPORT
"G"	SUSTAINABILITY REPORT

## **A. EXISTING CONDITIONS OF BLIGHT**

### **1. DELINEATION OF BOUNDARIES**

The 8111 North Broadway Redevelopment Area ("Area") encompasses approximately .06 acres in the Baden 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 CONDITIONS OF THE AREA**

The Area comprises a portion of City Blocks 4255.00, and includes 8111 North Broadway. The Area is in fair condition. The parcel by parcel physical conditions within the Area are shown on Exhibit "B" (Project Area Plan) and enumerated in Exhibit "F" (Blighting Report).

Unemployment figures, computed by the Missouri State Employment Service, indicate a 3.9% unemployment rate for the City as of July 2025. It is estimated that this rate is prevalent for residents of the neighborhoods surrounding the Area.

There are no jobs within the Area.

### **3. PRESENT LAND USE OF THE AREA**

Existing land uses within the Area includes an partially occupied mixed use property.

The land use, including the location of public and private uses, streets and other rights-of-way, is shown on Exhibit "B".

### **4. PRESENT LAND USE AND DENSITY OF SURROUNDING PROPERTIES**

The properties surrounding the Area are primarily used for mixed purposes.

Residential density for the surrounding neighborhoods is approximately 12.03 persons per acre in the Baden neighborhood.

### **5. CURRENT ZONING**

The Area is currently zoned "G" Local Commercial and Office District, by the City of St. Louis Zoning Code, which is incorporated in this Plan by reference.

### **6. FINDING OF BLIGHT**

The property within the Area is partially occupied and, in the conditions, outlined in Exhibit "F". The existence of deteriorated property constitutes an economic or social liability to the

City and presents a hazard to the health and well-being of its citizens. The preponderance of properties in the Area has been determined to be blighted within the meaning of Section 99.300 et seq. of the Revised Statutes of Missouri (the Land Clearance for Redevelopment Authority Law) as evidenced by the Blighting Report attached hereto, labeled Exhibit "F" and incorporated herein by this reference.

## **B. PROPOSED DEVELOPMENT AND REGULATIONS**

### **1. REDEVELOPMENT OBJECTIVES**

The primary objectives of this Plan are to eliminate blight within the Area and to facilitate the redevelopment of the Area into productive mixed uses.

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

### **2. PROPOSED LAND USE OF THE AREA**

The proposed land uses for the Area are mixed uses permitted in zones designated "G" Local Commercial and Office District, by the City of St. Louis Zoning Code. Redeveloper(s) authorized by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") to redevelop property in the Area (hereafter referred to as "Redeveloper(s)") shall not be permitted to use the property within the Area only for residential use.

Exhibit "C" (Proposed Land Use) shows the proposed uses for the Area. The General Plan of the City which includes the "Strategic Land Use Plan" (as amended 2025).

### **3. PROPOSED ZONING**

The zoning for the Area can remain "G" Local Commercial and Office District. All land coverage and building intensities shall be governed thereby.

### **4. RELATIONSHIP TO LOCAL OBJECTIVES**

The proposed land uses, zoning, public facilities and utility plans are appropriate and consistent with local objectives as defined by the General Plan of the City of St. Louis which includes the "Strategic Land Use Plan of the City of St. Louis" (2025). Any specific proposal to the LCRA for redevelopment of the Area or any portion of the Area shall contain, among other things, adequate provisions for traffic, vehicular parking, safety from fire, adequate provisions for light and air, sound design and arrangement and improved employment opportunities.

### **5. PROPOSED EMPLOYMENT FOR THIS AREA**

There are 2 new jobs are proposed for the area.

## **6. CIRCULATION**

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

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

## **7. BUILDING AND SITE REGULATIONS**

The Area shall be subject to all applicable federal, state and local laws, ordinances, regulations and codes, including but not limited to, the City Building Code, Zoning District Regulations, and stipulations of the Planning and Urban Design Agency ("PDA") of the City. The population densities, land coverage, and building intensities of redevelopment shall be governed by the Zoning Code. No changes in the building codes or ordinances are required.

A Redeveloper(s) shall redevelop the Area in accordance with this Plan and the redevelopment agreement (if any) ("Agreement"), and shall maintain all structures, equipment, paved areas, and landscaped areas controlled by the Redeveloper(s) in good and safe order both inside and outside, structurally and otherwise, including necessary and proper painting. Failure to meet these requirements may result in suspension of tax abatement.

## **8. URBAN DESIGN**

### **a. Urban Design Objectives**

The properties shall be redeveloped such that it is an attractive mixed- use asset to the surrounding neighborhood.

### **b. Urban Design Regulations**

1.) Rehabilitation shall respect the original exterior in terms of design and materials. Window and door shapes and detailing shall be compatible with the original design

2.) Exterior Materials All new building materials on facades visible from the street(s) shall be compatible in type and texture with the dominant materials of adjacent buildings. Artificial masonry such as "Permastone" is not permitted. A submission of all building materials shall be required prior to approval.

c. Sidewalk Maintenance

Existing, healthy trees shall be retained, if feasible. Sidewalks shall be repaired/replaced to insure safe walkability in the city.

**9. PARKING REGULATIONS**

Parking shall be provided in accordance with the applicable zoning and building code requirements of the City, including PDA standards. This will provide adequate vehicular parking for the Area.

**10. SIGN REGULATIONS**

All new signs shall be limited as set out in the City Code, this Plan and agreements between the LCRA and the Redeveloper(s).

**11. BUILDING, CONDITIONAL USE, AND SIGN PERMITS**

No building, conditional use, or sign permits shall be issued by the City without the prior written approval of the LCRA.

**12. PUBLIC IMPROVEMENTS**

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

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

**C. PROPOSED SCHEDULE OF REDEVELOPMENT**

It is estimated that the implementation of this Plan will take place in a single phase initiated within approximately one (1) year of the effective date of the City ordinance approving this plan and completed within approximately three (3) years of the effective date of the City ordinance approving this plan.

The LCRA may alter the above schedule in accordance with its July 24, 2018 policy governing time extensions, as may be amended.

## **D. EXECUTION OF PROJECT**

### **1. ADMINISTRATION AND FINANCING**

The LCRA is empowered by Missouri law to administer redevelopment of all types pursuant to this Plan and can do so to the extent and in the manner prescribed by the Land Clearance for Redevelopment Authority Law of Missouri.

All costs associated with the redevelopment of the Area will be borne by the Redeveloper(s).

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

### **2. PROPERTY ACQUISITION**

The Project Area Plan-Acquisition Map, Exhibit “D” attached, identifies all the properties located in the Area. The LCRA may not acquire any property in the Area by the exercise of eminent domain.

### **3. PROPERTY DISPOSITION**

If the LCRA acquires property in the Area, it may sell or lease the property to Redeveloper(s) who shall agree to redevelop such property in accordance with this Plan and the Agreement between such Redeveloper(s) and the LCRA. Any property acquired by the LCRA and sold to Redeveloper(s) will be sold at not less than its fair value, taking into account and giving consideration to those factors enumerated in Section 99.450, R.S.Mo. (2016) as amended, for uses in accordance with this Plan.

### **4. RELOCATION ASSISTANCE**

The property within the Area is currently 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**

The Redeveloper(s) may seek ten (10) year ad valorem real estate tax abatement (the “Tax Abatement Period”) pursuant to Sections 99.700 – 99.715, RSMo, as amended, upon application as provided therein. LCRA shall provide the Redeveloper(s) with a Certificate of Qualification of Tax Abatement as provided in Section 99.700, RSMo, and any redevelopment agreement, and the Redeveloper shall file such certificate with the City Assessor within thirty (30) days receipt thereof as required by Section 99.705, RSMo. The City Assessor shall, promptly after receipt of the certificate, provide a written certification of the current assessed value of the then-existing applicable real property or portion thereof (the “Base Assessed Value”) to the Redeveloper(s).

During the Tax Abatement Period, and subject to continued compliance with the Plan and any redevelopment agreement, the Redeveloper(s) (or subsequent owners of the applicable real property or portion thereof) shall pay unabated ad valorem real estate taxes and make additional payments in lieu of taxes (“PILOTs”) as follows:

- During each year of the Tax Abatement Period, unabated ad valorem real estate taxes will be imposed based on the then-current tax levy rates and the Base Assessed Value of the applicable real property or portion thereof pursuant to Section 99.710, RSMo; and
- During each year of the Tax Abatement Period, PILOTs shall equal:

In each of years one through ten of the Tax Abatement Period, an amount equal to five percent (5%) of the difference between the ad valorem real estate taxes that would be due if there were no abatement and the amount of taxes actually due (as described above); and

The tax abatement described above shall not apply to special assessments and shall not serve to reduce or eliminate any other licenses or fees owing to the City or any other taxing jurisdiction with respect to the applicable real property or portion thereof, except as expressly described above. Pursuant to Section 99.715, RSMo, nothing in the Plan shall prevent the City Assessor from increasing or decreasing the assessed value of the any real property or portion thereof that is not subject to a Certificate of Qualification of Tax Abatement properly filed with the City Assessor.

All unabated ad valorem real estate taxes and PILOTs shall be collected by the City Collector of Revenue in the same manner as regular ad valorem real estate taxes.

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

### **1. LAND USE**

A Redeveloper(s) shall not discriminate on the basis of race, color, familial status, national origin, sex, marital status, age, sexual orientation, gender identity or expression, religion or disability in the lease, sale or occupancy of the Area.

## **2. CONSTRUCTION AND OPERATIONS**

A Redeveloper(s) shall not discriminate on the basis of race, color, familial status, national origin, sex, marital status, age, sexual orientation, gender identity or expression, religion or disability in the construction and operation of any project in the Area and shall take such affirmative action as may be appropriate to afford opportunities to everyone in all activities of the project, including enforcement, contracting, operating and purchasing.

## **3. LAWS AND REGULATIONS**

A Redeveloper(s) shall comply with all applicable federal, state and local laws, ordinances, executive orders and regulations regarding nondiscrimination and affirmative action, including the City Guidelines for Minimum Utilization of Minority Enterprises, dated January 1, 1981 as may be amended, and the "Equal Opportunity and Nondiscrimination Guidelines" in Exhibit "E", attached.

## **4. ENFORCEMENT**

All of the provisions of this Section G shall be incorporated in an Agreement between the LCRA and a Redeveloper(s), which Agreement shall be recorded in the office of the Recorder of Deeds. The provisions of G (1) and G (3) shall be covenants running with the land, without limitation as to time, and the provisions of G (2) shall be for the duration of this Plan and any extension thereof.

All of the provisions of Section G shall be enforceable against the Redeveloper(s), its heirs, successors or assigns, by the LCRA, the City, any state having jurisdiction or the United States of America.

## **H. MODIFICATIONS OF THIS PLAN**

Any proposed modification which will substantially change this Plan shall be approved by the St. Louis Board of Aldermen in the same manner as this Plan was first approved. Modifications which will substantially change this Plan include, but are not necessarily limited to, modifications on the use of eminent domain, to the length of tax abatement, or to the boundaries of the Area.

This Plan may be otherwise modified by LCRA (e.g. urban design regulations, development schedule) in accordance with its July 24, 2018 policy governing time extensions, as may be amended.

## **I. DURATION OF REGULATION AND CONTROLS**

The regulation and controls set forth in this Plan shall be in full force and effect for twenty 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 St. Louis 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.

**8111 NORTH BROADWAY**

**LEGAL DESCRIPTION**

C.B. 4255 BROADWAY,

0.077 ACS, GIMBLIN ESTATE ADDN,

LOT SE 10

**Parcel # 4255-9-060.000**

# Project Area Plan



Exhibit B

# Proposed Land Use



Exhibit C

# Acquisition Map



Exhibit D

# Equal Opportunity and Non-Discrimination Guidelines

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In any contract for work in connection with the redevelopment of any property in the Area, the Redeveloper(s) (which term shall include Redeveloper(s), any designees, successors and assigns thereof, any entity formed to implement the Project of which the Redeveloper(s) is affiliated), its contractors and subcontractors shall comply with all federal, state, and local laws, ordinances, or regulations governing equal opportunity and nondiscrimination (Laws). Moreover, the Redeveloper(s) shall contractually require its contractors and subcontractors, and the contractors and subcontractors of its commercial tenants, to comply with such laws.

The Redeveloper(s) and its contractors will not contract or subcontract with any party known to have been found in violation of any such Laws, ordinances, regulations, or these guidelines.

The Redeveloper(s) shall fully comply with Ordinance Nos. 64927, 70767, and 71094, as may be amended or supplemented, pertaining to minority-owned and women-owned business participation, workforce development, and prevailing wage compliance, to the extent the provisions of those ordinance apply to the Project.

The Redeveloper(s) agree(s) for itself and its successors and assigns, that there shall be covenants to ensure that there shall be no discrimination on the part of the Redeveloper(s), its successors or assigns upon the basis of race, color, familial status, national origin or ancestry, sex, marital status, age, sexual orientation, gender identity or expression, religion, or disability 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 interest may appear in the Project.

The Redeveloper(s) of non-residential properties shall fully comply (and ensure compliance by "anchor tenants") with the provisions of St. Louis City Ordinance #60275 (First Source Jobs Policy) which is codified in Chapter 3.90 of the Revised Ordinances of the City of St. Louis.

# Blighting Report

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As outlined below, the Area suffers from a multitude of physical and economic deficiencies including, unsanitary and unsafe conditions, deterioration or inadequate site improvements, and conditions which endanger life or property by fire or other causes. The Area is comprised of a single occupied commercial structure.

As a result of these factors the property in the Area is an economic liability for the City, its residents, and the taxing districts that depend upon it as a source of revenue to provide necessary public services. The physical and economic condition of the property in the Area endangers the health, safety, and general welfare of the public. Therefore, the Area qualifies as a “Blighted Area” as defined in §99.320.3 and §353.020.2 of the Revised Statutes of the Missouri, as amended.

The chart below and the subsequent photographs of site conditions of the Area serve as documentary evidence of the presence of blight within the Area.

<b>Considerations of Blight</b>	<b>Yes</b>	<b>No</b>
Does the Subject Area have insanitary or unsafe conditions? If yes, explain.	X	
Upper Floors are unfit for occupancy. Needs to be built out		
Does the Subject Area have deterioration of site conditions? If yes, explain.	X	X
Does the Subject Area have conditions which endanger life or property by fire or other cause? If yes, explain. The vacant portions of the building are more accessible to arson.	X	
Does the Subject Area diminish the provision of housing accommodation in its current condition? If yes, explain.	X	
The current condition of the upper floors will not be sufficient for housing		
Does the Subject Area constitute an economic liability? If yes, explain.	X	
The vacancy of the upper units is an economic liability for the City.		
Does the Subject Area constitute a social liability? If yes, explain.	X	
Vacant units are a social liability for the City and the surrounding neighborhood.		
Is the Subject Area detrimental to public health, safety, and general welfare because of the dilapidation, deterioration, age, or obsolescence of its structures? If yes, explain.	X	
Many of the windows are inoperable. There are extensive foundational and structural problems including severely cracked foundation wall, cracking in exterior walls, and raised concrete slabs. The roof leaks and needs to be replaced. There is damage to exterior concrete overhangs as well as delamination in areas of the brick and slate façade.		
Is the Subject Area detrimental to public health, safety, and general welfare because of a lack of air sanitation and/or open space? If yes, explain.		X
Is the Subject Area detrimental to public health, safety, and general welfare because of overcrowding of buildings or land? If yes, explain.		X

**EXHIBIT "F"**



**Exhibit F**

# Sustainability Report

One of the primary objectives of the *City of St. Louis Sustainability Plan* (2013) is to “use the City’s limited resources in efficient and innovative ways, and foster revitalization to promote a vibrant, attractive, prosperous and healthy community for present and future generations. To that end, it is the intention of the LCRA of the City of St. Louis to support economic development efforts that furthers the sustainability goals of the City. The following chart represents the ways in which the objectives of this Redevelopment Plan align with selected Functional Categories and Objective of the *City of St. Louis Sustainability Plan*.

<b>URBAN CHARACTER, VITALITY AND ECOLOGY</b>		<b>MEETS</b>	<b>DOES NOT MEET</b>	<b>NOT APPLICABLE</b>
<i>Objective A: Support Designated Districts that Focus on Job Creation and Economic Prosperity</i>				
A1	Reinforce the City’s Central Corridor as the dynamic heart of the region.		X	
A3	Develop designated areas via incentives for green and technical industries.			X
A4	Increase riverfront development and provide safe public access and associated recreational activity.			X
A5	Provide development incentives to encourage transit-oriented development.		X	
<i>Objective B: Develop Healthy, Compact, Transit Served Smart Neighborhoods</i>				
B1	Prioritize infill development to develop thriving compact communities/vibrant mixed-use main streets.	X		
B2	Update local street design standards and implement the Complete Streets Ordinance.			X
B3	Create Citywide and multiple neighborhood-scale mobility plans.			X
B4	Discourage development that reduces transit, bike, and pedestrian activity.	X		
<i>Objective C: Strengthen Use, Access, and Programming of Civic Amenities, Public Spaces, and Streets</i>				

**EXHIBIT "G"**

C1	Design public spaces and neighborhood streets as gathering spaces for people.			<b>X</b>
C5	Maintain public spaces and neighborhood streets.	<b>X</b>		
<i>Objective D: Support and Increase the City's Greenspace, Including its Existing Park System and Urban Tree Canopy</i>				
D7	Expand the City's urban tree canopy.			<b>X</b>
<i>Objective E: Promote Urban Conservation and Revitalization of the City's Unique Biodiversity and Natural Resources</i>				
E1	Celebrate and increase activity along the Mississippi Riverfront.			<b>X</b>
E2	Remove/change infrastructure to improve riverfront access.			<b>X</b>
<i>Objective F: Preserve the City's Historically and Architecturally Significant Districts, Buildings, Landmarks, and Landscapes</i>				
F1	Preserve and reuse buildings as a means of achieving sustainability.	<b>X</b>		
F2	Continue to integrate preservation into the planning and building approval process.		<b>X</b>	
F4	Protect historic residential and commercial properties vulnerable to foreclosure, tax forfeiture, or demolition.	<b>X</b>		
F5	Promote the redevelopment of historic homes and commercial properties.	<b>X</b>		
<i>Objective G: Increase Access to Affordable Housing in Neighborhoods with Access to Transit and Amenities</i>				
G1	Develop affordable housing in concert with long-range transit and economic development planning.			<b>X</b>
G2	Encourage mixed income/use affordable housing in high amenity neighborhoods.			<b>X</b>
G4	Integrate low-income housing into market-rate and mixed-use developments.			<b>X</b>

**EXHIBIT "G"**

G6	Experiment with new ways to raise funds and create partnerships to build sustainable and affordable housing.			X
G8	Offer housing that is energy efficient and environmentally sustainable.			X
<i>Objective H: Encourage Creative, Smart, and Sustainable Uses for Under-Utilized Land and Buildings</i>				
H4	Continue to remove site contamination and promote brownfields redevelopment.			X
<i>Objective I: Build a Vibrant, Community-Based Urban Agriculture Industry</i>				
I4	Ensure urban agriculture is a profitable, viable enterprise.			X
<i>Objective J: Facilitate Place-Based, Integrated Sustainability Planning</i>				
J4	Preserve neighborhood residential areas, and commercial and mixed uses on corners and major urban corridors.	X		
J5	Increase the effectiveness of major commercial corridors.	X		
J6	Develop codes for transit-oriented development districts.			X
<b>ARTS, CULTURE AND INNOVATION</b>		<b>MEETS</b>	<b>DOES NOT MEET</b>	<b>NOT APPLICABLE</b>
<i>Objective A: Utilize the Arts, Culture, Design, Creative, and Innovation Industries for Economic and Community Development</i>				
A4	Encourage the development of affordable artist housing, studios and venues.			X
A5	Diversify the City's range of arts, creative, and innovation industries.			X
<i>Objective C: Develop Multi-Use, Transit Accessible Arts and Cultural Districts</i>				

**EXHIBIT "G"**

C2	Facilitate development of arts, culture, and innovation TODs.			<b>X</b>
C5	Target developing arts and cultural districts for streetscape and public space improvements.			<b>X</b>
<i>Objective E: Encourage Public Art and Design that Builds Vibrancy and Identity</i>				
E1	Use distinctive public art, architecture, landscape, and streetscape to build City and neighborhood identity.			<b>X</b>
<i>Objective F: Promote and Develop Arts, Cultural, and Innovation Facilities, Resources, and Events</i>				
F1	Revitalize existing, and develop new, arts and cultural facilities.			<b>X</b>
<b>EMPOWERMENT, DIVERSITY AND EQUITY</b>		<b>MEETS</b>	<b>DOES NOT MEET</b>	<b>NOT APPLICABLE</b>
<i>Objective E: Reduce Homelessness, and Support Low Income Families and the Unemployed</i>				
E4	Expand the capacity to create additional affordable housing units.			<b>X</b>
E5	Create pathways for qualified low-income families to become homeowners.			<b>X</b>
<i>Objective F: Ensure Equal Access to Amenities, Business Opportunities, Transportation, and Safe and Healthy Neighborhoods</i>				
F1	Address blighting and environmental health hazards.	<b>X</b>		
F6	Ensure the application of universal design and accessibility codes.			<b>X</b>
<b>HEALTH, WELL-BEING, AND SAFETY</b>		<b>MEETS</b>	<b>DOES NOT MEET</b>	<b>NOT APPLICABLE</b>
<i>Objective A: Advance Positive Behavior, Nonviolent Conflict Resolution, and Crime Prevention</i>				

**EXHIBIT "G"**

A5	Plan and design buildings, spaces, and environments for safety.			<b>X</b>
<i>Objective B: Reduce Toxins in the Environment</i>				
B5	Reduce exposures of lead-based paint poisoning and remediate lead-based paint hazards.			<b>X</b>
<i>Objective C: Increase Access to Healthy, Local Food, and Nutritional Information</i>				
C1	Eliminate food deserts and improve access to fresh produce.			<b>X</b>
C3	Support urban agriculture opportunities in the City.			<b>X</b>
<i>Objective D: Encourage Physical Activity, Fitness, and Recreation</i>				
D4	Design buildings to encourage physical activity.			<b>X</b>
<b>INFRASTRUCTURE, FACILITIES AND TRANSPORTATION</b>		<b>MEETS</b>	<b>DOES NOT MEET</b>	<b>NOT APPLICABLE</b>
<i>Objective A: Facilitate Affordable, Efficient, Convenient, Accessible Safe, and Healthy Transport of People and Goods</i>				
A1	Advance the City of St. Louis as a transportation hub.			<b>X</b>
A2	Encourage transit-oriented development.		<b>X</b>	
<i>Objective E: Manage Stormwater and Wastewater to Protect and Enhance Property and Natural Space</i>				
E3	Use pilot projects to explore ways to achieve net zero stormwater discharge.			<b>X</b>
<i>Objective G: Advance Health and Resource Efficiency in Buildings</i>				
G2	Strive for the highest levels of energy efficiency and maximize the deployment of clean energy solutions in buildings.	<b>X</b>		
G3	Ensure building and site development integrates with natural site ecology.	<b>X</b>		

**EXHIBIT "G"**

G4	Advance the use of high efficiency building related water systems and technologies.	<b>X</b>		
G5	Encourage re-use of materials and divert waste from landfills.	<b>X</b>		
G6	Provide healthy interior environments in commercial and public buildings.	<b>X</b>		
<b>PROSPERITY, OPPORTUNITY AND EMPLOYMENT</b>		<b>MEETS</b>	<b>DOES NOT MEET</b>	<b>NOT APPLICABLE</b>
<i>Objective B: Market the City's Assets and Special Competencies</i>				
B1	Increase the inventory and availability of business and industrial real estate through environmental cleanup and land assembly.		<b>X</b>	
B2	Encourage small scale redevelopment with economic incentives.		<b>X</b>	
B4	Leverage the Mississippi River as an inexpensive transportation, drinking water, and recreation resource.			<b>X</b>
<i>Objective C: Nurture Innovation in Business, Government, and Philanthropy</i>				
C3	Focus on small and local businesses as a key part of the City economy.			<b>X</b>
C4	Reuse existing buildings for inexpensive incubation of entrepreneurial ideas.		<b>X</b>	
<i>Objective D: Maximize Economic Productivity by Enhancing Neighborhood Quality of Life</i>				
D1	Pursue transit-oriented development at MetroLink stations and major bus nodes to encourage more walking and fewer carbon emissions.		<b>X</b>	
D5	Market and encourage living within the City of St. Louis for recent college graduates.			<b>X</b>
<i>Objective E: Redevelop Real Estate Using Sustainability Practices</i>				

**EXHIBIT "G"**

E3	Promote flexible development approaches by developers, landowners, and business firms.	X		
E4	Direct new commercial and mixed-use development to designated corridors and districts that demonstrate appropriate market support and localized leadership.	X		
<i>Objective G: Strategically Invest in Forward-Thinking Ideas</i>				
G3	Foster innovation.	X		

**BOARD BILL NUMBER 119**  
**FISCAL NOTE**

Preparer's Name Zachary Wilson

Phone Number or Email Address (will be available publicly) wilsonz@stlouis-mo.gov

Bill Sponsors Alderwoman Tyus

<b>Bill Synopsis:</b>	This Board Bill seeks to approve a Chapter 99 Redevelopment Plan and Blighting Study for the 8111 North Broadway. Redevelopment Area. The project consists of the renovation of a mixed use building in the Baden neighborhood. The prospective redeveloper acquired the property for \$20,000 and plans on renovating the building into event space, offices, and an apartment at the cost of \$75,000. The redeveloper plans to utilize private funds for this project. Based on the Recommended Abatement Map approved October 26, 2018 by Board of Aldermen Resolution 104, the staff recommends a 10-year tax abatement based on 95% of the assessed value of the incremental improvements.
<b>Type of Impact:</b>	None this year.
<b>Agencies Affected:</b>	None

**SECTION A**

**Does this resolution authorize:**

- An expansion of services which entails additional costs beyond that approved in the current adopted city budget? \_\_\_ Yes \_\_X\_\_ No.
- An undertaking of a new service for which no funding is provided in the current adopted city budget? \_\_\_ Yes \_\_X\_\_ No.
- A commitment of city funding in the future under certain specified conditions? \_\_\_ Yes \_\_X\_\_ No.
- An issuance of bonds, notes and lease-purchase agreements which may require additional funding beyond that approved in the current adopted city budget? \_\_\_ Yes \_\_X\_\_ No.

(01/2017)

- An execution or initiation of an activity as a result of federal or state mandates or requirements? \_\_\_Yes \_\_\_X\_\_\_ No.
- A capital improvement project that increases operating costs over the current adopted city budget? \_\_\_Yes \_\_\_X\_\_\_ No.
- A capital improvement project that requires funding not approved in the current adopted city budget or that will require funding in future years? \_\_\_Yes \_\_\_X\_\_\_ No.

**If the answer is yes to any of the above questions, then a fiscal note must be attached to the board bill. Complete Section B of the form below.**

**SECTION B**

- Does the bill require the construction of any new physical facilities? \_\_\_Yes \_\_\_No.

- If yes, describe the facilities and provide the estimated cost:

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- Is the bill estimated to have a direct fiscal impact on any city department or office? \_\_\_Yes \_\_\_No.

- If yes, explain the impact and the estimated cost:

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- Does the bill create a program or administrative subdivision? \_\_\_Yes \_\_\_No.

- If yes, then is there a similar existing program or administrative subdivision? \_\_\_Yes \_\_\_No.

- If yes, explain the how the proposed programs or administrative subdivisions may overlap:

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- Describe the annual operating, equipment, and maintenance costs that would result from the proposed bill, as well as any funding sources:

Complete the chart below to list the total estimated expenditures required of the City resulting from the proposed board bill and any estimated savings or additional revenue.

<b>Financial Estimate of Impact on General Fund</b>			
<b>Fiscal Impact</b>	<b><u>Year 1 (current)</u></b>	<b><u>Year 2</u></b>	<b><u>Year 3</u></b>
<b>Additional Expenditures</b>	NA	NA	NA
<b>Additional Revenue</b>	NA	NA	NA
<b>Net</b>	NA	NA	NA
<b>Financial Estimate of Impact on Special Funds</b>			
<b>Fiscal Impact</b>	<b><u>Year 1 (current)</u></b>	<b><u>Year 2</u></b>	<b><u>Year 3</u></b>
<b>Additional Expenditures</b>	NA	NA	NA
<b>Additional Revenue</b>	NA	NA	NA
<b>Net</b>	NA	NA	NA

- Describe any assumptions used in preparing this fiscal note:  
 NA- No expenditures will occur with this bill \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- List any sources of information (including any City officials, agencies, or departments) used in preparing this fiscal note:  
 SLDC \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- Have the financial estimates of this bill been verified by the City Budget Division?  
 \_\_\_\_\_ Yes \_\_\_\_\_ No. X  
 o If yes, by whom? \_\_\_\_\_ .

**Estimated Fiscal Impact of Tax Abatement  
on Affected Taxing Jurisdictions in  
2026 +  
8111 North Broadway**

% Of Tax Abatement		95%	
Residential rate=\$8.3818/\$100** Commercial rate=\$10.0218**	Est. Annual Share of Property Tax Fractions	Est. Annual Revenue (Yr)	Est. Annual Revenue (Yr)
		1 to 10	11 +
State - Blind Pension	0.0300	\$11	\$16
School District - General Fund	5.1211	\$1,826	\$2,756
St. Louis Community College	0.2185	\$78	\$118
Metropolitan Sewer District (MSD)	0.1196	\$43	\$64
Library District	0.5600	\$200	\$301
Zoo, Museum, & Botanical Garden	0.2795	\$100	\$150
Community Mental Health	0.0900	\$32	\$48
Sheltered Workshop	0.1500	\$53	\$81
Community Children Service Fund	0.1900	\$68	\$102
City of St. Louis		\$0	
Municipal Operation	1.4900	\$531	\$802
Interest and Public Debt	0.1331	\$47	\$72
M & M Surtax (Commercial Only)	1.6400	\$585	\$883
<b>Total Annual Revenues</b>	<i>10.0218</i>	<b>\$3,573</b>	<b>\$5,394</b>
<b>Total Value of the Tax Abatement</b>		<b>\$18,208</b>	

ASSUMPTIONS:

18478

**Summary**  
**Board Bill Number 121**  
**Introduced by Alderwoman Shameem Clark Hubbard**  
**January 9, 2026**

This proposed Board Bill proposes repealing Ordinance No. 65937, Ordinance No. 65746, Ordinance No. 65605, Ordinance No. 65424, Ordinance 65527 and Ordinance No. 68097, Section 6 that created the RPA 2—Phase 1 PILOTs and EATs Accounts in Phase 1, respectively dissolving the special allocation funds for the Southtown, Louderman, 1505 Missouri, Tech Electronics, 4200 Laclede and City Hospital RPA 2—Phase 1 redevelopment areas and respectively terminating the designation of certain portions of The City of St. Louis, Missouri, as redevelopment area because the Obligations issued related thereto were paid or matured. The Special Allocation Funds will pass through any PILOTs and EATs captured to the statutory Taxing Jurisdictions.

**BOARD BILL NUMBER 121 INTRODUCED BY ALDERWOMAN SHAMEEM CLARK HUBBARD**

1 An ordinance repealing Ordinance No. 65937, Ordinance No. 65746, Ordinance No.  
2 65605, Ordinance No. 65424, Ordinance No. 65227, and that portion of Ordinance 68097,  
3 Section 6 that created the RPA 2—Phase 1 PILOTs and EATs Accounts in Phase 1 respectively  
4 dissolving the special allocation funds for Southtown, the Louderman Building, 1505 Missouri,  
5 Tech Electronics, 4200 Laclede, and City Hospital RPA 2—Phase 1 redevelopment areas and  
6 respectively terminating the designation of certain portions of The City of St. Louis, Missouri, as  
7 redevelopment areas, authorizing certain actions relating thereto and containing an Appropriation  
8 Clause, a Severability Clause and an Emergency Clause.

9 **WHEREAS**, the Real Property Tax Increment Allocation Redevelopment Act, Sections  
10 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the “Act”), authorizes  
11 municipalities to undertake redevelopment projects in blighted, conservation or economic  
12 development areas, as defined in the Act; and

13 **WHEREAS**, the Section 99.850.2 requires “(u)pon the payment of all redevelopment  
14 project costs, retirement of obligations and the distribution of any excess moneys pursuant to  
15 section 99.845 and this section, the municipality shall adopt an ordinance dissolving the special  
16 allocation fund for the redevelopment area and terminating the designation of the redevelopment  
17 area as a redevelopment area” and thereafter distribute the remaining funds as required by the  
18 Act; and

19 **WHEREAS**, the Southtown Redevelopment Plan (“Southtown Plan” Redevelopment  
20 Plan”) envisioned the acquisition and preparation for 97,000 square feet of retail space, related  
21 internal roads, sidewalks and parking areas with landscaping (the “Southtown Redevelopment  
22 Project”); and

1           **WHEREAS**, Ordinance No. 65937 approved the Southtown Redevelopment Project  
2 Area as a “redevelopment area” as defined in Section 99.805(13) of the Act (the “Southtown  
3 Redevelopment Area”), approved the Southtown Plan and the Southtown Redevelopment  
4 Project, adopted tax increment financing within the Southtown Redevelopment Area, and  
5 established the Southtown Special Allocation Fund for the Southtown Project, and the City  
6 entered into a redevelopment agreement between The City of St. Louis and Southtown Realty  
7 LLC, (the “ Southtown Developer”), whereby the Southtown Developer agreed to carry out the  
8 Southtown Plan on behalf of the City, and Ordinance No. 65972 authorized the issuance of Tax  
9 Increment Revenue Notes (Southtown Redevelopment Project), Series 2005 in an amount not to  
10 exceed \$7,500,000.00, which was refunded; and

11           **WHEREAS**, The City of St. Louis, Missouri, Taxable Tax Increment Revenue Notes  
12 (Southtown Redevelopment Project) Series 2005, as refunded, have been paid and retired; and

13           **WHEREAS**, all “redevelopment project costs” under the Act were incurred, all  
14 obligations have been paid and retired and no further obligations will be issued with respect to  
15 the Southtown Redevelopment Plan; and

16           **WHEREAS**, the Louderman Building TIF Redevelopment Plan (“Louderman Building  
17 Redevelopment Plan”) envisioned the rehabilitating and renovation of the Louderman Building  
18 into retail and office space and residential luxury loft condominiums (the “Louderman Building  
19 Redevelopment Project”); and

20           **WHEREAS**, Ordinance No. 65746 approved the Redevelopment Project Area as a  
21 “redevelopment area” as defined in Section 99.805(13) of the Act (the “ Louderman Building  
22 Redevelopment Area”), approved the Louderman Building Redevelopment Plan and the  
23 Louderman Building Redevelopment Project, adopted tax increment financing within the

1 Louderman Building Redevelopment Area, and the City to entered into a redevelopment  
2 agreement between The City of St. Louis and Louderman, LLC (the “Louderman Building  
3 Developer”), whereby the Louderman Building Developer agreed to carry out the Louderman  
4 Building Redevelopment Plan on behalf of the City ; and

5 **WHEREAS**, Ordinance No. 65744 authorized the issuance of The City of St. Louis,  
6 Missouri, Taxable Tax Increment Revenue Notes (Louderman Building Redevelopment Project)  
7 Series 2006 in the amount of \$2,444,400.00 and said Notes have matured and retired; and

8 **WHEREAS**, all “redevelopment project costs” under the Act were incurred, all  
9 obligations have matured and retired and no further obligations will be issued with respect to the  
10 Louderman Building Redevelopment Plan; and

11 **WHEREAS**, the 1505 Missouri Redevelopment Plan (“1505 Missouri Redevelopment  
12 Plan’) envisioned the complete reconstruction and rehabilitation of the Presbyterian Church at  
13 1505 Missouri into luxury lofts condominiums with basement parking (the “1505 Missouri  
14 Redevelopment Project”); and

15 **WHEREAS**, Ordinance No. 65605, created the 1505 Missouri Redevelopment Area for  
16 the 1505 Missouri Redevelopment Project as a “redevelopment area” as defined in Section  
17 99.805(13) of the Act (the “1505 Missouri Redevelopment Area”), approved the 1505 Missouri  
18 Redevelopment Plan and the 1505 Missouri Redevelopment Project, adopted tax increment  
19 financing within the 1505 Missouri Redevelopment Area, and established the 1505 Missouri  
20 Special Allocation Fund for the 1505 Missouri Redevelopment Project, and authorized the City  
21 to enter into a redevelopment agreement between The City of St. Louis and Gilded Age  
22 Renovation, L.L.C. (the “1505 Missouri Developer”), whereby the 1505 Missouri Developer  
23 agreed to carry out the 1505 Missouri Redevelopment Plan on behalf of the City; and

1           **WHEREAS**, Ordinance No. 65607, as amended by Ordinance 66973, authorized the  
2 issuance of The City of St. Louis, Missouri, Taxable Tax Increment Revenue Notes (1505  
3 Missouri Redevelopment Project) Series 2006-A and B in the total amount of \$621.100.00 plus  
4 Issuance Costs and said Notes have matured and retired; and

5           **WHEREAS**, all “redevelopment project costs” under the Act were incurred, all  
6 obligations have matured and retired and no further obligations will be issued with respect to the  
7 1505 Missouri Redevelopment Plan.

8           **WHEREAS**, the Tech Electronics Redevelopment Plan (“Tech Electronics  
9 Redevelopment Plan”) envisioned the construction of approximate 7000 square feet of office,  
10 building, land acquisition, and demolition and site preparation (the “Tech Electronics  
11 Redevelopment Project”); and

12           **WHEREAS**, Ordinance No. 65424, created the Tech Electronics Redevelopment Area  
13 for the Tech Electronics Redevelopment Project as a “redevelopment area” as defined in Section  
14 99.805(13) of the Act (the “Tech Electronics Redevelopment Area”), approved the Tech  
15 Electronics Redevelopment Plan and the Tech Electronics Redevelopment Project, adopted tax  
16 increment financing within the Tech Electronics Redevelopment Area, and established the Tech  
17 Electronics Special Allocation Fund for the Tech Electronics Redevelopment Project, and  
18 authorized the City to enter into a redevelopment agreement between The City of St. Louis and  
19 Tech Electronics, Inc. (the “Tech Electronics Developer”), whereby the Tech Electronics  
20 Developer agreed to carry out the Tech Electronics Redevelopment Plan on behalf of the City;  
21 and

1           **WHEREAS**, Ordinance No. 65426 authorized the issuance of The City of St. Louis,  
2 Missouri, Taxable Tax Increment Revenue Notes (Tech Electronics Redevelopment Project)  
3 Series 2003 in the total amount of \$900,000.00 and said Notes have matured and retired; and

4           **WHEREAS**, all “redevelopment project costs” under the Act were incurred, all  
5 obligations have matured and retired and no further obligations will be issued with respect to the  
6 Tech Electronics Redevelopment Plan.

7           **WHEREAS**, the 4200 Laclede Redevelopment Plan (“4200 Laclede Redevelopment  
8 Plan”) envisioned the renovation and rehabilitation of the redevelopment area into 8 single level  
9 condominiums on the first floor and 8 two level condominiums on the second floor and 2 two  
10 level condominiums on the third floor to comply with any building codes with landscaping,  
11 utility work, public improvements and professional fees (the “4200 Laclede Redevelopment  
12 Project”); and

13           **WHEREAS**, Ordinance No. 65527, created the 4200 Laclede Redevelopment Area for  
14 the 4200 Laclede Redevelopment Project as a “redevelopment area” as defined in Section  
15 99.805(13) of the Act (the “4200 Laclede Redevelopment Area”), approved the 4200 Laclede  
16 Redevelopment Plan and the 4200 Laclede Redevelopment Project, adopted tax increment  
17 financing within the 4200 Laclede Redevelopment Area, and Section Six established the 4200  
18 Laclede Special Allocation Fund for the 4200 Laclede Redevelopment Project, and authorized  
19 the City to enter into a redevelopment agreement between The City of St. Louis and 4200  
20 Laclede Corp. (the “4200 Laclede Developer”), whereby the 4200 Laclede Developer agreed to  
21 carry out the 4200 Laclede Redevelopment Plan on behalf of the City; and

1           **WHEREAS**, Ordinance No. 65527 authorized the issuance of The City of St. Louis,  
2 Missouri, Taxable Tax Increment Revenue Notes (City Hospital RPA 2 Redevelopment  
3 Project—Phase 1) Series 2010 in the total amount of \$925,400.00 plus Issuance Costs and said  
4 Notes have matured and retired; and

5           **WHEREAS**, all “redevelopment project costs” under the Act were incurred, all  
6 obligations have matured and retired and no further obligations will be issued with respect to the  
7 4200 Laclede Redevelopment Project.

8           **WHEREAS**, the City Hospital RPA 2 Redevelopment Project—Phase 1 Redevelopment  
9 Plan (“City Hospital RPA 2 Redevelopment Project—Phase 1”) envisioned the renovation and  
10 rehabilitation of the redevelopment area banquet and private event space (the “City Hospital  
11 RPA 2 Redevelopment Project—Phase 1”); and

12           **WHEREAS**, Ordinance No. 68097, created the City Hospital RPA 2 Redevelopment  
13 Project—Phase 1 Redevelopment Area for the City Hospital RPA 2 Redevelopment Project—  
14 Phase 1 as a “redevelopment area” as defined in Section 99.805(13) of the Act (the “City  
15 Hospital RPA 2 Redevelopment Project—Phase 1 Redevelopment Area”), approved City  
16 Hospital RPA 2 Redevelopment Project—Phase 1 Redevelopment Plan and the City Hospital  
17 RPA 2 Redevelopment Project—Phase 1 Redevelopment Project, adopted tax increment  
18 financing within the City Hospital RPA 2 Redevelopment Project—Phase 1 Redevelopment  
19 Area, and Section Six established within the City Hospital Special Allocation Fund certain  
20 PILOT and EATs Funds for the City Hospital RPA 2 Redevelopment Project—Phase 1  
21 Redevelopment Project, and authorized the City to enter into a redevelopment agreement  
22 between The City of St. Louis and City Hospital Development III, LLC (the “City Hospital RPA

1 2 Redevelopment Project—Phase 1 Developer”), whereby the City Hospital RPA 2  
2 Redevelopment Project—Phase 1 Developer agreed to carry out the City Hospital RPA 2  
3 Redevelopment Project—Phase 1 Redevelopment Plan on behalf of the City; and

4 **WHEREAS**, Ordinance No. 68099 authorized the issuance of The City of St. Louis,  
5 Missouri, Taxable Tax Increment Revenue Notes (City Hospital RPA 2 Redevelopment  
6 Project—Phase 1 Redevelopment Project) Series 2010 in the amount of \$4,320,000.00 plus  
7 Issuance Costs and said Notes have been paid and retired; and

8 **WHEREAS**, all “redevelopment project costs” under the Act were incurred, all  
9 obligations have been paid and retired and no further obligations will be issued with respect to  
10 the City Hospital RPA 2 Redevelopment Project—Phase 1 Redevelopment Plan.

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

13 **SECTION ONE.** The Board of Aldermen hereby repeals Ordinance No. 65937,  
14 Ordinance No. 65746, Ordinance No. 65605, Ordinance No. 65424, Ordinance No. 65527, and  
15 68097, Section Six establishing within the City Hospital Special Allocation Fund certain PILOT  
16 and EATs Funds for the City Hospital RPA 2 Redevelopment Project—Phase 1 Redevelopment  
17 Project, dissolving, respectively, Southtown Special Allocation Fund, the Louderman Building  
18 Special Allocation Fund, 1505 Missouri Special Allocation Fund, Tech Electronics Special  
19 Allocation Fund, 4200 Laclede Special Allocation Fund, and City Hospital RPA 2—Phase 1  
20 Special Allocation Fund and terminates the designation of each of these Redevelopment Areas as  
21 a “redevelopment area” pursuant to the Act.

1           **SECTION TWO.** There is hereby appropriated for the reasonable legal fees, costs, and  
2 expenses incurred by the City and SLDC for these services rendered in the research, drafting and  
3 presentation of this Board Bill and other related matters to be paid from the enumerated Special  
4 Allocation Funds for these listed Redevelopment Areas. Thereafter, the City Comptroller is  
5 hereby directed to disburse all remaining funds in these enumerated Special Allocation Funds for  
6 these listed Redevelopment Areas to the appropriate taxing districts in the manner provided in  
7 the Act.

8           **SECTION THREE.** The Mayor and Comptroller are hereby authorized and directed to  
9 execute all documents, if any, and take such necessary steps as they deem necessary and  
10 advisable to carry out and perform the purpose of this Ordinance.

11           **SECTION FOUR.** The sections of this Ordinance shall be severable. If any section of  
12 this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining sections  
13 shall remain valid, unless the court finds that the valid sections are so essential to and  
14 inseparably connected with and dependent upon the void section that it cannot be presumed that  
15 the Board of Aldermen has or would have enacted the valid sections without the void ones,  
16 unless the court finds the valid sections, standing alone, are incomplete and are incapable of  
17 being executed in accordance with the legislative intent.

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

**Summary**

**Board Bill Number 122**

**Sponsored by Alderwoman Shameem Clark Hubbard**

**Date: January 9, 2026**

This Board Bill determines that the Tax Increment Financing Plans listed in **Exhibit “A”** that were established five, ten, fifteen, twenty or twenty-five years ago are making satisfactory progress, except as noted, as required by Section 99.865.3 RSMo.

**BOARD BILL NUMBER 122 INTRODUCED BY ALDERWOMAN SHAMEEM CLARK HUBBARD**

1 An ordinance determining that the Tax Increment Financing Plans listed in **Exhibit "A"** are  
2 making satisfactory progress, except as noted, under the proposed time schedule for completion of  
3 projects therein.

4 **WHEREAS**, the Tax Increment Financing plans and projects listed in **Exhibit "A"** were approved by  
5 the Board of the Alderman of the City of St. Louis by ordinance; and

6 **WHEREAS** Section 99.865.3, RSMo, provides that five years after the establishment of each  
7 redevelopment plan and every five years thereafter, the governing body of the municipality shall hold a  
8 public hearing regarding these redevelopment plans and projects pursuant to Sections 99.800 to 99.8665,  
9 RSMo to determine if the redevelopment projects are making satisfactory progress under the proposed  
10 time schedule contained within the approved plans for completion of such projects; and

11 **WHEREAS**, after proper notice, the Housing, Urban Development, and Zoning Committee held  
12 a public hearing on February 3, 2026 and found the redevelopment projects listed on **Exhibit "A"** are  
13 making satisfactory progress, except as noted;

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

15 **SECTION ONE.** The Board of Alderman of the City of St. Louis hereby determines that the  
16 Tax Increment Financing Plans listed in **Exhibit "A"** attached are making satisfactory progress, except  
17 as noted, under the proposed time schedule contained within the approved plan for completion of the  
18 projects therein.

19 **SECTION TWO.** The Board of Aldermen hereby finds that the required notices were published,  
20 and the required hearing was held, pursuant to Section 99.365.3, RSMo.

**EXHIBIT A**

PROJECT NAME	ANSWER #	ID	ANNIVERSARY	PROJECT AMOUNT	TI AMOUNT	TI Percent	PROJECT TYPE	Plan#	DATE APPROVED	CONSTRUCTION STATUS	DEVELOPER	DWELLING UNITS	HOTEL ROOMS	COMMERCIAL (SQ. FT.)	PROJECTED NEW JOBS	CURRENT ESTIMATED NEW & RETAINED JOBS		UNPAID TI PRINCIPAL	MATURITY DATE	PILOTS COLLECTED SINCE INCEPTION	EACS COLLECTED SINCE INCEPTION	PILOTS AND EACS COLLECTED SINCE INCEPTION		
																ESTIMATED NEW JOBS	RETAINED JOBS							
<b>ALBANY AREA</b>																								
Bel Lohs / Lohs @ 915	312-024	24	20	\$ 12,200,000	\$ 2,260,000	19%	Residential	66428	02-Aug-04	Completed	920/1000, LLC	44	-	16,300	134	21	\$ 2,667,732	12/02/05	\$	1,579,415	\$	1,197,694	\$	2,877,109
Washington Lofts	312-045	44	20	\$ 12,800,000	\$ 1,520,000	12%	Mixed Use	66422	02-Aug-04	Completed	430 N. Jefferson, LLC	84	-	5,000	214	-	\$ 1,664,000	01/20/07	\$	1,508,191	\$	22,813	\$	1,531,004
Convention Plaza Apartments	312-047	55	20	\$ 9,000,000	\$ 870,000	10%	Residential	66551	02-Aug-04	Completed	Conventions Plaza Apartments, LLC	48	-	-	-	-	\$ 895,000	1/21/07	\$	338,864	\$	31,917	\$	370,781
Washington Ave. Apartments	312-048	42	20	\$ 9,000,000	\$ 1,100,000	12%	Mixed Use	66421	02-Aug-04	Completed	Washington Avenue Apartments, L.P.	127	-	1,000	75	-	\$ 813,000	8/01/05	\$	783,234	\$	73,844	\$	857,078
Adler Lofts Condominiums	312-050	59	20	\$ 8,000,000	\$ 1,300,000	16%	Mixed Use	66491	06-Dec-04	Completed	Adler Lofts, LLC	32	-	18,911	75	-	\$ 798,115	1/5/08	\$	721,777	\$	36,506	\$	758,283
Washington East Condominiums	312-054	55	20	\$ 14,300,000	\$ 7,300,000	51%	Mixed Use	66556	22-Dec-04	Completed	Pyramid Construction, Inc.	171	-	-	64	63	\$ 6,804,321	1/20/2008	\$	6,800,000	\$	884,998	\$	7,685,000
Manhattan Plaza Townhomes	312-056	56	20	\$ 4,500,000	\$ 820,000	18%	Residential	66561	22-Dec-04	Completed	Global Age Real Estate, LLC	38	-	-	20	-	\$ 338,000	1/20/2007	\$	1,132,443	\$	-	\$	1,132,443
Manhattan Building	312-057	48	20	\$ 14,000,000	\$ 4,000,000	29%	Mixed Use	66554	22-Dec-04	Completed	TW Management, LLC	119	-	-	200	-	\$ 3,798,000	1/23/2008	\$	3,420,084	\$	178,699	\$	3,600,783
Manhattan Building (Formerly A.D. Brown Building)	312-058	50	20	\$ 15,400,000	\$ 3,600,000	24%	Residential	66556	22-Dec-04	Completed	AD Brown Acquisition Corp., LLC	89	-	-	40	-	\$ 3,254,000	1/21/2008	\$	4,137,700	\$	733	\$	4,137,700
Dagwood Walk II	312-062	60	20	\$ 2,700,000	\$ 415,000	15%	Residential	66652	28-Feb-05	Completed	Saeman Development, LLC	10	-	-	25	-	\$ 321,000	3/29/2008	\$	538,403	\$	-	\$	538,403
East Bank Lofts	312-064	61	20	\$ 11,000,000	\$ 2,414,000	22%	Mixed Use	66657	28-Feb-05	Completed	CNO Design Development, LLC	11	-	7,700	23	-	\$ 1,464,819	3/25/2008	\$	612,139	\$	60,020	\$	672,159
Per Building / Pointe 400	312-065	63	20	\$ 40,500,000	\$ 4,000,000	10%	Mixed Use	66864	29-Apr-05	Completed	Bala-Brown Associates	118	-	8,500	-	-	\$ 2,142,500	5/29/2008	\$	2,747,919	\$	33,566	\$	2,881,485
Willy's Chevrolet Building / HD	312-066	62	20	\$ 22,300,000	\$ 1,800,000	8%	Commercial	66753	27-Jun-05	Completed	The National System, Inc.	-	-	195,000	200	10	\$ 1,484,000	6/23/2008	\$	18,488	\$	1,863,960	\$	1,882,448
Carondelet South - District #2 (Carondelet School)	312-110	114	15	\$ 6,621,000	\$ 125,000	2%	Residential	68531	22-Dec-09	Completed	Carondelet TP, Inc.	-	-	-	20	18	\$ 136,500	8/26/2011	\$	100,037	\$	66,976	\$	167,013
Northside Regeneration	312-120	136	15	\$ 6,028,200,000	\$ 490,800,000	8%	Mixed Use	68468	10-Nov-09	Partially Completed	Northside Regeneration, LLC	13,900	-	4,500,000	18,674	994	\$ 6,841,000	11/20/2006	\$	2,713,888	\$	4,762,550	\$	7,506,438
1211 Olive	312-127	139	15	\$ 11,510,000	\$ 230,000	2%	Commercial	68590	16-Mar-10	Completed	Infiniti, Inc.	-	-	110,000	80	100	\$ 2,392,000	4/14/2013	\$	1,460,314	\$	61,600	\$	2,021,914
Railway Exchange Building	312-138	137	15	\$ 111,715,000	\$ 77,800,000	70%	Commercial	68834	29-Mar-10	Never Implemented	RNY, LLC	-	-	1,275,000	2,800	-	\$ 6,180,000	4/27/2013	\$	135,140	\$	581,381	\$	716,520
Union Station Phase 2	312-145	109-1	20	\$ 126,284,396	\$ 184,000,000	14%	Commercial	68980	26-Feb-12	Completed	Langley Hospitality Management	-	-	300	300	337	\$ 65,100,000	3/26/2018	\$	1,371,165	\$	3,848,840	\$	6,556,995
Forest Park 150 "Topo on Delabauve"	312-157	5	5	\$ 11,483,500	\$ 12,100,000	14%	Mixed Use	71069	23-Dec-19	Completed	Together! Development	287	-	30,000	70	-	\$ 13,475,250	1/21/2041	\$	374,890	\$	51,329	\$	686,219
900 North Tucker	312-158	172	5	\$ 70,000,000	\$ 11,800,000	17%	Commercial	71067	23-Dec-19	Completed	Stouckie Holdings, LLC	-	-	278,000	3,200	903	\$ 11,250,000	1/20/2043	\$	302,538	\$	1,584,215	\$	2,086,753
Summit District	312-209	52	20	\$ 206,500,000	\$ 51,000,000	25%	Mixed Use	66560	31-Dec-06	On Hold	Northside Regeneration, LLC	-	-	-	-	-	\$ -	-	-	-	-	-	-	
<b>TOTAL</b>				\$ 6,388,123,800	\$ 645,868,000	10%					15,036	-	6,767,331	22,260	2,240	\$ 84,812,242		\$	18,629,122	\$	18,629,620	\$	51,708,800	
<b>WABASH AREA</b>																								
Mayfield Place South (Amended Argyle)	312-007	4	20	\$ 20,500,000	\$ 5,360,000	26%	Commercial	66436	02-Aug-04	Completed	Kaplan Properties, Inc.	0	-	81,040	125	-	\$ -	-	-	-	-	-	-	
Mayfield Place North (Amended Argyle)	312-009	4	20	\$ 20,200,000	\$ 1,000,000	5%	Residential	66430	02-Aug-04	Completed	Bathcoff Development, Ltd.	-	-	-	-	-	\$ -	-	-	-	-	-	-	
110 North Newmarket Condominiums	312-010	10	25	\$ 8,000,000	\$ 400,000	5%	Residential	64849	21-Jan-00	Completed	100 North Condominium, Inc.	12	-	-	-	-	\$ -	-	-	-	-	-	-	
Center for Emerging Tech - Doris Wing Expansion	312-011	11	20	\$ 8,000,000	\$ 800,000	10%	Commercial	64939	17-Dec-09	Completed	Center for Emerging Technologies	-	-	-	-	-	\$ -	-	-	-	-	-	-	
Barker St. (Edgewater) Lofts	312-044	45	20	\$ 2,800,000	\$ 370,000	13%	Residential	66415	02-Aug-04	Completed	Talmanco Lofts, LLC	14	-	-	-	-	\$ -	-	-	-	-	-	-	
Gateway Square East	312-051	49	20	\$ 19,450,000	\$ 1,500,000	8%	Mixed Use	66565	22-Dec-04	Completed	Gateway Square Phase II, LLC	150	-	-	25	-	\$ 8,000	-	-	-	-	-	-	
Automobile Plaza #A 1	312-052	54	20	\$ 12,645,755	\$ 1,800,000	14%	Mixed Use	66561	22-Dec-04	Completed	Integratio, LLC	15	-	-	65,000	200	\$ 65,000	-	-	-	-	-	-	
Park Ridge Estates	312-080	58	20	\$ 15,000,000	\$ 1,340,000	9%	Residential	66659	28-Feb-05	Completed	The 3700 Property, LLC	56	-	-	50	-	\$ -	-	-	-	-	-	-	
Langbeinhaupt Commons	312-091	57	20	\$ 6,000,000	\$ 11,000,000	18%	Mixed Use	66664	28-Feb-05	Cancelled	Langbeinhaupt Commons, LLC	26	-	-	300	-	\$ -	-	-	-	-	-	-	
<b>TOTAL</b>				\$ 131,412,755	\$ 23,200,000	18%					287	-	-	387,040	850	-	\$ -	-	-	-	-	-	-	
<b>WILMINGTON AREA</b>																								
Automobile Area #PA 1	312-051	14	20	\$ 11,292,704	\$ 1,000,000	9%	Mixed Use	66562	21-Dec-04	Never Implemented	Integratio, LLC	63	-	-	64,500	200	-	\$ -	-	-	-	-	-	
500 N. Kingshighway	312-124	138	15	\$ 6,517,130	\$ 1,888,884	29%	Commercial	68640	30-Apr-10	Never Implemented	Bathcoff Development	-	-	-	-	-	\$ -	-	-	-	-	-	-	
Wabash Plaza Building 1 (See also #312-004) #PA 2	312-125	141	15	\$ 8,000,000	\$ 700,000	9%	Commercial	68585	22-Jul-09	Cancelled	Infotrac, LLC	61	-	-	60,000	200	-	\$ -	-	-	-	-	-	
<b>TOTAL</b>				\$ 25,810,000	\$ 3,588,884	14%					124	-	-	124,500	400	-	\$ -	-	-	-	-	-	-	

Job estimation based on earnings tax collections and avg. annual regional wage.



ST. LOUIS DEVELOPMENT CORPORATION

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# Tax Increment Financing Update

Fiscal Year 2025

# TIF Overview



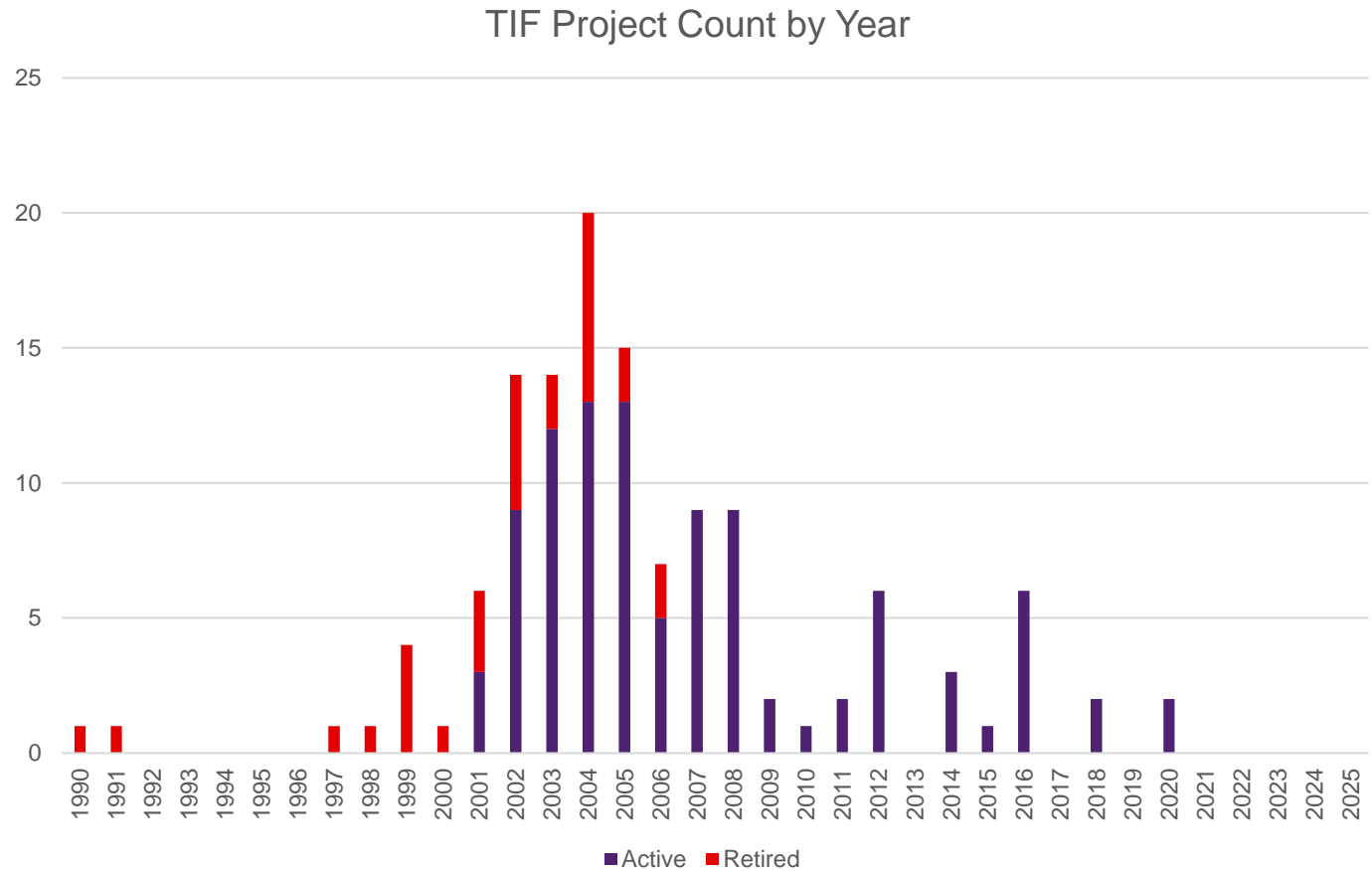
ST. LOUIS DEVELOPMENT CORPORATION

# TIF Overview

TIF Overview	
Redevelopment Plans Established	152
Executed Redevelopment Agreements	124
Retired & Terminated TIFs	57

TIF Project Overview	
Substantially Complete	135
Partially Complete	7
Under Construction	2
Total	144

# TIFs Approved by Calendar Year



# 25 Year Anniversary Projects



ST. LOUIS DEVELOPMENT CORPORATION

# 25 Year Anniversary Projects

## **Center for Emerging Technologies**

Special Allocation Fund dissolved 1/23/2015 by Ordinance # 69903

## **110 N. Newstead Condominiums**

Special Allocation Fund dissolved 01/28/2013 by Ordinance # 69365

# 20 Year Anniversary Projects



ST. LOUIS DEVELOPMENT CORPORATION

# Bell Lofts/Lofts @ 315



# Westgate Lofts



# Washington Ave. Apartments



# Convention Plaza Apartments



# Adler Lofts Condominiums



# Washington East Condominiums



# Mississippi Place



# Marquette Building



# Meridian Building



# The Bottle District



# Dogtown Walk II



# East Bank Lofts



# Pet Building/Pointe 400



# Willy's Overland Building/NSI



# Maryland Plaza North and South



# Barton Street Lofts



# Gaslight Square East



# Loughborough Commons



# Automobile Row 3100 Locust RPA 1 and 2



# Parc Ridge Estates



# 15 Year Anniversary Projects



ST. LOUIS DEVELOPMENT CORPORATION

# Carondelet South–District #2 (Carondelet School)



# Northside Regeneration



# 1111 Olive



# Railway Exchange Building



# 500 N. Kingshighway



# 10 Year Anniversary Projects



ST. LOUIS DEVELOPMENT CORPORATION

# Union Station Phase 2



# 5 Year Anniversary Projects



ST. LOUIS DEVELOPMENT CORPORATION

# Forest Park TOD “Expo on Debaliviere”



# 900 N. Tucker



# Terminated TIFs



ST. LOUIS DEVELOPMENT CORPORATION

# Terminated TIFs

**500 N. Kingshighway**

**Automobile Row RPA 2**

# Retired TIFs



ST. LOUIS DEVELOPMENT CORPORATION

# Retired TIFs

**Center for Emerging Technologies**

**110 N. Newstead Condominiums**

**Maryland Plaza North (Amended Argyle)**

**Maryland Plaza South (Amended Argyle)**

**Barton St. (Tabernacle) Lofts**

**Gaslight Square East**

**Loughborough Commons**

**Automobile Row RPA 1**

**Parc Ridge Estates**

**EXHIBIT A**

PROJECT NAME	TIF ID	Assessor TIF ID	ANNIVERSARY	PROJECT			PROJECT TYPE	ORD 1 (Adopt Plan)	DATE APPROVED 1	CONSTRUCTION STATUS	DEVELOPER	DWELLING UNITS	HOTEL ROOMS	COMMERCIAL (SQ. FT.)	PROJECTED NEW JOBS	CURRENT			PILOTS COLLECTED SINCE INCEPTION	EATS COLLECTED SINCE INCEPTION	PILOTS AND EATS COLLECTED SINCE INCEPTION
				AMOUNT	TIF AMOUNT	TIF Percent										ESTIMATED NEW & RETAINED JOBS	UNPAID TIF PRINCIPAL	MATURITY DATE			
ACTIVE TIFS																					
Bell Lofts / Lofts @ 315	352-024	24	20	\$ 12,200,000	\$ 2,260,000	19%	Residential	66428	02-Aug-04	Completed	920/1000, LLC	44	-	16,200	134	21	\$ 2,667,732	12/6/2025	\$ 1,579,415	\$ 1,397,694	\$ 2,977,109
Westgate Lofts	352-045	44	20	\$ 12,800,000	\$ 1,525,000	12%	Mixed Use	66412	02-Aug-04	Completed	410 No. Jefferson, LLC	64	-	5,000	216	-	\$ 1,664,000	9/1/2027	\$ 1,508,987	\$ 22,817	\$ 1,531,804
Convention Plaza Apartments	352-047	55	20	\$ 9,000,000	\$ 870,000	10%	Residential	66553	22-Dec-04	Completed	Convention Plaza Apartments, LLC	48	-	-	-	-	\$ 899,000	1/21/2027	\$ 338,864	\$ 35,957	\$ 374,821
Washington Ave. Apartments	352-048	42	20	\$ 9,900,000	\$ 1,100,000	11%	Mixed Use	66421	02-Aug-04	Completed	Washington Avenue Apartments, L.P.	127	-	3,000	75	-	\$ 813,000	8/31/2027	\$ 783,824	\$ 73,843	\$ 857,667
Adler Lofts Condominiums	352-049	59	20	\$ 8,000,000	\$ 1,300,000	16%	Mixed Use	66493	06-Dec-04	Completed	Adler Lofts, LLC.	32	-	18,931	75	-	\$ 758,151	1/5/2028	\$ 723,777	\$ 36,594	\$ 760,371
Washington East Condominiums	352-054	51	20	\$ 54,300,000	\$ 7,300,000	13%	Mixed Use	66558	22-Dec-04	Completed	Pyramid Construction, Inc.	171	-	-	64	62	\$ 6,804,521	1/20/2028	\$ 6,800,850	\$ 864,998	\$ 7,665,848
Mississippi Place Townhomes	352-056	56	20	\$ 4,500,000	\$ 825,000	18%	Residential	66561	22-Dec-04	Completed	Gilded Age Renovation, LLC	16	-	-	20	-	\$ 338,000	1/20/2027	\$ 1,132,443	\$ -	\$ 1,132,443
Marquette Building	352-057	48	20	\$ 54,000,000	\$ 4,000,000	7%	Mixed Use	66554	22-Dec-04	Completed	TLG Marquette, LLC	119	-	-	200	-	\$ 3,798,000	1/23/2028	\$ 5,620,984	\$ 178,699	\$ 5,799,683
Meridian Building (Formerly A.D.Brown Building)	352-058	50	20	\$ 25,400,000	\$ 3,650,000	14%	Residential	66556	22-Dec-04	Completed	AD Brown Acquisition Corp., LLC	89	-	-	40	-	\$ 3,254,000	1/21/2028	\$ 4,137,702	\$ 232	\$ 4,137,934
Dogtown Walk II	352-062	60	20	\$ 2,700,000	\$ 415,000	15%	Residential	66652	28-Feb-05	Completed	Saaman Development, LLC	10	-	-	25	-	\$ 321,000	3/29/2028	\$ 538,803	\$ -	\$ 538,803
East Bank Lofts	352-064	61	20	\$ 11,000,000	\$ 1,414,000	13%	Mixed Use	66657	28-Feb-05	Completed	CHD Design Development, LLC	11	-	7,700	25	-	\$ 1,456,825	3/30/2028	\$ 651,328	\$ 85,029	\$ 736,357
Pet Building / Pointe 400	352-065	63	20	\$ 40,500,000	\$ 4,000,000	10%	Mixed Use	66684	29-Apr-05	Completed	Balke Brown Associates	118	-	8,500	-	-	\$ 2,342,500	5/29/2028	\$ 2,747,919	\$ 55,566	\$ 2,803,485
Willy's Overland Building / NSI	352-066	62	20	\$ 12,300,000	\$ 1,800,000	15%	Commercial	66753	27-Jun-05	Completed	The National System, Inc.	-	-	155,000	200	10	\$ 1,484,088	6/22/2028	\$ 16,488	\$ 1,881,962	\$ 1,898,450
Carondelet South - District #2 (Carondelet School)	352-110	114	15	\$ 6,623,000	\$ 125,000	2%	Residential	68553	22-Dec-09	Completed	Carondelet TIF, Inc.	-	-	-	20	16	\$ 135,500	8/26/2031	\$ 100,057	\$ 86,979	\$ 187,036
Northside Regeneration	352-126	135, 136, 15	15	\$ 8,058,200,000	\$ 490,600,000	6%	Mixed Use	68484	10-Nov-09	Partially Completed	Northside Regeneration, LLC	13,900	-	4,500,000	16,625	994	\$ 6,843,200	11/29/2036	\$ 2,713,888	\$ 4,792,550	\$ 7,506,438
1111 Olive	352-127	139	15	\$ 11,750,000	\$ 2,350,000	20%	Commercial	68590	16-Mar-10	Completed	Infomedia, Inc.	-	-	110,000	80	100	\$ 2,392,000	4/14/2033	\$ 1,440,034	\$ 913,067	\$ 2,353,101
Railway Exchange Building	352-128	137	15	\$ 111,715,000	\$ 27,800,000	25%	Commercial	68634	29-Mar-10	Never Implemented	RNY, LLC	-	-	1,225,000	2,800	-	\$ 9,180,000	4/27/2033	\$ 135,145	\$ 583,361	\$ 718,506
Union Station Phase 2	352-145	USH-1	10	\$ 155,282,396	\$ 18,500,000	12%	Commercial	69980	25-Feb-15	Completed	Lodging Hospitality Management	-	-	-	350	37	\$15,100,500	3/26/2038	\$ 1,171,165	\$ 5,384,830	\$ 6,555,995
Forest Park TOD "Expo on DeBaliviere"	352-157	5	5	\$ 91,483,500	\$ 12,700,000	14%	Mixed Use	71069	23-Dec-19	Completed	Tegethoff Development	287	-	30,000	70	-	\$ 13,475,250	1/21/2043	\$ 574,890	\$ 91,326	\$ 666,216
900 North Tucker	352-158	172	5	\$ 70,000,000	\$ 11,850,000	17%	Commercial	71067	23-Dec-19	Completed	StarLake Holdings, LLC	-	-	278,000	1,250	902	\$11,250,000	1/22/2043	\$ 912,558	\$ 1,594,325	\$ 2,506,883
Bottle District	352-059	52	20	\$ 226,500,000	\$ 51,500,000	23%	Mixed Use	66560	21-Dec-04	On Hold	Northside Regeneration, LLC	-	-	-	-	-	-	-	-	-	-
<b>TOTAL</b>				\$ 8,988,153,896	\$ 645,884,000							15,036		6,357,331	22,269	2,142	\$ 84,977,267		\$ 33,629,121	\$ 18,079,829	\$ 51,708,950
RETIRED TIFS																					
Maryland Plaza South (Amended Argyle)	352-007	4	20	\$ 20,500,000	\$ 5,360,000	26%	Commercial	66436	02-Aug-04	Completed	Koplar Properties, Inc.	0	-	83,040	125	-	-	-	-	-	-
Maryland Plaza North (Amended Argyle)	352-007p1	4	20	\$ 10,200,000	\$ 1,030,000	10%	Residential	66420	02-Aug-04	Completed	Rothschild Development, Ltd.	-	-	-	-	-	-	-	-	-	-
110 North Newstead Condominiums	352-010	10	25	\$ 3,800,000	\$ 400,000	11%	Residential	64849	21-Jan-00	Completed	100 North Condominium, LLC	12	-	-	-	-	-	-	-	-	-
Center for Emerging Tech.-Doris Wing Expansion	352-011	11	25	\$ 8,000,000	\$ 400,000	5%	Commercial	64839	17-Dec-99	Completed	Center for Emerging Technologies	-	-	-	-	-	-	-	-	-	-
Barton St. (Tabernacle) Lofts	352-044	45	20	\$ 2,800,000	\$ 370,000	13%	Residential	66415	02-Aug-04	Completed	Tabernacle Lofts, LLC	14	-	-	25	-	-	-	-	-	-
Gaslight Square East	352-051	49	20	\$ 19,450,000	\$ 1,500,000	8%	Mixed Use	66565	22-Dec-04	Completed	Gaslight Square Place III, LLC	150	-	4,000	150	-	-	-	-	-	-
Automobile Row RPA 1	352-052	54	20	\$ 12,667,755	\$ 1,800,000	14%	Mixed Use	66563	22-Dec-04	Completed	Integration, LLC	15	-	65,000	200	-	-	-	-	-	-
Parc Ridge Estates	352-060	58	20	\$ 15,000,000	\$ 1,340,000	9%	Residential	66659	28-Feb-05	Completed	The 5700 Property, LLC	56	-	-	50	-	-	-	-	-	-
Loughborough Commons	352-061	57	20	\$ 40,000,000	\$ 11,000,000	28%	Mixed Use	66664	28-Feb-05	Completed	Loughborough Commons, LLC	20	-	230,000	300	-	-	-	-	-	-
<b>TOTAL</b>				\$ 132,417,755	\$ 23,200,000							267		382,040	850						
TERMINATED TIFS																					
Automobile Row RPA 2	352-052	54	20	\$ 21,292,764	\$ 3,000,000	14%	Mixed Use	66563	22-Dec-04	Never Implemented	Integration LLC	61	-	64,500.00	200	-	-	-	-	-	-
500 N. Kingshighway	352-124	138	15	\$ 6,517,130	\$ 1,888,884	29%	Commercial	68640	30-Apr-10	Never Implemented	Rothschild Development	-	-	-	-	-	-	-	-	-	-
Hadley Dean Building ( 10 yr tax abated/not TIF)	352-125	133	15	\$ 4,000,000	\$ 950,000	24%	Commercial	68440	27-Jul-09	Completed	Loftworks, LLC	0	-	-	94	-	30,000.00	-	-	-	-
<b>TOTAL</b>				\$ 31,809,894	\$ 5,838,884							61		94,500.00	294						

Jobs estimation based on earnings tax collections and avg. annual regional wage.



**THANK YOU!**

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ST. LOUIS DEVELOPMENT CORPORATION

**Summary**

**Board Bill Number 123**

**Introduced by Alderman Browning**

**Date: January 9, 2026**

This Board Bill seeks to approve a Chapter 99 Redevelopment Plan and Blighting Study for the 4359 Lindell Blvd. Redevelopment Area. The proposed Bill does not allow for use of eminent domain within the area. This Board Bill will allow for up to a 10-year tax abatement at 90 percent for market rate projects and up to 15-year abatement for LIHTC projects.

**BOARD BILL NUMBER 123 INTRODUCED BY ALDERMAN BROWNING**

1 An ordinance approving a Redevelopment Plan dated September 23, 2025 (“Plan”) for the 4359  
2 Lindell Blvd. Area ("Area") in the City of St. Louis (“City”) after finding that the Area is blighted  
3 as defined in Section 99.320 of the Revised Statutes of Missouri, 2016, as amended, (the "Statute"  
4 being Sections 99.300 to 99.715 inclusive), finding that there shall be available up to 10-year tax  
5 abatement (10 years based on 90% of the assessed value of the incremental improvements) for  
6 market rate projects or 15-year tax abatement for LIHTC projects (10 years based on 90% of the  
7 assessed value of the incremental improvements, followed by 5 years based on 50% of the assessed  
8 value of the incremental improvements); and pledging cooperation of the Board of Aldermen; and  
9 pledging cooperation of the Board of Aldermen.

10 **WHEREAS**, the predominance of insanitary or unsafe conditions, deterioration of site  
11 improvements, or the existence of conditions which endanger life or property by fire and other  
12 causes, or any combination of such factors in the Area, retards the provision of housing  
13 accommodations or constitutes an economic or social liability or a menace to the public health,  
14 safety, or welfare in its present condition and use, said Area being more fully described in  
15 **Attachment "A"**; and

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

19 **WHEREAS**, there is a need for the Land Clearance for Redevelopment Authority of the  
20 City of St. Louis (“LCRA”), a public body corporate and politic created under Missouri law, to  
21 undertake the development of the above described Area as a land clearance project (“Project”)  
22 under said Statute, pursuant to plans by or presented to the LCRA under Section 99.430.1 (4); and

1           **WHEREAS**, the LCRA has recommended such a plan to the Planning Commission of the  
2 City of St. Louis (“Planning Commission”) and to this St. Louis Board of Aldermen (“Board”),  
3 titled "Blighting Study and Plan for the 4359 Lindell Blvd. Area," dated September 23, 2025  
4 consisting of a Title Page, Table of Contents Pages, and nine (9) numbered pages, and **Exhibits A-**  
5 **G** attached hereto and incorporated herein as **Attachment "B"** ("Plan"); and

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

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

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

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

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

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

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

1           **WHEREAS**, this Board is cognizant of the conditions which are imposed on the  
2 undertaking and carrying out of the Project, including those relating to prohibitions against  
3 discrimination because of race, color, familial status, national origin or ancestry, sex, marital status,  
4 age, sexual orientation, gender identity or expression, religion or disability; and

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

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

11           **BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

12           **SECTION ONE.** There exists within the City a blighted area, as defined by Section 99.320 of the  
13 Revised Statutes of Missouri, 2016, as amended, (the "Statute" being Sections 99.300 to 99.715  
14 inclusive, as amended) described in **Attachment "A"**, attached hereto and incorporated herein,  
15 known as the 4359 Lindell Blvd. Area.

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

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

22           **SECTION FOUR.** The Blighting Study and Plan for the Area, dated September 23, 2025,  
23 having been duly reviewed and considered, is hereby approved and incorporated herein by

1 reference, and the President or Clerk of this Board is hereby directed to file a copy of said Plan  
2 with the Minutes of this meeting.

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

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

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

11 **SECTION EIGHT.** The Plan for the Area provides that the LCRA may not acquire any  
12 property in the Area by the exercise of eminent domain.

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

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

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

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

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

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

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

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

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

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

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

3 (d) To adhere to the requirements of Ordinance Nos. 69427, 70767, 71094, and 71962  
4 and Executive Order 91, as may be amended or supplemented, pertaining to MBE and WBE  
5 participation, workforce participation, and prevailing wage compliance, to the extent the provisions  
6 of those ordinances apply to the Project and are not otherwise prohibited by federal anti-  
7 discrimination law;

8 (e) To comply with the requirements of Ordinance 60275 of the City;

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

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

16  
17 The term "Redeveloper" as used in this Section shall include its successors in interest and  
18 assigns.

19 **SECTION FOURTEEN.** Pursuant to Section 99.715, RSMo, nothing in the Plan shall  
20 prevent the City Assessor from increasing or decreasing the assessed value of the any real property  
21 or portion thereof that is not subject to a Certificate of Qualification of Tax Abatement properly  
22 filed with the City Assessor.

1 All unabated ad valorem real estate taxes and PILOTs shall be collected by the City Collector of  
2 Revenue in the same manner as regular ad valorem real estate taxes.

3 The Redeveloper(s) may seek up to ten (10) year ad valorem real estate tax abatement (the “Tax  
4 Abatement Period”) pursuant to Sections 99.700 – 99.715, RSMo, as amended, upon application as  
5 provided therein. LCRA shall provide the Redeveloper(s) with a Certificate of Qualification of  
6 Tax Abatement as provided in Section 99.700, RSMo, and any redevelopment agreement, and the  
7 Redeveloper shall file such certificate with the City Assessor within thirty (30) days receipt thereof  
8 as required by Section 99.705, RSMo. The City Assessor shall, promptly after receipt of the  
9 certificate, provide a written certification of the current assessed value of the then-existing  
10 applicable real property or portion thereof (the “Base Assessed Value”) to the Redeveloper(s).

11 During the Tax Abatement Period, and subject to continued compliance with the Plan and  
12 any redevelopment agreement, the Redeveloper(s) (or subsequent owners of the applicable real  
13 property or portion thereof) shall pay unabated ad valorem real estate taxes and make additional  
14 payments in lieu of taxes (“PILOTs”) as follows:

15 During each year of the Tax Abatement Period, unabated ad valorem real estate taxes will be  
16 imposed based on the then-current tax levy rates and the Base Assessed Value of the applicable  
17 real property or portion thereof pursuant to Section 99.710, RSMo; and

18 During each year of the Tax Abatement Period, PILOTs shall equal:

19 In each of years one through ten of the Tax Abatement Period, an amount up to ten percent (10%)  
20 of the difference between the ad valorem real estate taxes that would be due if there were no  
21 abatement and the amount of taxes actually due (as described above); and

22 The tax abatement described above shall not apply to special assessments and shall not  
23 serve to reduce or eliminate any other licenses or fees owing to the City or any other taxing

1 jurisdiction with respect to the applicable real property or portion thereof, except as expressly  
2 described above. Pursuant to Section 99.715, RSMo, nothing in the Plan shall prevent the City  
3 Assessor from increasing or decreasing the assessed value of the any real property or portion  
4 thereof that is not subject to a Certificate of Qualification of Tax Abatement properly filed with the  
5 City Assessor.

6 All unabated ad valorem real estate taxes and PILOTs shall be collected by the City Collector of  
7 Revenue in the same manner as regular ad valorem real estate taxes.

8 For Low Income Housing Tax Credit Projects (LIHTC)- Redeveloper(s) may seek ten (10) year  
9 real estate tax abatement pursuant to Sections 99.700 - 99.715, RSMo, as amended, upon  
10 application as provided therein. Such real estate tax abatement shall not include taxes collected for  
11 any Special Business District, Neighborhood Improvement District, Commercial Improvement  
12 District, or any other similar local taxing district created in accordance with Missouri law, whether  
13 now existing or later created.

14 In lieu of the tax abatement available pursuant to pursuant to Sections 99.700 – 99.715,  
15 RSMo, as amended, any Redeveloper(s) may seek tax abatement pursuant to Chapter 353, RSMo,  
16 as amended, upon compliance with the procedures set forth therein and in Chapter 11.06 of the  
17 City Code, as amended. The terms of the tax abatement available to the applicable real property or  
18 portion thereof will be set forth in a Redevelopment Agreement between the LCRA and the  
19 Redeveloper. The Redevelopment Agreement shall provide that tax abatement shall begin in the  
20 year during which an urban redevelopment corporation acquires title to the applicable real property  
21 or portion thereof and continue no longer than fifteen (15) years thereafter (the “Chapter 353 Tax  
22 Abatement Period”), provided, however, that:

1 PILOTs will be imposed to ensure that the total revenues payable to the affected taxing  
2 jurisdictions from PILOTs and unabated ad valorem taxes (including those set forth in Section  
3 353.110, RSMo) equals at least:

4 For years one through ten of the Chapter 353 Tax Abatement period, at least:

5 One hundred percent (100%) of the ad valorem taxes that would be imposed based on the then-  
6 current tax levy rates and the assessed value of the land and improvements included in the  
7 applicable real property or portion thereof in the year prior to the urban redevelopment  
8 corporation's acquisition thereof (subject to adjustment pursuant to Section 353.110.2, RSMo, if  
9 the land was tax exempt prior to acquisition by the urban redevelopment corporation) (the "Base  
10 Tax Value"); plus

11 ten percent (10%) of the difference between the ad valorem real estate taxes that would be due if  
12 there were no tax abatement and Base Tax Value.

13 For years eleven through fifteen of the Chapter 353 Tax Abatement period, not to exceed fifty  
14 percent (50%) of the ad valorem real estate taxes that would be due if there were no tax abatement.

15 Pursuant to Section 71.801, RSMo., all calculations of PILOTs and abated taxes shall exclude any  
16 ad valorem real property tax imposed by a Special Business District.

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

1           **SECTION FIFTEEN.** Any proposed modification which will substantially change the  
2 Plan must be approved by the St. Louis Board of Aldermen in the same manner as the Plan was  
3 first approved. Modifications which will substantially change the Plan include, but are not  
4 necessarily limited to, modifications on the use of eminent domain, to the length of tax abatement,  
5 or to the boundaries of the Area. The Plan may be otherwise modified (e.g. development schedule)  
6 by the LCRA in accordance with its July 24, 2018 policy governing time extensions as may be  
7 amended.

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

## BOARD BILL NUMBER 123 FISCAL NOTE

Preparer's Name Zachary Wilson

Phone Number or Email Address (will be available publicly) wilsonz@stlouis-mo.gov

Bill Sponsors Alderman Browning

<b>Bill Synopsis:</b>	This Board Bill seeks to approve a Chapter 99 Redevelopment Plan and Blighting Study for the 4359 Lindell Blvd. Redevelopment Area. The proposed Bill does not allow for use of eminent domain within the area. This Board Bill will allow for up to a 10-year tax abatement at 90 percent for market rate projects and up to 15 year abatement for LIHTC projects.
<b>Type of Impact:</b>	None this year.
<b>Agencies Affected:</b>	None

### SECTION A

#### Does this resolution authorize:

- An expansion of services which entails additional costs beyond that approved in the current adopted city budget? \_\_\_Yes \_\_X\_\_No.
- An undertaking of a new service for which no funding is provided in the current adopted city budget? \_\_\_Yes \_\_X\_\_No.
- A commitment of city funding in the future under certain specified conditions? \_\_\_Yes \_\_X\_\_No.
- An issuance of bonds, notes and lease-purchase agreements which may require additional funding beyond that approved in the current adopted city budget? \_\_\_Yes \_\_X\_\_No.
- An execution or initiation of an activity as a result of federal or state mandates or requirements? \_\_\_Yes \_\_X\_\_No.
- A capital improvement project that increases operating costs over the current adopted city budget? \_\_\_Yes \_\_X\_\_No.

- A capital improvement project that requires funding not approved in the current adopted city budget or that will require funding in future years?  Yes  No.

**If the answer is yes to any of the above questions, then a fiscal note must be attached to the board bill. Complete Section B of the form below.**

**SECTION B**

- Does the bill require the construction of any new physical facilities?  Yes  No.

- If yes, describe the facilities and provide the estimated cost:

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- Is the bill estimated to have a direct fiscal impact on any city department or office?  Yes  No.

- If yes, explain the impact and the estimated cost:

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- Does the bill create a program or administrative subdivision?  Yes  No.

- If yes, then is there a similar existing program or administrative subdivision?  Yes  No.

- If yes, explain the how the proposed programs or administrative subdivisions may overlap:

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- Describe the annual operating, equipment, and maintenance costs that would result from the proposed bill, as well as any funding sources:

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Complete the chart below to list the total estimated expenditures required of the City resulting from the proposed board bill and any estimated savings or additional revenue.

<b>Financial Estimate of Impact on General Fund</b>
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<b>Fiscal Impact</b>	<b><u>Year 1 (current)</u></b>	<b><u>Year 2</u></b>	<b><u>Year 3</u></b>
<b>Additional Expenditures</b>	NA	NA	NA
<b>Additional Revenue</b>	NA	NA	NA
<b>Net</b>	NA	NA	NA
<b>Financial Estimate of Impact on Special Funds</b>			
<b>Fiscal Impact</b>	<b><u>Year 1 (current)</u></b>	<b><u>Year 2</u></b>	<b><u>Year 3</u></b>
<b>Additional Expenditures</b>	NA	NA	NA
<b>Additional Revenue</b>	NA	NA	NA
<b>Net</b>	NA	NA	NA

- Describe any assumptions used in preparing this fiscal note:  
 NA- No expenditures will occur with this bill \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

- List any sources of information (including any City officials, agencies, or departments) used in preparing this fiscal note:  
 SLDC \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

- Have the financial estimates of this bill been verified by the City Budget Division?  
 \_\_\_\_\_ Yes \_\_\_\_\_ No. X  
 o If yes, by whom? \_\_\_\_\_ .



ST. LOUIS DEVELOPMENT CORPORATION

December 12, 2025

Alderman Browning  
Board of Aldermen  
1200 Market St.  
City Hall - Room 230  
St. Louis, MO 63103

Re: 4359 Lindell Blvd. Redevelopment Area (2482)

Dear Alderman Browning:

A Blighting Study and Plan for the 4359 Lindell Blvd. area was approved by the LCRA Board on September 23, 2025. Attached you will find a draft of the Board Bill declaring the Area blighted and approving a Blighting Study and Plan for the Area.

The attached Bill provides for a Redevelopment Plan under Chapter 99 for the 4359 Lindell Blvd Area. This area encompasses a total of .98 acres in the Central West End neighborhood of the City of St. Louis. The purpose of this project is to facilitate the development of the Area into prospective mixed uses. The Plan allows up to fifteen (15) years tax abatement (10 years based on 90% of the assessed value of the incremental improvements Followed by 5 @ 50%) and no use of eminent domain. It is our recommendation that the bill be assigned to the HUDZ Committee.

Please review and inform the Clerk, if it is acceptable to you to introduce this bill on the next possible date.

Sincerely,

A handwritten signature in blue ink, appearing to read "Zachary J. Wilson".

Zachary J. Wilson  
VP Economic Development Incentives

1520 Market Street • Suite 2000  
St. Louis, MO 63103  
[developstlouis.org](http://developstlouis.org)

BLIGHTING STUDY AND REDEVELOPMENT PLAN

FOR THE

4359 Lindell Boulevard

Redevelopment Area

PROJECT # 2483

OCTOBER 28, 2025

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY  
OF THE CITY OF ST. LOUIS

MAYOR CARA SPENCER

## **BLIGHTING STUDY AND REDEVELOPMENT PLAN FOR 4359 LINDELL BOULEVARD REDEVELOPMENT AREA**

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**A. EXISTING CONDITIONS OF BLIGHT**

**1. DELINEATION OF BOUNDARIES**

The 4359 Lindell Boulevard Redevelopment Area (“Area”) is located in the Central West Neighborhood of the City of St. Louis (“City”). The Area is on the north side of Lindell Boulevard, approximately 450 feet west of North Newstead Avenue and 580 feet east of North Boyle Avenue.

The property and legal description are described in Exhibit A. The boundaries of the Area are delineated in the Project Area – Site Map in Exhibit B.

**2. GENERAL CONDITIONS OF THE AREA**

The Area consists of one vacant office building that is suffering from years of deferred maintenance and associated parking lot on a separate parcel.

**3. PRESENT LAND USE OF THE AREA**

The Area is currently developed with a single commercial building that was previously occupied by the Engineers’ Club of St. Louis, a professional organization supporting engineers and allied professionals in the St. Louis metropolitan area that anticipates relocating. The parking lot is on a separate parcel from the building and is included in the Redevelopment Area.

**4. PRESENT LAND USE AND DENSITY OF SURROUNDING PROPERTIES**

The properties surrounding the Area are developed primarily with commercial and institutional uses. The parcel adjoining the Area’s western boundary is occupied by the Rosati-Kain Academy; the parcel adjoining the Area to the east is occupied by the Thrive St. Louis Express Women’s Healthcare facility; north of the Area is an alley and several properties developed with residential uses along Maryland Avenue. The south side of the Lindell Boulevard right-of-way is developed with various commercial and residential uses.

The Area is located within Census Tract 1191.02 and has a population density of 23.78 people per acre and an occupied housing unit density of 15 units per acre (2020 Census).

**5. CURRENT ZONING**

The Area is currently zoned “E” – Multiple-Family Dwelling District pursuant to Zoning Code of the Revised Code of the City of St. Louis, which is incorporated into this Blighting Study and Redevelopment Plan (“Plan”) by reference. The existing zoning designations surrounding the Area are shown on the map in Exhibit F.

**6. FINDING OF BLIGHT**

The single structure within the Area is vacant and is in poor condition resulting from deferred maintenance. There are numerous issues, including but not limited to, foundation and structural impairments; roof leaks requiring replacement of roof; damage to the building envelope; basement flooding and mold contamination; and environmental concerns stemming from a gasoline storage tank associated with a previous use. These issues are forcing the current occupant to seek relocation and may make rehabilitation of the existing structure cost prohibitive.

The Area has been determined to be blighted within the meaning of §99.300 et seq. RSMo (the Land Clearance for Redevelopment Authority Law) and as defined in §353.020 of the Revised Statute (2016) as evidenced by the Blighting Report attached hereto, labeled Exhibit I and incorporated herein by this reference.

## **B. PROPOSED DEVELOPMENT AND REGULATIONS**

### **1. REDEVELOPMENT OBJECTIVES**

The primary objectives of this Plan are to eliminate blight within the Area and to facilitate the redevelopment of the Area. This Plan also serves to further the goals of the *Strategic Land Use Plan of the St. Louis Comprehensive Plan (2025)* and the *City of St. Louis Sustainability Plan (2013)*.

### **2. PROPOSED LAND USE OF THE AREA**

In alignment with the goals and recommendations of the *Strategic Land Use Plan of the St. Louis Comprehensive Plan (2025)*, the proposed land uses of the Area include, but are not limited to, multi-family housing, retail, research and development activities, and institutional uses.

Redeveloper(s) designated by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") to redevelop property in the Area (hereafter referred to as "Redeveloper(s)") shall be permitted to use the property within the Area for only the above proposed uses.

The proposed uses for the Area are outlined in Exhibit D.

### **3. PROPOSED ZONING**

The zoning for the Area may remain "E" Multiple-Family Dwelling District or any other zoning district deemed appropriate pursuant to the Zoning Code of the Revised Ordinances of the City of St. Louis and as approved by the City of St. Louis Board of Aldermen.

The proposed zoning for the Area is outline in Exhibit G.

### **4. RELATIONSHIP TO LOCAL OBJECTIVES**

The proposed land use, zoning, public facilities, and utility plans are appropriate and consistent with local objectives as defined by the *Strategic Land Use Plan of the St.*

*Louis Comprehensive Plan.* Any specific proposal to the LCRA for redevelopment of the Area or any portion of the Area shall contain, among other requirements, adequate provisions for traffic, parking, safety from fire, light, air, and sound design and arrangement.

**5. PROPOSED EMPLOYMENT FOR THIS AREA**

Any employment resulting from the redevelopment of the Area shall adhere to the requirements of the St. Louis Living Wage Law pursuant to the Revised Ordinances of the City of St. Louis.

**6. CIRCULATION**

Any proposed change to the public rights-of-way in the Area shall be as approved by the Director of the City of St. Louis Street Department. Any vacation of rights-of-way are subject to approval of the City of St. Louis Board of Alderman by way of City ordinance. Site circulation shall be shown on a site plan and approved by the Zoning Section of the City of St. Louis Building Division.

**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 Building Code of the Revised Codes of the City of St. Louis, the Zoning Code of the Revised Codes of the City of St. Louis, and the rules, regulations, policies, and stipulations of the Planning and Urban Design Agency (“PDA”) of the City of St. Louis.

The Redeveloper(s) shall redevelop the Area in accordance with this Plan and the Redevelopment Agreement (“Agreement”), if any, and shall maintain all structures, equipment, paved areas, and landscaped areas controlled by the Redeveloper(s) in good and safe order both inside and outside, structurally and otherwise. Failure to meet these requirements may result in the suspension of tax abatement and/or the payment of the value of the abated taxes to the City.

Construction techniques, materials, fixtures and finishes, and any other item related to the rehabilitation or construction of structures within the Area shall be done in a manner that maximizes the energy efficiency of the structures and enhances the overall sustainability of the redevelopment.

**8. URBAN DESIGN**

**Urban Design Objectives**

The property in the Area shall be redeveloped such that it is an attractive asset to the surrounding neighborhood respective of its historic context. Demolition of the building is permitted as long as a building permit has been applied for and issued.

If demolition does occur, every effort shall be made to preserve materials where appropriate for use in the construction of new structures within the Area or elsewhere.

## **Urban Design Regulations**

Rehabilitation of the existing structure or new construction shall adhere to the guidelines of the Central West End Historic District Standards as approved by the Cultural Resources Office of the City of St. Louis.

## **Landscaping and Sidewalk Maintenance**

A landscape plan signed and sealed by a landscape design professional registered in the State of Missouri and containing the names, number, and location of all trees, shrubs, forbs, and grasses shall be required prior to issuance of an occupancy permit.

Any landscape plan shall adhere to the following requirements:

- A minimum of 50% of all plantings shall be Missouri native plants.
- No invasive, noxious, or nuisance plants, as defined by the Missouri Department of Conservation, shall be permitted.
- Perimeter street trees shall be of a type from a list maintained by the City of St. Louis Forestry Division and be of a minimum caliper of 2-1/2 inches.
- Street trees shall be planted in accordance with the street tree placement guidelines of the City of St. Louis Forestry Division.
- Existing, healthy trees shall be retained wherever possible.

Sidewalks shall be repaired or replaced, including any necessary upgrades to make existing sidewalks ADA compliant.

## **9. PARKING REGULATIONS**

Parking shall be provided in accordance with the applicable zoning and building code regulations of the Revised Code of the City of St. Louis, including rules, policies and requirements of PDA.

## **10. SIGN REGULATIONS**

All signs shall be as allowed in the Zoning Code of the Revised Code of the City of St. Louis.

## **11. BUILDING, CONDITIONAL USE, AND SIGN PERMITS**

No building permit, conditional use permit, or sign permit shall be issued by the City of St. Louis without the prior written recommendations of the LCRA.

## **12. PUBLIC IMPROVEMENTS**

No additional schools, parks, recreational and community facilities, or other public facility shall be required. Additional or repaired water, sewage, or other public utilities may be required. The cost of such utility improvements shall 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 other improvements which may further the objectives of this Plan.

### **C. PROPOSED SCHEDULE OF REDEVELOPMENT**

A building permit shall be submitted for approval within twelve (12) months of the execution of the Redevelopment Agreement. Substantial completion of the redevelopment shall occur within twenty-four (24) months of the approval of the Plan by City of St. Louis Ordinance.

The LCRA may alter the above schedule in accordance with its policy governing time extensions.

### **D. EXECUTION OF PROJECT**

#### **1. ADMINISTRATION AND FINANCING**

The LCRA is empowered by Missouri law to administer redevelopment of all types pursuant to this Plan and can do so to the extent and in the manner prescribed by the Land Clearance for Redevelopment Authority Law.

All costs associated with the redevelopment of the Area shall be borne by the Redeveloper(s).

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

#### **2. PROPERTY ACQUISITION**

The Project Area – Site Map, Exhibit B attached, identifies all the property located in the Area. The LCRA may not acquire any property in the Area by the exercise of eminent domain.

#### **3. PROPERTY DISPOSITION**

If the LCRA acquires property in the Area, it may sell or lease the property to Redeveloper(s) who shall agree to redevelop such property in accordance with this Plan and the Agreement between such Redeveloper(s) and the LCRA. Any property acquired by the LCRA and sold to Redeveloper(s) will be sold at not less than its fair market value, taking into account and giving consideration to those factors enumerated in §99.450, RSMo, as amended, for uses in accordance with this plan.

#### **4. RELOCATION ASSISTANCE**

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

## **E. COOPERATION OF THE CITY**

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

## **F. TAX ABATEMENT**

### **Abatement Available for Market Rate Redevelopment**

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

### **Abatement Available for LIHTC Redevelopment**

In lieu of tax abatement available pursuant to §99.700-§99.715, RSMo, as amended, any Redeveloper(s) may seek tax abatement pursuant to Chapter 353, RSMo, as amended, upon compliance with the procedures set forth therein and in Chapter 11.06 of the Revised Ordinances of the City of St. Louis, as amended. The terms of the tax abatement available to the applicable real property or portion thereof will be set forth in a Redevelopment Agreement between the LCRA and the Redeveloper(s). The Redevelopment Agreement shall provide that tax abatement shall begin in the year during which an urban redevelopment corporation acquires title to the applicable real property or portion thereof and continue no longer than fifteen (15) years thereafter (the "Chapter 353 Tax Abatement Period"), provided, however, that:

- Payments in lieu of taxes (PILOTs) will be imposed to ensure that the total revenues payable to the affected taxing jurisdictions from PILOTs and unabated ad valorem taxes (including those set forth in §353.110, RSMo) equals at least:
  - For years one (1) through ten (10) of the Chapter 353 Tax Abatement Period, at least:
    - One hundred percent (100%) of the ad valorem taxes that would be imposed based on the then-current tax levy rates and the assessed value of the land and improvements included in the applicable real property or portion thereof in the year prior to the urban redevelopment corporation's acquisition thereof (subject to adjustment pursuant to §353.110.2, RSMo, if the land was tax exempt prior to acquisition by the urban redevelopment corporation) (the "Base Tax Value"); plus
    - At least ten percent (10%) of the difference between the ad valorem real estate taxes that would be due if there were no tax abatement and Base Tax Value.
  - For years eleven (11) through fifteen (15) of the Chapter 353 Tax Abatement period, the Redeveloper(s) shall pay ad valorem real property taxes based on the then-current tax levy and an assessed value determined using 50% of true value.
- Pursuant to §71.801, RSMo, all calculations of PILOTs and abated taxes shall exclude any ad valorem real property tax imposed by a Special Business District

All PILOTs shall be a lien upon the real property and, when paid to the Collector of Revenue of the City shall be distributed as all other property taxes. These partial tax relief and PILOT provisions, during up to said fifteen (15) year period, shall inure to the benefit of all successors

in interest in the property of the urban redevelopment corporation, so long as such successors shall continue to use such property as provided in this Plan and in any Agreement with the LCRA. In no event shall such benefits extend beyond twenty (20) years after any urban redevelopment corporation shall have acquired title to the property.

The tax abatement described above shall not apply to special assessments and shall not serve to reduce or eliminate any other licenses or fees owing to the City or any other taxing jurisdiction with respect to the applicable real property or portion thereof, except as expressly described above. Pursuant to §99.715, RSMo, nothing in the Plan shall prevent the City Assessor from increasing or decreasing the assessed value of the any real property or portion thereof that is not subject to a Certificate of Qualification of Tax Abatement properly filed with the City Assessor.

All unabated ad valorem real estate taxes and PILOTs shall be collected by the City Collector of Revenue in the same manner as regular ad valorem real estate taxes.

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

### **1. LAND USE**

A Redeveloper(s) shall not discriminate on the basis of race, color, familial status, national origin, sex, marital status, age, sexual orientation, gender identity or expression, religion, or disability in the lease, sale, or occupancy of the Area.

### **2. CONSTRUCTION AND OPERATIONS**

A Redeveloper(s) shall not discriminate on the basis of race, color, familial status, national origin, sex, marital status, age, sexual orientation, gender identity or expression, religion, or disability 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**

Redeveloper(s) shall comply with all applicable federal, state, and local laws, ordinances, executive orders, and regulations regarding nondiscrimination, affirmative action, workforce development, and prevailing wage compliance, including the City Guidelines for Minimum Utilization of Minority Enterprises, dated January 1, 1981, as may be amended, and the "Equal Opportunity and Nondiscrimination Guidelines" in Exhibit E, attached.

### **4. ENFORCEMENT**

All of the provisions of this Section G shall be incorporate in an Agreement between the LCRA and Redeveloper(s), which Agreement shall be recorded in the office of the Recorder of Deeds. The provision of G.1 and G.3 shall be covenants running with the land, without limitation as to time, and the provisions of G.2 shall be for the duration of this Plan and any extension thereof.

All of the provisions of Section G shall be enforceable against the Redeveloper(s), its heirs, successors or assigns, by the LCRA, the City, any state having jurisdiction, or the United States of America.

#### **H. MODIFICATIONS OF THIS PLAN**

Any proposed modification which will substantially change this Plan shall be approved by the St. Louis Board of Aldermen in the same manner as this Plan was first approved. Modifications which will substantially change this Plan include, but are not limited to, modifications on the use of eminent domain, to the length of the tax abatement, or to the boundaries of the Area.

This Plan may be otherwise modified by LCRA (e.g. urban design regulations, development schedule) in accordance with its July 24, 2018 policy governing time execution, as may be amended.

#### **I. DURATION OF REGULATION AND CONTROLS**

The regulation and controls set forth in this Plan shall be in full force and effect for twenty-five years commencing with the effective date of approval of this Plan by City ordinance, and for additional ten (10) year periods unless before the commencement of any such ten (10) year period the St. Louis Board of Aldermen shall terminate this Plan at the end of the term then in effect, except as provided in Section G.4 of this Plan.

#### **J. EXHIBITS**

All attached exhibits are hereby incorporated by reference into this Plan and made a part hereof.

#### **K. SEVERABILITY**

The elements of this Plan satisfy all requirements of state and local laws. Should any provisions of this Plan be held invalid by a final determination of a court of law, the remainder of the provisions hereof shall not be affected thereby and shall remain in full force and effect.

# LEGAL DESCRIPTION

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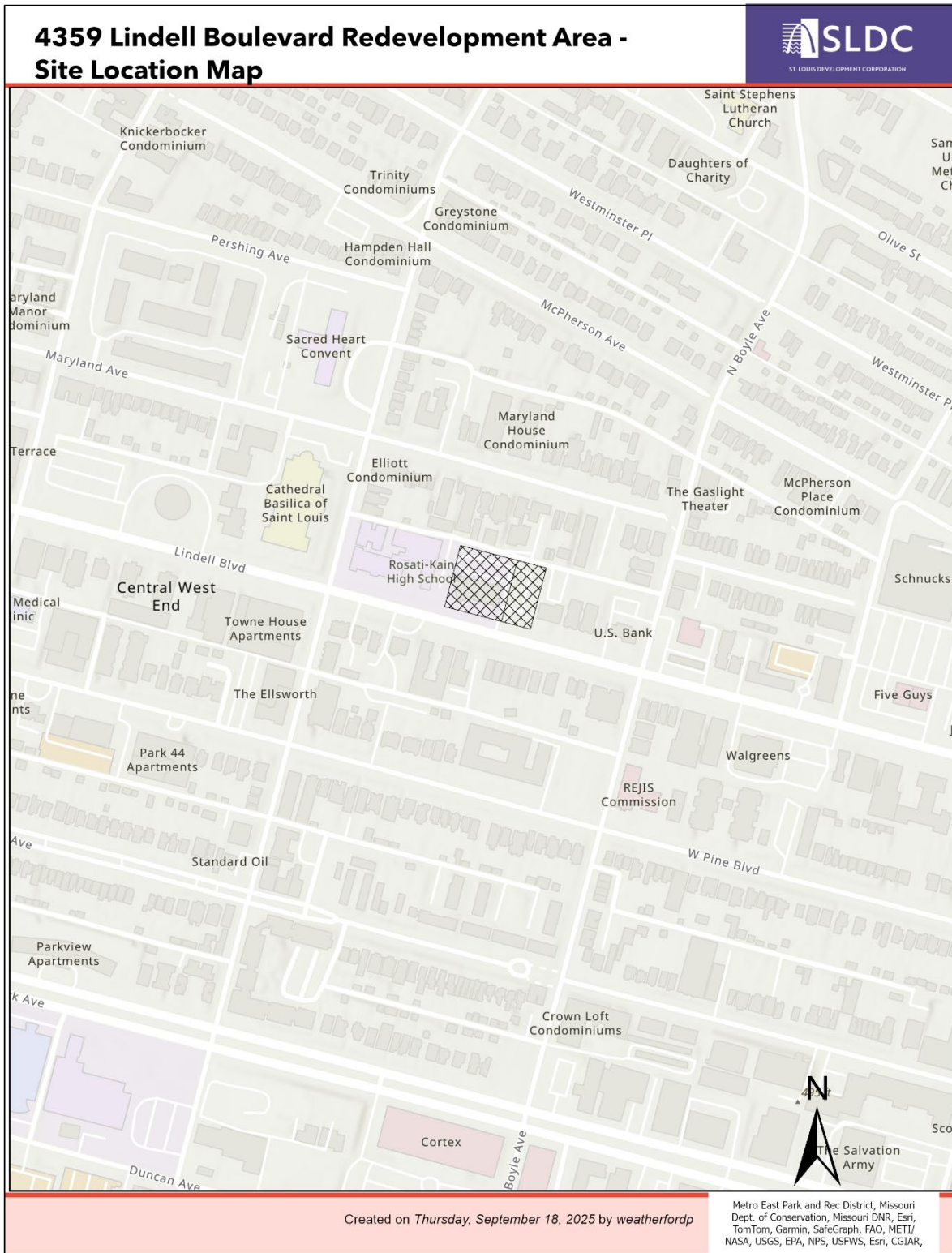
**1. 4359 Lindell Boulevard**

Parcel # 3908-9-320.000  
C.B. 3908 LINDELL BL  
200 FT X 213 FT 2 ¼ IN  
P LINDELLS 2 ADDN  
BLOCK 37  
BOUNDED W-365 FT E of E NEWST

**2. 4339 Lindell Boulevard**

Parcel #3908-9-3000.000  
C.B. 3908 Lindell Blvd  
100 FT X 213 FT 21/4 IN  
P LINDELLS 2<sup>ND</sup> ADDN  
BLOCK 37  
BND N-ALLEY S-LINDELL W 565 FT NEWSTEAD

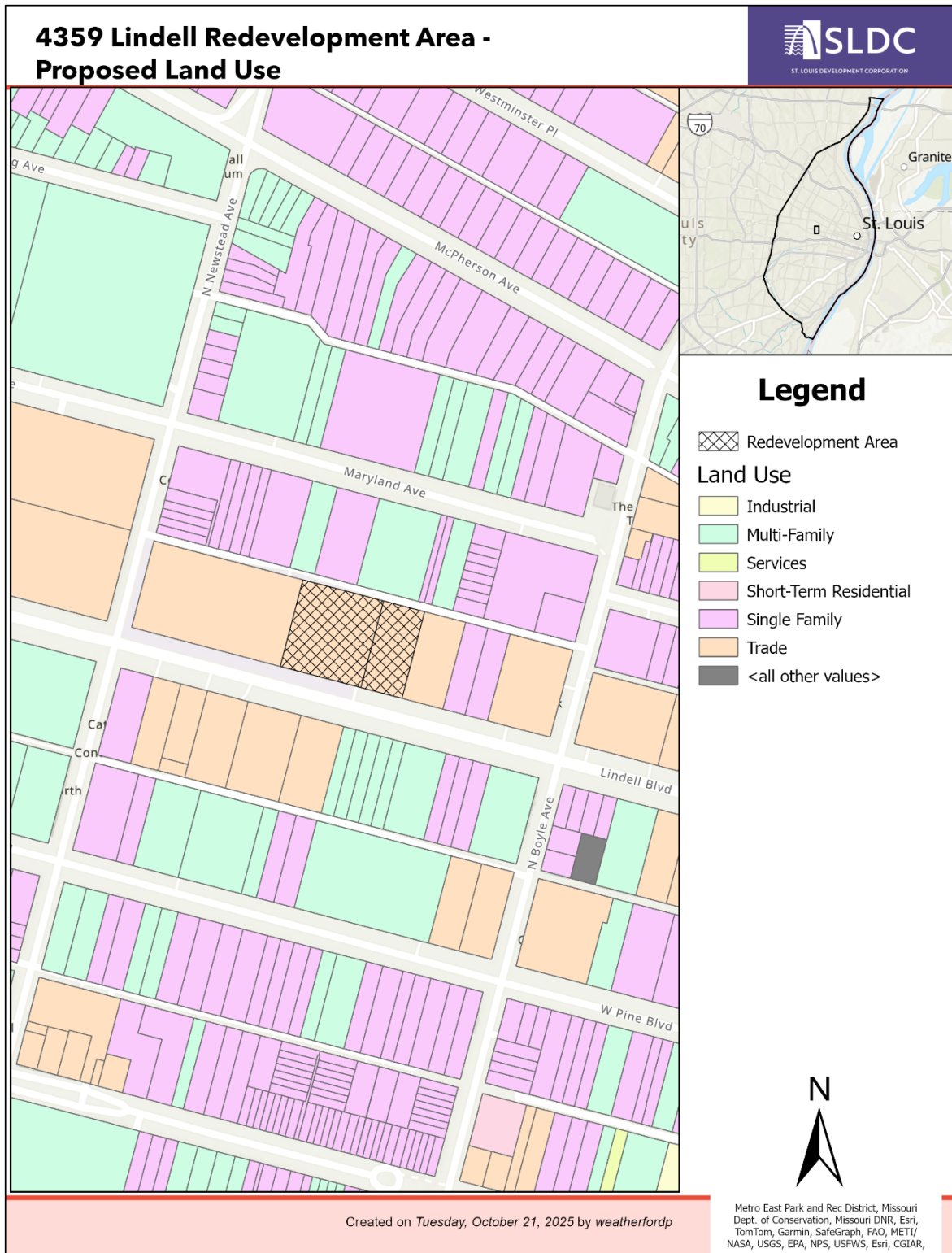
# PROJECT AREA – SITE MAP



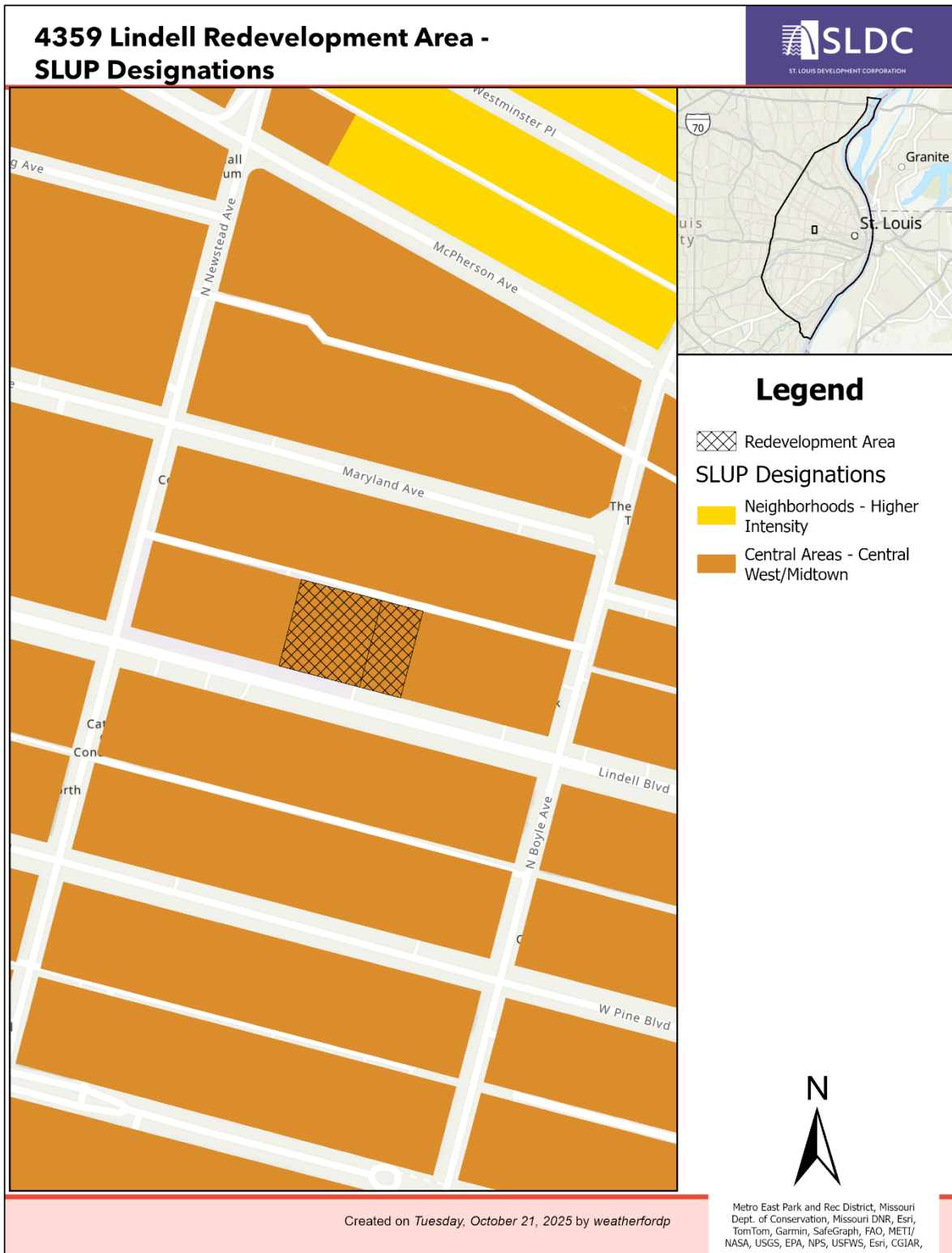
# PROJECT AREA – EXISTING LAND USE



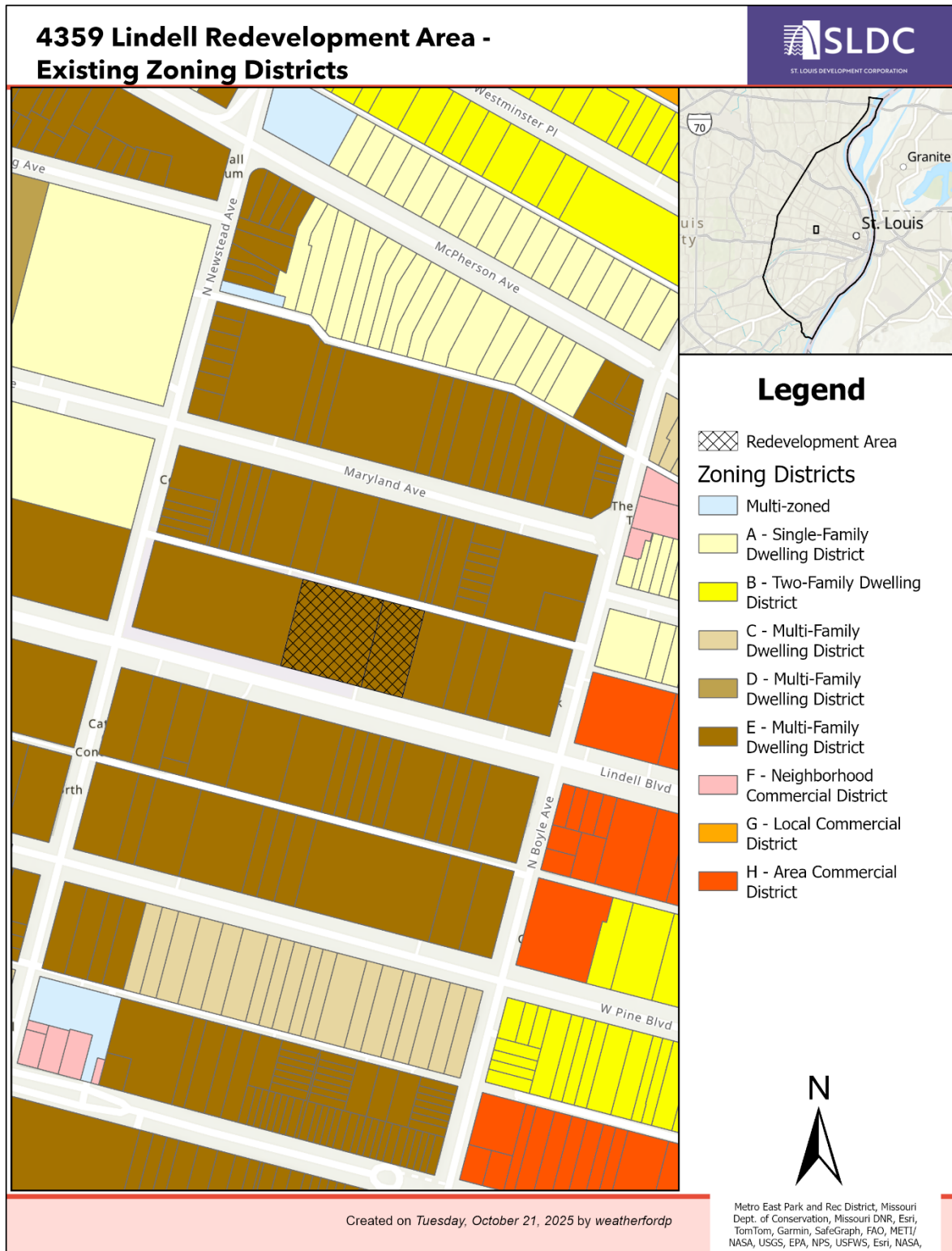
# PROJECT AREA – PROPOSED LAND USE



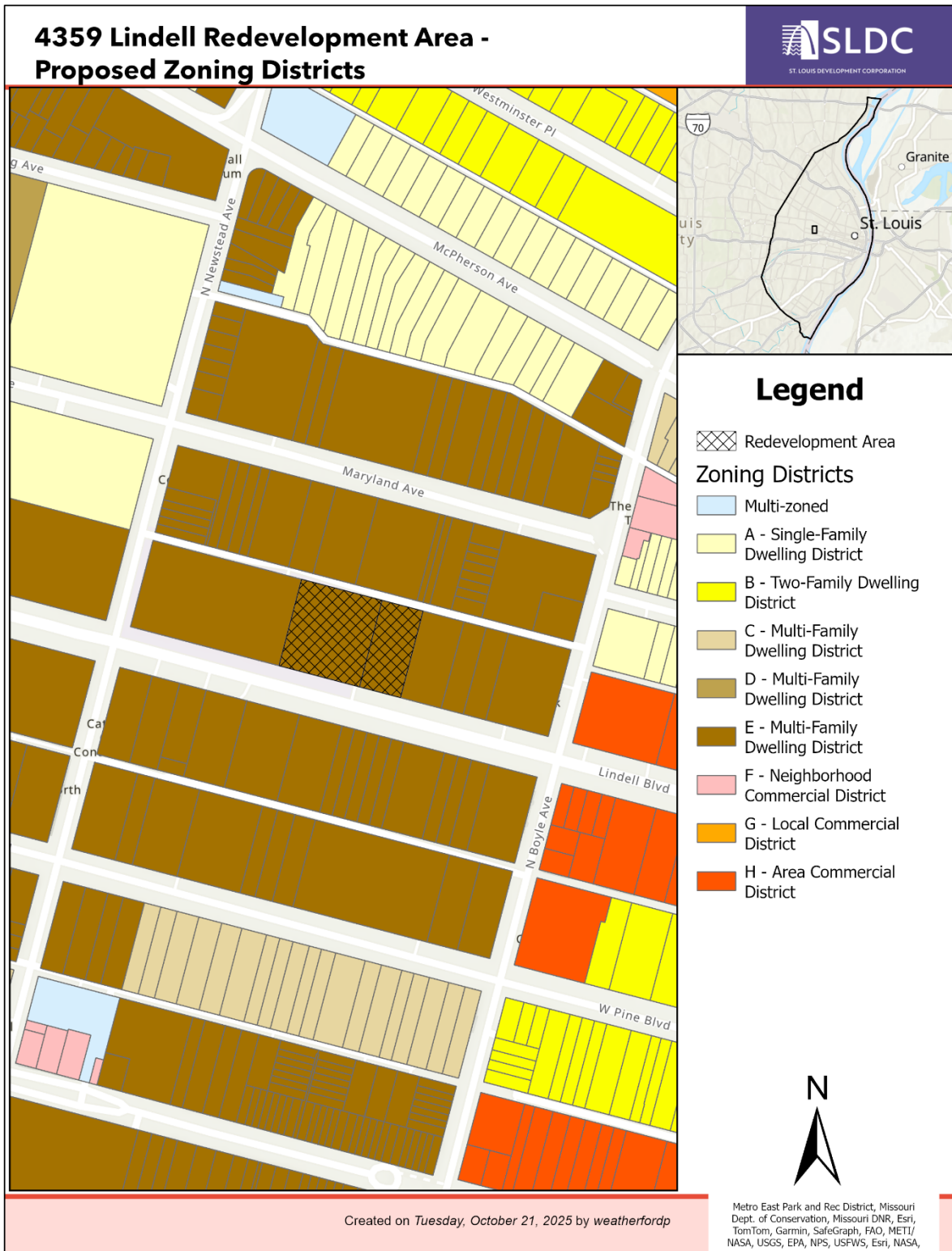
# PROJECT AREA – SLUP DESIGNATION



# PROJECT AREA – EXISTING ZONING



# PROJECT AREA – PROPOSED ZONING



# EQUAL OPPORTUNITY AND NON-DISCRIMINATION GUIDELINES

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In any contract for work in connection with the redevelopment of any property in the Area, the Redeveloper(s) (which term shall include Redeveloper(s), any designees, successors and assigns thereof, any entity formed to implement the Project of which the Redeveloper(s) is affiliated), its contractors and subcontractors shall comply with all federal, state, and local laws, ordinances, or regulations governing equal opportunity and nondiscrimination (Laws). Moreover, the Redeveloper(s) shall contractually require its contractors and subcontractors, and the contractors and subcontractors of its commercial tenants, to comply with such laws.

The Redeveloper(s) and its contractors will not contract or subcontract with any party known to have been found in violation of any such Laws, ordinances, regulations, or these guidelines.

The Redeveloper(s) shall fully comply with Ordinance Nos. 64927, 70767, and 71094, as may be amended or supplemented, pertaining to minority-owned and women-owned business participation, workforce development, and prevailing wage compliance, to the extent the provisions of those ordinance apply to the Project.

The Redeveloper(s) agree(s) for itself and its successors and assigns, that there shall be covenants to ensure that there shall be no discrimination on the part of the Redeveloper(s), its successors or assigns upon the basis of race, color, familial status, national origin or ancestry, sex, marital status, age, sexual orientation, gender identity or expression, religion, or disability 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 interest may appear in the Project.

The Redeveloper(s) of non-residential properties shall fully comply (and ensure compliance by “anchor tenants”) with the provisions of St. Louis City Ordinance #60275 (First Source Jobs Policy) which is codified in Chapter 3.90 of the Revised Ordinances of the City of St. Louis.

# BLIGHTING REPORT

As outlined below, the Area suffers from a multitude of physical and economic deficiencies including, unsanitary and unsafe conditions, deterioration or inadequate site improvements, and conditions which endanger life or property by fire or other causes. The Area is comprised of a single occupied commercial structure.

As a result of these factors the property in the Area is an economic liability for the City, its residents, and the taxing districts that depend upon it as a source of revenue to provide necessary public services. The physical and economic condition of the property in the Area endangers the health, safety, and general welfare of the public. Therefore, the Area qualifies as a “Blighted Area” as defined in §99.320.3 and §353.020.2 of the Revised Statutes of the Missouri, as amended.

The chart below and the subsequent photographs of site conditions of the Area serve as documentary evidence of the presence of blight within the Area.

<b>Considerations of Blight</b>	<b>Yes</b>	<b>No</b>
Does the Subject Area have insanitary or unsafe conditions? If yes, explain.	<b>X</b>	
Continued groundwater seepage has led to the presence of mold. The brick and slate façades are showing signs of delamination. The sanitary pump needs to be replaced. The sump pumps have failed and need replacement.		
Does the Subject Area have deterioration of site conditions? If yes, explain.	<b>X</b>	
There are existing environmental concerns due to the presence of a gasoline storage tank associated with a previous use. The parking lot is in poor condition and needs a mill and overlay or total replacement.		
Does the Subject Area have conditions which endanger life or property by fire or other cause? If yes, explain.	<b>X</b>	
The presence of mold, water penetration of the building envelope, leaking roof, delaminating brick, and groundwater seepage into the basement.		
Does the Subject Area diminish the provision of housing accommodation in its current condition? If yes, explain.		<b>X</b>
Does the Subject Area constitute an economic liability? If yes, explain.	<b>X</b>	
The conditions of the Subject Area are forcing the current occupant to seek relocation and are prohibitive of redevelopment. The impending vacancy of this property would be an economic liability for the City.		
Does the Subject Area constitute a social liability? If yes, explain.	<b>X</b>	
The conditions of the Subject Area are forcing the current occupant to seek relocation and are prohibitive of redevelopment. The impending vacancy of this property would be a social liability for the City and the surrounding neighborhood.		
Is the Subject Area detrimental to public health, safety, and general welfare because of the dilapidation, deterioration, age, or obsolescence of its structures? If yes, explain.	<b>X</b>	

Many of the windows are inoperable. There are extensive foundational and structural problems including severely cracked foundation wall, cracking in exterior walls, and raised concrete slabs. The roof leaks and needs to be replaced. There is damage to exterior concrete overhangs as well as delamination in areas of the brick and slate façade.		
Is the Subject Area detrimental to public health, safety, and general welfare because of a lack of air sanitation and/or open space? If yes, explain.		X
Is the Subject Area detrimental to public health, safety, and general welfare because of overcrowding of buildings or land? If yes, explain.		X



Figure 1 – North façade of the building and parking lot conditions.



Figure 2 – Damage to exterior of building.

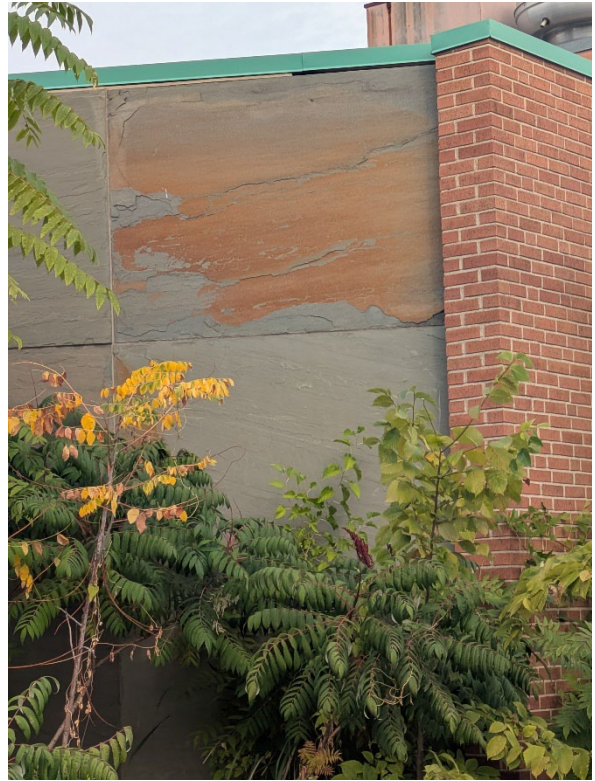


Figure 3 – Parking lot conditions.



Figure 4 – East façade of the building and parking lot conditions.



Figure 5 – South façade of the building looking north from Lindell Boulevard.



Figure 6 – Looking north from Lindell Boulevard towards the western boundary of the Area.

# SUSTAINABILITY IMPACT STATEMENT

One of the primary objectives of the *City of St. Louis Sustainability Plan* (2013) is to “use the City’s limited resources in efficient and innovative ways, and foster revitalization to promote a vibrant, attractive, prosperous and healthy community for present and future generations. To that end, it is the intention of the LCRA of the City of St. Louis to support economic development efforts that furthers the sustainability goals of the City. The following chart represents the ways in which the objectives of this Redevelopment Plan align with selected Functional Categories and Objective of the *City of St. Louis Sustainability Plan*.

<b>I. URBAN CHARACTER, VITALITY AND ECOLOGY</b>		<b>MEETS</b>	<b>DOES NOT MEET</b>	<b>NOT APPLICABLE</b>
<i>Objective A: Support Designated Districts that Focus on Job Creation and Economic Prosperity</i>				
A1	Reinforce the City’s Central Corridor as the dynamic heart of the region.	X		
A3	Develop designated areas via incentives for green and technical industries.			X
A4	Increase riverfront development and provide safe public access and associated recreational activity.			X
A5	Provide development incentives to encourage transit-oriented development.		X	
<i>Objective B: Develop Healthy, Compact, Transit Served Smart Neighborhoods</i>				
B1	Prioritize infill development to develop thriving compact communities/vibrant mixed-use main streets.	X		
B2	Update local street design standards and implement the Complete Streets Ordinance.			X
B3	Create Citywide and multiple neighborhood-scale mobility plans.			X
B4	Discourage development that reduces transit, bike, and pedestrian activity.	X		
<i>Objective C: Strengthen Use, Access, and Programming of Civic Amenities, Public Spaces, and Streets</i>				
C1	Design public spaces and neighborhood streets as gathering spaces for people.			X
C5	Maintain public spaces and neighborhood streets.			X
<i>Objective D: Support and Increase the City’s Greenspace, Including its Existing Park System and Urban Tree Canopy</i>				
D7	Expand the City’s urban tree canopy.			X
<i>Objective E: Promote Urban Conservation and Revitalization of the City’s Unique Biodiversity and Natural Resources</i>				
E1	Celebrate and increase activity along the Mississippi Riverfront.			X
E2	Remove/change infrastructure to improve riverfront access.			X

<i>Objective F: Preserve the City's Historically and Architecturally Significant Districts, Buildings, Landmarks, and Landscapes</i>				
F1	Preserve and reuse buildings as a means of achieving sustainability.		X	
F2	Continue to integrate preservation into the planning and building approval process.		X	
F4	Protect historic residential and commercial properties vulnerable to foreclosure, tax forfeiture, or demolition.		X	
F5	Promote the redevelopment of historic homes and commercial properties.		X	
<i>Objective G: Increase Access to Affordable Housing in Neighborhoods with Access to Transit and Amenities</i>				
G1	Develop affordable housing in concert with long-range transit and economic development planning.			X
G2	Encourage mixed income/use affordable housing in high amenity neighborhoods.			X
G4	Integrate low-income housing into market-rate and mixed-use developments.			X
G6	Experiment with new ways to raise funds and create partnerships to build sustainable and affordable housing.			X
G8	Offer housing that is energy efficient and environmentally sustainable.			X
<i>Objective H: Encourage Creative, Smart, and Sustainable Uses for Under-Utilized Land and Buildings</i>				
H4	Continue to remove site contamination and promote brownfields redevelopment.	X		
<i>Objective I: Build a Vibrant, Community-Based Urban Agriculture Industry</i>				
I4	Ensure urban agriculture is a profitable, viable enterprise.			X
<i>Objective J: Facilitate Place-Based, Integrated Sustainability Planning</i>				
J4	Preserve neighborhood residential areas, and commercial and mixed uses on corners and major urban corridors.	X		
J5	Increase the effectiveness of major commercial corridors.	X		
J6	Develop codes for transit-oriented development districts.			X
<b>II. ARTS, CULTURE AND INNOVATION</b>		<b>MEETS</b>	<b>DOES NOT MEET</b>	<b>NOT APPLICABLE</b>
<i>Objective A: Utilize the Arts, Culture, Design, Creative, and Innovation Industries for Economic and Community Development</i>				
A4	Encourage the development of affordable artist housing, studios and venues.			X
A5	Diversify the City's range of arts, creative, and innovation industries.			X
<i>Objective C: Develop Multi-Use, Transit Accessible Arts and Cultural Districts</i>				
C2	Facilitate development of arts, culture, and innovation TODs.			X

C5	Target developing arts and cultural districts for streetscape and public space improvements.			X
<i>Objective E: Encourage Public Art and Design that Builds Vibrancy and Identity</i>				
E1	Use distinctive public art, architecture, landscape, and streetscape to build City and neighborhood identity.			X
<i>Objective F: Promote and Develop Arts, Cultural, and Innovation Facilities, Resources, and Events</i>				
F1	Revitalize existing, and develop new, arts and cultural facilities.			X
<b>III. EMPOWERMENT, DIVERSITY AND EQUITY</b>		<b>MEETS</b>	<b>DOES NOT MEET</b>	<b>NOT APPLICABLE</b>
<i>Objective E: Reduce Homelessness, and Support Low Income Families and the Unemployed</i>				
E4	Expand the capacity to create additional affordable housing units.			X
E5	Create pathways for qualified low-income families to become homeowners.			X
<i>Objective F: Ensure Equal Access to Amenities, Business Opportunities, Transportation, and Safe and Healthy Neighborhoods</i>				
F1	Address blighting and environmental health hazards.	X		
F6	Ensure the application of universal design and accessibility codes.			X
<b>IV. HEALTH, WELL-BEING, AND SAFETY</b>		<b>MEETS</b>	<b>DOES NOT MEET</b>	<b>NOT APPLICABLE</b>
<i>Objective A: Advance Positive Behavior, Nonviolent Conflict Resolution, and Crime Prevention</i>				
A5	Plan and design buildings, spaces, and environments for safety.			X
<i>Objective B: Reduce Toxins in the Environment</i>				
B5	Reduce exposures of lead-based paint poisoning and remediate lead-based paint hazards.			X
<i>Objective C: Increase Access to Healthy, Local Food, and Nutritional Information</i>				
C1	Eliminate food deserts and improve access to fresh produce.			X
C3	Support urban agriculture opportunities in the City.			X
<i>Objective D: Encourage Physical Activity, Fitness, and Recreation</i>				
D4	Design buildings to encourage physical activity.			X
<b>V. INFRASTRUCTURE, FACILITIES AND TRANSPORTATION</b>		<b>MEETS</b>	<b>DOES NOT MEET</b>	<b>NOT APPLICABLE</b>
<i>Objective A: Facilitate Affordable, Efficient, Convenient, Accessible Safe, and Healthy Transport of People and Goods</i>				
A1	Advance the City of St. Louis as a transportation hub.			X
A2	Encourage transit-oriented development.		X	
<i>Objective E: Manage Stormwater and Wastewater to Protect and Enhance Property and Natural Space</i>				
E3	Use pilot projects to explore ways to achieve net zero stormwater discharge.			X
<i>Objective G: Advance Health and Resource Efficiency in Buildings</i>				

G2	Strive for the highest levels of energy efficiency and maximize the deployment of clean energy solutions in buildings.	X		
G3	Ensure building and site development integrates with natural site ecology.	X		
G4	Advance the use of high efficiency building related water systems and technologies.	X		
G5	Encourage re-use of materials and divert waste from landfills.	X		
G6	Provide healthy interior environments in commercial and public buildings.	X		
<b>VI. PROSPERITY, OPPORTUNITY AND EMPLOYMENT</b>		<b>MEETS</b>	<b>DOES NOT MEET</b>	<b>NOT APPLICABLE</b>
<i>Objective B: Market the City's Assets and Special Competencies</i>				
B1	Increase the inventory and availability of business and industrial real estate through environmental cleanup and land assembly.		X	
B2	Encourage small scale redevelopment with economic incentives.		X	
B4	Leverage the Mississippi River as an inexpensive transportation, drinking water, and recreation resource.			X
<i>Objective C: Nurture Innovation in Business, Government, and Philanthropy</i>				
C3	Focus on small and local businesses as a key part of the City economy.			X
C4	Reuse existing buildings for inexpensive incubation of entrepreneurial ideas.		X	
<i>Objective D: Maximize Economic Productivity by Enhancing Neighborhood Quality of Life</i>				
D1	Pursue transit-oriented development at MetroLink stations and major bus nodes to encourage more walking and fewer carbon emissions.		X	
D5	Market and encourage living within the City of St. Louis for recent college graduates.			X
<i>Objective E: Redevelop Real Estate Using Sustainability Practices</i>				
E3	Promote flexible development approaches by developers, landowners, and business firms.	X		
E4	Direct new commercial and mixed-use development to designated corridors and districts that demonstrate appropriate market support and localized leadership.	X		
<i>Objective G: Strategically Invest in Forward-Thinking Ideas</i>				
G3	Foster innovation.	X		

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# REDEVELOPMENT AREA REPORT

4359 Lindell Boulevard  
(Engineers' Club of St. Louis)

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ST. LOUIS DEVELOPMENT CORPORATION

# REDEVELOPMENT AREA REPORT

## TABLE OF CONTENTS

- Area Summary
- Incentive Information
- Tax Abatement Process Overview
- Recommendation
- Letters of Support
- SLDC Contact



Southern façade view from Lindell ROW

# REDEVELOPMENT AREA SUMMARY

4359 Lindell Blvd.

Ward 9

1.47 acres

2 parcels

Former Engineers' Club of St. Louis

The Redevelopment Area is the former headquarters of the Engineers' Club of St. Louis. The area is still owned by the Engineer's Club but now sits vacant. The site consists of two parcels developed with a commercial building in the Central West End neighborhood and associated parking. The existing structure is in poor condition due to the accumulation of deferred maintenance. The structure suffers from foundation and structural impairments, roof leaks, damage to the building envelope, basement flooding and mold contamination. The objective of the Redevelopment Plan is to encourage redevelopment of the area. To that end, SLDC will be issuing a request for proposals to redevelop the Area.



Rear/North façade and parking lot conditions

# INCENTIVE INFORMATION

SLDC is required to include a complete list of all previous tax incentives awarded to the applicant by the City and all previous tax incentives awarded to past developers for projects located on the same parcel.

## Parcel – Incentives Received

The building was developed in 1959 by the Engineers' Club of St. Louis, a nonprofit, and has been tax-exempt since its construction.



Eastern façade and uncontrolled vegetation

# TAX ABATEMENT PROCESS OVERVIEW

The Redevelopment Area was presented to the LCRA board on September 23, 2025, and the Redevelopment Plan and Blighting Study were approved as Resolution 25-LCRA-10950. An amended resolution was presented and approved on October 28, 2025 as Resolution 25-LCRA-10955, in order to include the parking lot in the Redevelopment Area. The Redevelopment Plan and Blighting Study will be submitted to the Board of Aldermen with an associated board bill.

If the Board Bill is approved, tax abatement for the area included in the plan is authorized, but there are several more steps remaining before tax abatement is activated. The LCRA must advertise for developers for the area, and a redeveloper then must submit a proposal to redevelop all or a portion of the area. SLDC staff will use the community benefits scorecard and financial analysis to recommend the finalized abatement term to the LCRA board. The LCRA board must then designate a developer for the area and authorize entering into a redevelopment agreement with that redeveloper.

During construction/rehab, the redeveloper will have to follow all MWBE, workforce, prevailing wage guidelines and obligations within the redevelopment agreement. These requirements are monitored by the MWBE office at SLDC.

Once construction is completed to the standards that were proposed in the redevelopment agreement and the MWBE department has notified the Incentive department the developer has met the requirements, the department notifies the assessor to activate the abatement.



# RECOMMENDATION

## SLDC STAFF

Based on the proposed real estate program and community benefits, SLDC staff is recommending ten to fifteen years of abatement of new incremental property taxes generated as a result of the project. The redevelopment plan allows for a ten-year abatement for a potential market-rate redevelopment and a fifteen-year abatement for a potential Low-Income Housing Tax Credits (LIHTC) redevelopment. This is the maximum abatement recommended by staff; the Board of Aldermen may approve a lesser amount.

Year 1 – 10
90% abatement

Year 1 – 10 (LIHTC projects)
50% abatement

## LCRA/PIEA/EEZ

The LCRA board approved the Redevelopment Plan and Blighting Study for the 4359 Lindell Blvd. Area on September 23, 2025. An amended resolution was presented and approved on October 28, 2025 as Resolution 25-LCRA-10955 in order to include the parking lot in the redevelopment area.

Year 1 – 10
90% abatement

Year 1 – 10 (LIHTC projects)
50% abatement

# SLDC CONTACT

## SLDC Staff

Preparer's Name: Zachary Wilson

Phone Number: 314-657-3773

Email Address: wilsonz@stlouis-mo.gov

### STATEMENT REGARDING PERSONAL OR PRIVATE INTEREST

I, ZACHARY WILSON, state:

In conjunction with my service on behalf of St. Louis Development Corporation, I hereby certify that, to the best of my knowledge, information and belief, at no time during the process, neither I nor anyone within the Fourth Degree of Consanguinity of myself, whether singularly or collectively:

a) have any ownership interest, directly or indirectly, in the business entity under consideration, or

b) serve as an officer, director, or employee of the business entity under consideration; or

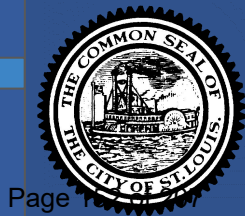
c) have received any salary, gratuity or other compensation or remuneration during the three years prior to the date of my preparation of the Development Proposal Report or expect to receive any salary, gratuity or other compensation or remuneration from the person or entity under consideration for selection or any person or entity directly or indirectly affiliated with the person or business entity under consideration, except as fully disclosed and detailed in Exhibit A, attached and included by reference herein.

Dated as of 3/14/2024

Z/W ZACHARY WILSON

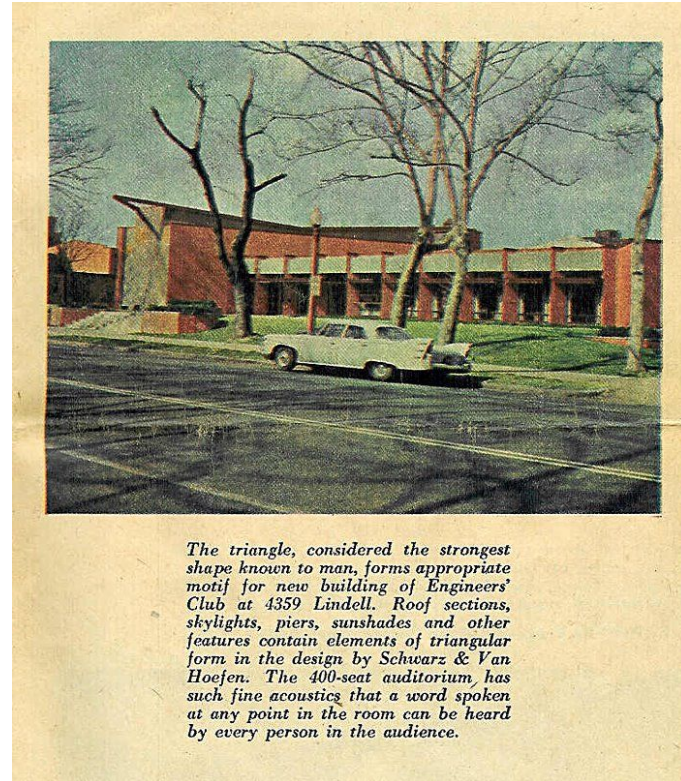


# BB123 - Engineers Club (4359 Lindell)



# History

- Built in 1959
- Served as a home for the Engineer's Club of St. Louis, a nonprofit social club.
- Has sat vacant for over a decade
- Currently pays 0 property taxes under nonprofit status



# Concerns

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- Roof is leaking
- Foundation is cracking and leads to basement leaks.
- Sump pumps need replacement.
- Walls have mold in need of remediation
- Exterior brick and slate facade in need of repair
- Old gasoline storage tank buried underground presents environmental concerns

# Proposal Timelines

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- 2019 - Club members vote to sell the property
- 2020 - Contract with Greystar for \$5.76 million
- 2021 - Contract terminated. New contract with Lux Living
- 2022 - Lux Living's plan is approved by Preservation Board
- 2023 - Lux Living's contract terminated
- 2024 - DMG offers \$3.75 mil with Lux Living's plan
- 2024 - Contract with Bob Dunn for \$3.25mil non-profit club
- Feb 2025 - Bob Dunn contract terminated after \$2.5m offer
- October 2025 - LCRA approves Redevelopment Plan

# SLDC/LCRA Recommendations

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- 90% abatement on property taxes for 10 years
- An additional 5 years of abatement at 50% for affordable housing (LIHTC) projects



**Summary**

**Board Bill Number 129**

**Introduced by: Alderman Matt Devoti**

**January 23, 2026**

An Ordinance recommended by the Planning Commission establishing and creating a Planned Unit Development District for City Block 4022 to be known as the "La Collina Square Planned Unit Development District" and containing a Severability Clause and an Emergency Clause.

**BOARD BILL NUMBER 129 INTRODUCED BY ALDERMAN MATT DEVOTI**

1 An ordinance establishing and creating a Planned Unit Development District for 5701 Wilson  
2 Ave in City Block 4022 to be known as the “La Collina Square Planned Unit Development  
3 District” and containing a severability clause.

4 **WHEREAS**, the zoning ordinance of the City of St. Louis authorizes the establishment and  
5 creation of Planned Unit Development Districts (PUD’s), a special zoning "overlay" tool  
6 authorizing the appropriate development of residential or commercial uses, or the combination  
7 thereof, in the best interests of the City and to provide for a scale and flexibility of development  
8 which could not otherwise be achieved through the existing single-use zoning districts, without  
9 detriment to neighboring properties; and

10 **WHEREAS**, at the November 12, 2025 meeting of the City of St. Louis Planning Commission,  
11 a Sketch Plan submitted as a request for Planned Unit Development District designation by  
12 Wilson Avenue Properties, LLC for property owned by Wilson Avenue Properties, LLC in City  
13 Block 4022 (as shown in Exhibit “A” and listed in Exhibit “B”) was presented; and

14 **WHEREAS**, the Planning Commission has reviewed said Sketch Plan and determined  
15 compatibility with the City’s Strategic Land Use Plan and other applicable zoning and  
16 redevelopment regulations established for the proposed Planned Unit Development District with  
17 three conditions, provided the subsequent Development Plan includes documentation as to the  
18 details of the development; and

19 **WHEREAS**, the Planning Commission made all requisite findings as required by  
20 26.80.050 of the Revised Code of the City of St. Louis and approved and adopted said Sketch  
21 Plan, with conditions, by Resolution No. PDA-016-25-PUD on November 12, 2025 and has  
22 provided a copy of the resolution to the Board of Aldermen;

23 **BE IT ORDAINED BY THE CITY OF ST. LOUIS, AS FOLLOWS:**

**Page 1 of 4**  
**Board Bill Number 129**  
**Devoti**  
**January 23, 2026**

1 **SECTION ONE. Findings of Fact.**

2 The Board of Aldermen of the City of St. Louis hereby finds and determines that: (i) the La  
3 Collina Square Planned Unit Development District, as submitted by Wilson Avenue Properties,  
4 LLC and recommended by the City of St. Louis Planning Commission with three conditions,  
5 encourages appropriate development; (ii) the La Collina Square Sketch Plan approved  
6 by the Planning Commission on November 12, 2025 is in the best interest of the City of St.  
7 Louis; (iii) the La Collina Square Sketch Plan recommended by the Planning Commission  
8 accomplishes the purposes set forth in 26.80.050.A of the Revised Code of the City of St. Louis;  
9 and (iv) the La Collina Square Sketch Plan recommended by the Planning Commission  
10 meets the conditions set forth in 26.80.050.E of the Revised Code of the City of St. Louis.

11 **SECTION TWO. Requirements Regarding Development Plan.**

12 A. The Sketch Plan is the first step in the approval of a project seeking to be developed within  
13 and in accordance with the rules pertaining to a Planned Unit Development District. At a  
14 later time, the Developer submits for review by the Planning Commission a Development  
15 Plan for a portion of, or all, of the area included in the Planned Unit Development District.  
16 This Development Plan is compared for conformity with the approved Sketch Plan by the  
17 Planning Commission.

18 B. In addressing the requirements set forth in 26.80.050.H of the Revised Code of the City of St.  
19 Louis pertaining to Development Plan Standards, the submittal of the Development Plan for the  
20 La Collina Square Planned Unit Development District shall be developed and shall include  
21 documentation showing alignment with the approved Sketch Plan and the three conditions  
22 approved by the Planning Commission.

23 C. The Planning Commission included three conditions as part of its approval: that the final

1 designs submitted in the Development Plan include: (i) a tree lawn between a constructed  
2 sidewalk and the roadway, Wilson Avenue, to extend from the eastern extent of the property  
3 frontage to the western extent of the property; (ii) a clear plan for consistent accessibility from all  
4 units to amenities on site and the right of way; and (iii) screening and landscaping at the eastern  
5 edge of property, between the site and residential dwellings to the east.

6 **SECTION THREE.** Establishment and Creation of La Collina Square Planned Unit  
7 District.

8 The La Collina Square Planned Unit Development District (PUD), as proposed in the  
9 La Collina Square Sketch Plan (attached hereto as Exhibit “B”), is hereby approved  
10 and adopted as recommended by the Planning Commission. There is hereby created a Planned  
11 Unit Development District, containing approximately 4 acres, to be known as the La Collina  
12 Square Planned Unit Development District, for the real property described below:

13 A tract of land being Lots 29, 30, 31, 32, 33 and part of Lots 27 and 28 in Block 2 of Cheltenham  
14 and Lots 21, 22, 23 and part of Lot 20 of Wible's Eastern Addition to Cheltenham, together with  
15 the Western 36 feet of former January Avenue vacated under the provisions of Ordinance No.  
16 52058, and in Blocks 4022 and 4023 of the City of St. Louis, more particularly described as  
17 follows: Beginning at a point in the north right-of-way line of Wilson Avenue, 40 feet wide, at  
18 its intersection with a line 36 feet east of and parallel to the west line of former January Avenue,  
19 60 feet wide, as vacated under the provisions of Ordinance No. 52058; thence along said right  
20 of-way line, North 82 degrees 57 minutes 15 seconds West, 355.20 feet; thence North 08 degrees  
21 15 minutes 30 seconds East, 472.56 feet to a found iron pipe located on the southerly right-  
22 of-way line of Interstate Highway 1-44, variable width; thence along said right-of-way line the  
23 following courses and distances: North 87 degrees 03 minutes 45 seconds East, 25.59 feet to a

1 found iron pipe, being 476.99 feet north of above said Wilson Avenue right-of-way line; South  
2 87 degrees 53 minutes 03 seconds East, 295.71 feet, to a found iron pipe being 502.42 feet north  
3 of said Wilson Avenue right-of-way line and North 74 degrees 42 minutes 01 seconds East,  
4 39.27 feet to its intersection with a line being 36 feet east of and parallel to the west line of above  
5 said former January Avenue; thence South 08 degrees 15 minutes 30 seconds West, 517.36 feet  
6 to the POINT OF BEGINNING. Containing 174,257 square feet or 4.000 acres, more or less.

7 **SECTION FOUR. Severability Clause.**

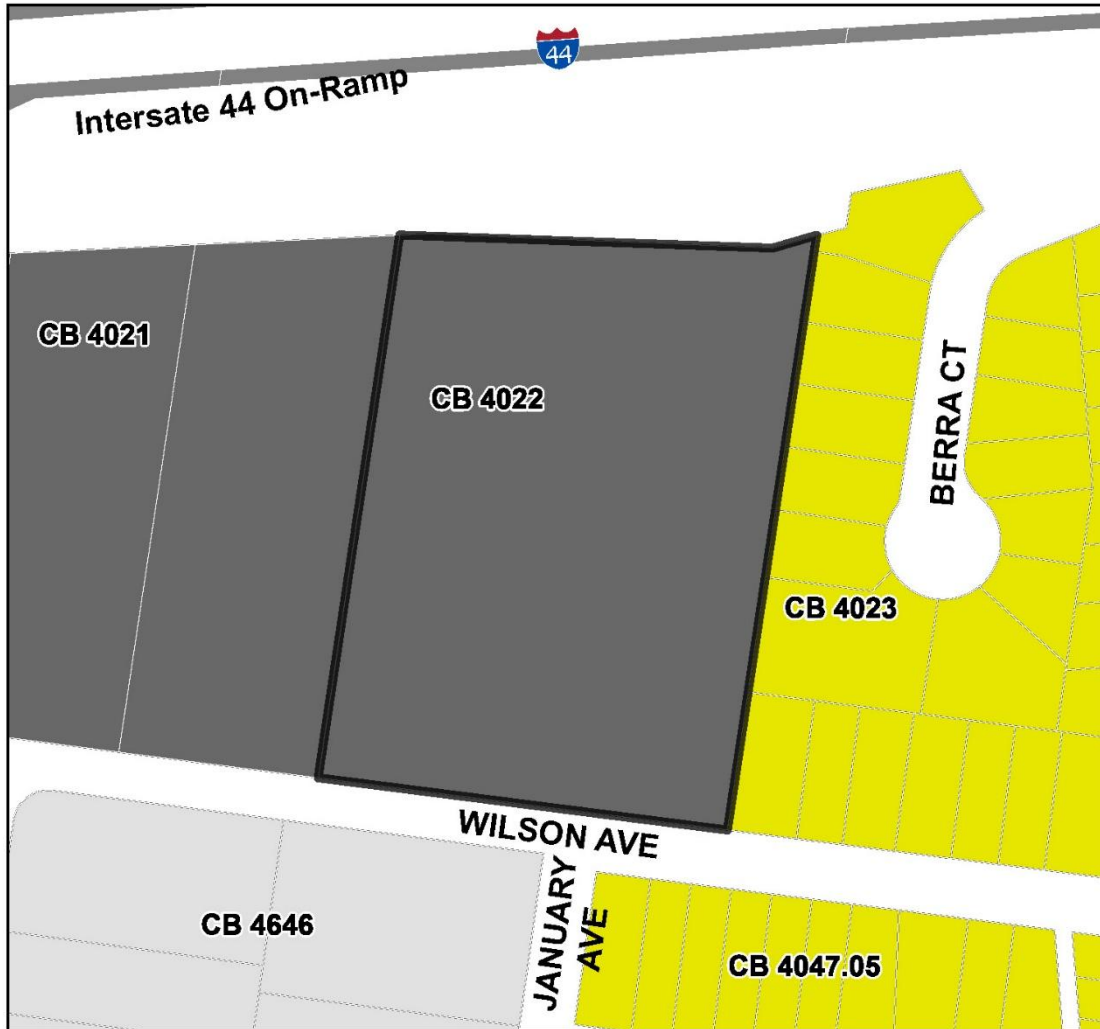
8 The provisions of this ordinance shall be severable. In the event that any provision of this  
9 ordinance is found by a court of competent jurisdiction to be unconstitutional, the remaining  
10 provisions of this ordinance are valid unless the court finds the valid provisions of this ordinance  
11 are so essentially and inseparably connected with, and so dependent upon, the void provision that  
12 it cannot be presumed that the Board of Aldermen would have enacted the valid provisions  
13 without the void ones or unless the Court finds that the valid provisions, standing alone, are  
14 incomplete and incapable of being executed in accordance with the legislative intent.

15 **SECTION FIVE. Emergency Clause.**

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

# EXHIBIT A

## DISTRICT MAP



**Current Zoning District**

- A Single Family Dwelling District
- B Two-Family Dwelling District
- C Multiple Family Dwelling District
- D Multiple Family Dwelling District
- E Multiple Family Dwelling District

- F Neighborhood Commercial District
- G Local Commercial & Office District
- H Area Commercial District
- I Central Business District
- J Industrial District
- K Unrestricted District
- L Jefferson Memorial District

**PUD Area**

Establishing a PUD on a single parcel currently zoned "K Unrestricted District"

5701 Wilson Ave

City Block 4022

PDA-016-25-PUD



**EXHIBIT B**  
**LA COLLINA SQUARE PUD SKETCH**  
**PLAN**

**Planned Unit Development**  
**District Sketch Plan**

**La Collina Square Planned Unit Development District (PUD)**

**City Block 4022**

**File No. PDA-016-25-PUD**

**Nov 12, 2025 Meeting**

At its Nov 12, 2025 meeting, the Planning Commission recommended approval to the Board of Alderman regarding the La Collina Square PUD Sketch Plan, with three conditions, with the following votes: Ayes – 9, Noes – 2, Abstain – 0.



**PETITION FOR PLANNED UNIT DEVELOPMENT DISTRICT (PUD)  
CITY OF ST. LOUIS**

Petitioner's Name Wilson Avenue Properties, LLC  
Contact Name (If above is a firm/an organization) Jeremy Roth  
Address 17415 North Outer Forty Road, Chesterfield, MO 63005  
Zip Code 63005 Phone 314-336-0248  
Email jroth@mcbride-land.com

Legal Description of Property Petitioned, including total acreage (use additional sheets if necessary) See Attached

Parcel Number(s) (use additional sheets if necessary) 4022-9-020.000

Address(es) including street number(s) / name(s) 5701 Wilson Avenue

**The following can be listed or mapped on additional sheets:**

- Present Zoning is K - Unrestricted  
District(s) \_\_\_\_\_
- The acreage of the property including streets and alleys except boundary streets (to nearest tenth of an acre) is 4.0
- Present Use of the Property Vacant
- Proposed Use of the Property Single Family attached Town Houses
- Are you the owner of the property described? Yes
- If not, what is your legal interest in the property? N/A
- The owner(s)-of-record of the petitioned property according to City of St. Louis Assessor's Records is(are) known as Wilson Avenue Properties LLC

[Signature]  
Signature(s) of Petitioner(s)

7/29/25  
Date Filed

**Parties of Interest (Filled in if applicable):**

Projected Engineer and/or Architect (if applicable) Name Jacob Buening – Stock & Associates

Address 257 Chesterfield Business Pkwy. St. Louis, MO 63005 Phone 636-530-9100

Developer and/or Builder (if other than petitioner) Name \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

**City of St. Louis Planning and Urban Design Agency  
1015 Locust Street, Suite 1100, St. Louis, MO 63101**

7/25

Petition accepted as complete on 8/29/25

**WILSON AVENUE - NARRATIVE STATEMENT**

*a. Explanation of character of the PUD including the number of proposed residential units and the proposed square footage for any commercial or industrial space:*

Wilson Avenue Properties, LLC (“**McBride**”) is excited to introduce the City of Saint Louis (“**City**”) to its newest project. This project consists of 78 single-family town houses attached in groups of three and four, to be constructed on approximately 4.0 acres located near the intersection of Wilson Avenue and January Avenue (“**Property**”). These town houses will all contain modern features and floorplans. The community will also provide for common ground spaces and amenities that will be maintained by a newly formed homeowners’ association.

The Property is located at 5701 Wilson Avenue, adjacent to I-44 and is surrounded by a variety of different uses including residential, commercial and industrial. Formerly occupied by the Hubert Wheeler State School which closed in 1995, the property has remained unutilized and dormant ever since. There are several vacant/abandoned buildings on the property which attract vagrancy and otherwise pose safety and public health hazards.

McBride’s proposed project closely aligns with many of the goals of the City’s 2025 Strategic Land Use Plan (“**SLUP**”) by: (i) offering housing options that meet the diverse needs of the community and support residents staying in their neighborhoods through change and growth; (ii) reimagining vacancy as an asset that can be activated to support, retain, and attract residents; and (iii) fostering community and public spaces that feel family friendly, safe, and accessible to people of all ages and abilities. Likewise, McBride’s proposed project is consistent with the City’s designation for this area as a Higher-Intensity Neighborhood per the SLUP which encourages and/or allows many types of housing ranging from large multi-unit to single-unit buildings.

This rezoning request from K-Unrestricted zoning designation to PUD is being sought by McBride to permit the proposed residential use and to request certain modifications from the zoning regulations, which modifications will provide optimized access, site design, open space, and design amenities. This project complies with the intent of the City’s Planned Unit Development District ordinance to provide for a scale and flexibility of development which could not otherwise be achieved through existing single use zoning districts.

*b. A statement of proposed financing:*

McBride is currently working with Midland States Bank on the financing for the project. Financing for the acquisition and demolition is in place and McBride will likely use Midland States Bank for the remainder of the development.

**Board Bill Number 129**

**Exhibit B**

*c. A statement of present ownership of all the land included within the PUD:*

All of the land included within the PUD is owned by Wilson Avenue Properties, LLC, a Missouri limited liability company.

*d. General indication of the expected schedule of development including the projected phases of development, if any:*

McBride anticipates breaking ground in early 2026 and commencing vertical construction in mid-2026.

**Board Bill Number 129**

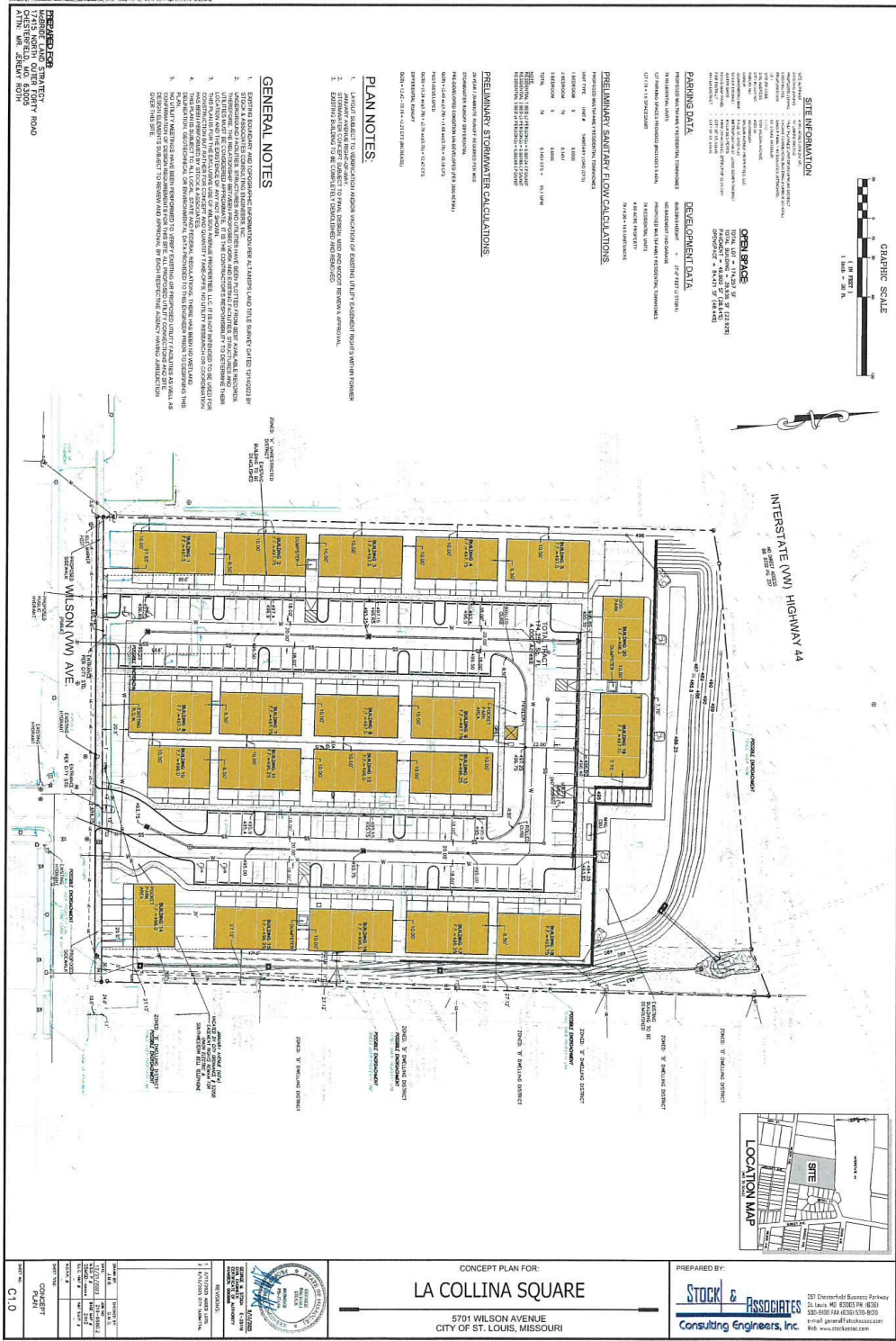
**Exhibit B**

AS SURVEYED PROPERTY DESCRIPTION  
(PROPERTY IS THE SAME AS DESCRIBED IN BOOK 8828, PG. 360)

A tract of land being Lots 29, 30, 31, 32, 33 and part of Lots 27 and 28 in Block 2 of Cheltenham and Lots 21, 22, 23 and part of Lot 20 of Wible's Eastern Addition to Cheltenham, together with the Western 36 feet of former January Avenue vacated under the provisions of Ordinance No. 52058, and in Blocks 4022 and 4023 of the City of St. Louis, more particularly described as follows:

Beginning at a point in the north right-of-way line of Wilson Avenue, 40 feet wide, at its intersection with a line 36 feet east of and parallel to the west line of former January Avenue, 60 feet wide, as vacated under the provisions of Ordinance No. 52058; thence along said right-of-way line, North 82 degrees 57 minutes 15 seconds West, 355.20 feet; thence North 08 degrees 15 minutes 30 seconds East, 472.56 feet to a found iron pipe located on the southerly right-of-way line of Interstate Highway I-44, variable width; thence along said right-of-way line the following courses and distances: North 87 degrees 03 minutes 45 seconds East, 25.59 feet to a found iron pipe, being 476.99 feet north of above said Wilson Avenue right-of-way line; South 87 degrees 53 minutes 03 seconds East, 295.71 feet, to a found iron pipe being 502.42 feet north of said Wilson Avenue right-of-way line and North 74 degrees 42 minutes 01 seconds East, 39.27 feet to its intersection with a line being 36 feet east of and parallel to the west line of above said former January Avenue; thence South 08 degrees 15 minutes 30 seconds West, 517.36 feet to the POINT OF BEGINNING.

Containing 174,257 square feet or 4.000 acres, more or less.



**GRAPHIC SCALE**  
 1" = 20' (1:240)  
 1" = 40' (1:480)

**OPEN SPACE**  
 TOTAL LOT = 1.42 AC  
 TOTAL AREA OF OPEN SPACE = 1.42 AC  
 TOTAL AREA OF IMPROVEMENTS = 0.42 AC  
 TOTAL AREA OF PAVED SURFACES = 0.42 AC

**DEVELOPMENT DATA**  
 DEVELOPMENT TYPE: RESIDENTIAL  
 DEVELOPMENT DENSITY: 100 UNITS PER ACRE  
 DEVELOPMENT AREA: 0.42 AC

**PRELIMINARY SANITARY FLOW CALCULATIONS**  
 PERMITTED MULTIFAMILY RESIDENTIAL UNITS: 140  
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**PRELIMINARY STORMWATER CALCULATIONS**  
 PERMITTED MULTIFAMILY RESIDENTIAL UNITS: 140  
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**PLAN NOTES**  
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 2. EXISTING UTILITIES ARE SHOWN FOR INFORMATION ONLY.  
 3. EXISTING UTILITIES TO BE REMOVED ARE SHOWN WITH DASHED LINES.

**GENERAL NOTES**  
 1. EXISTING UTILITIES AND CONDITIONS SHOWN ON THIS PLAN ARE THE RESULT OF VISUAL SURVEY.  
 2. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.  
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.  
 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
 5. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE NOTED.

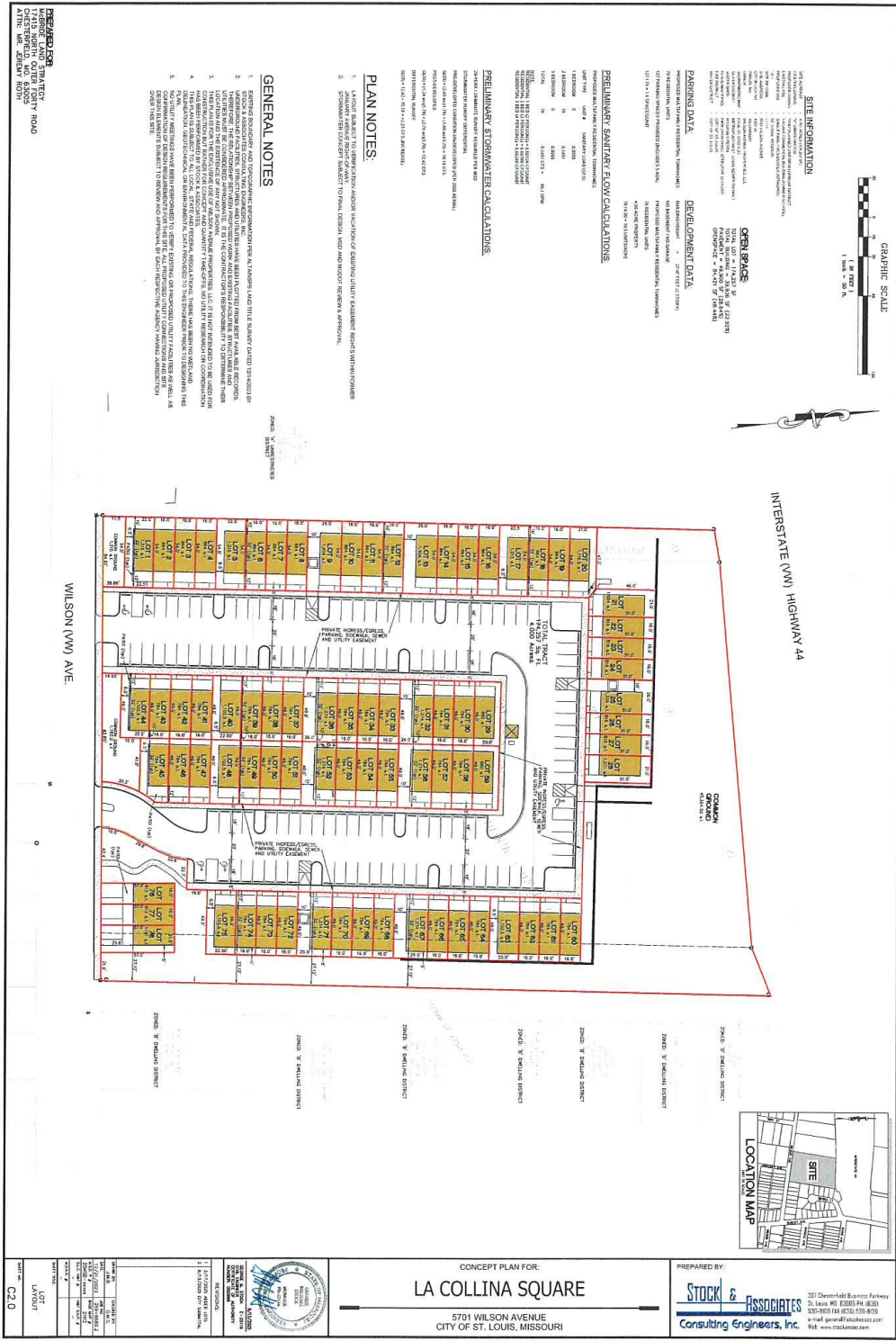
DESIGNED FOR:  
 ST. LOUIS CITY PLANNING DEPARTMENT  
 5701 WILSON AVENUE  
 ST. LOUIS, MO 63112

CONCEPT PLAN  
 C1.0

CONCEPT PLAN FOR:  
**LA COLLINA SQUARE**  
 5701 WILSON AVENUE  
 CITY OF ST. LOUIS, MISSOURI

PREPARED BY:  
**Stock & Associates**  
 Consulting Engineers, Inc.  
 330 Chestnut Street Parkway  
 St. Louis, MO 63102  
 314-588-8800 FAX 314-588-8803  
 E-MAIL: info@stockandassociates.com  
 WEB: www.stockandassociates.com





**SITE INFORMATION**

PROJECT NAME: LA COLLINA SQUARE  
 PROJECT ADDRESS: 5701 WILSON AVENUE, ST. LOUIS, MO 63112  
 OWNER: [REDACTED]  
 ARCHITECT: [REDACTED]  
 ENGINEER: STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.  
 DATE: [REDACTED]

**OPEN SPACE**

TOTAL LOT AREA: 114,000 SQ. FT.  
 TOTAL OPEN SPACE: 11,000 SQ. FT.  
 OPEN SPACE PERCENTAGE: 9.6%

**DEVELOPMENT DATA**

RESIDENTIAL UNITS: 100  
 GARAGES: 100  
 TOTAL GROUND COVER: 100%

**PARKING DATA**

PROPOSED PARKING SPACES: 100  
 REQUIRED PARKING SPACES: 100  
 COMPLIANCE: 100%

**PRELIMINARY SANITARY FLOW CALCULATIONS**

UNITS: 100  
 SANITARY FLOW: 100 GPM  
 SANITARY FLOW PER UNIT: 1 GPM

**PRELIMINARY STORMWATER CALCULATIONS**

ROOFTOP AREA: 100,000 SQ. FT.  
 IMPAVED AREA: 100,000 SQ. FT.  
 TOTAL AREA: 200,000 SQ. FT.  
 RUNOFF COEFFICIENT: 0.8  
 DESIGN RAINFALL: 4.0 INCHES  
 DESIGN FLOW: 100 GPM

**PLAN NOTES:**

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SETBACKS.

**GENERAL NOTES:**

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CONCEPT PLAN FOR:  
**LA COLLINA SQUARE**  
 5701 WILSON AVENUE  
 CITY OF ST. LOUIS, MISSOURI

PREPARED BY:  
**Stock & Associates**  
 Consulting Engineers, Inc.  
 200 Drexelfield Business Parkway  
 St. Louis, MO 63103 PH: (636) 833-0000 FAX: (636) 833-0000  
 E-MAIL: info@stockandassociates.com Web: www.stockandassociates.com

DATE: 10/15/2010  
 DRAWN BY: [REDACTED]  
 CHECKED BY: [REDACTED]  
 APPROVED BY: [REDACTED]

LOT LAYOUT  
 C2.0

# Board Bill 129 - La Collina Square Planned Unit Development District

PDA-016-25-PUD — 5701 Wilson Ave PUD (CB  
4022)



# Planned Unit Development District

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Less common zoning tool - operates like a rezoning, with new entitlements for the parcel(s)

The purpose of a PUD:

- ***provide flexibility of development that may not be achieved through the existing zoning code***
- encourage site consolidation and planned mixed-use development,
- allow for changes that may occur in building technology and market demand
- provide for the ***development of property while protecting site conditions*** that may prevent or be damaged by attempting to meet existing zoning regulations.

# Planned Unit Development District (example)



File No. PDA-013-21-PUD

PDA-016-25-PUD



# Planned Unit Development District (example)



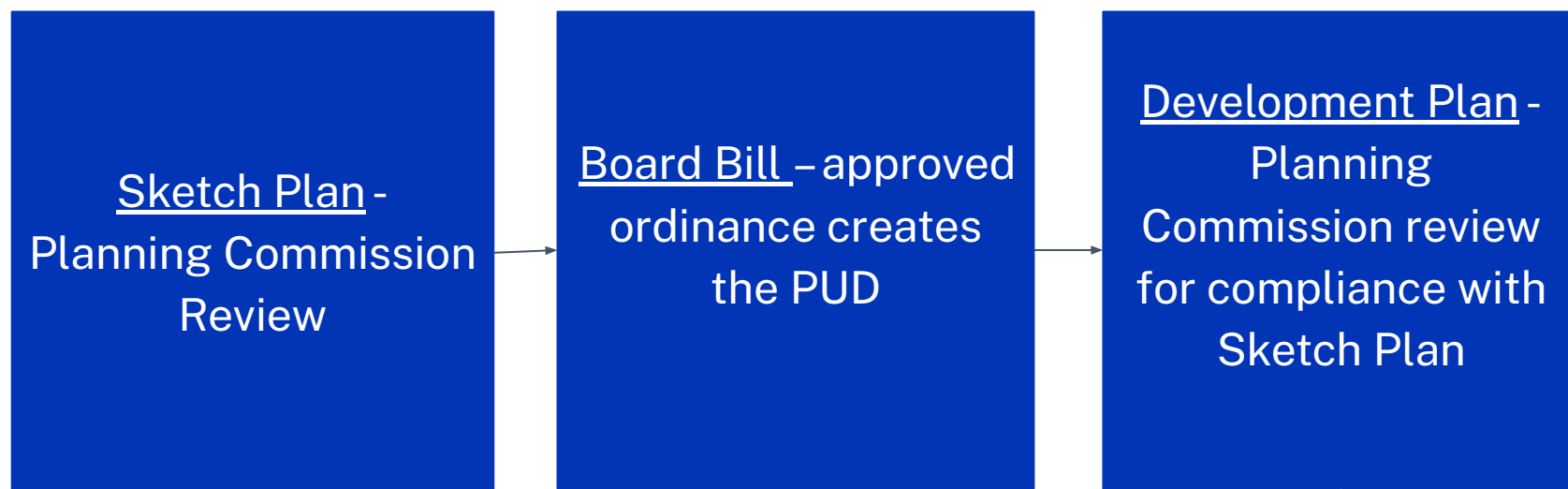
PDA-016-25-PUD



# Planned Unit Development District Process

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## Three Step Process



***Apply for building permits, no additional zoning review***

# Site Context

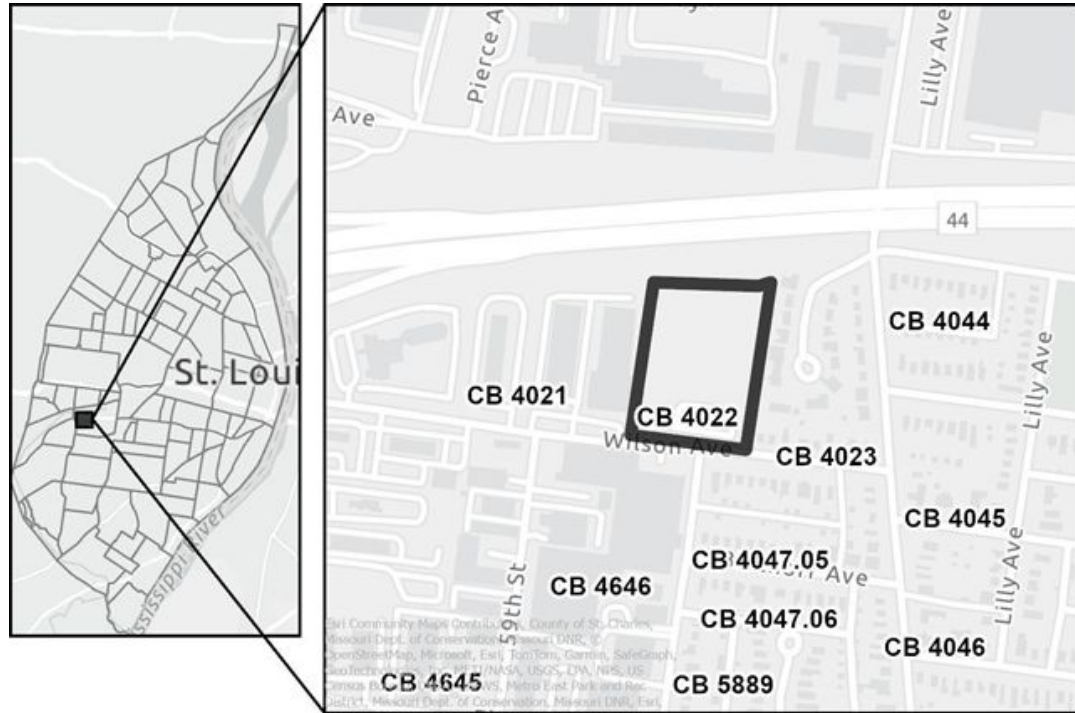
5701 Wilson Ave, City Block  
4022

1 vacant parcel in the Hill  
Neighborhood

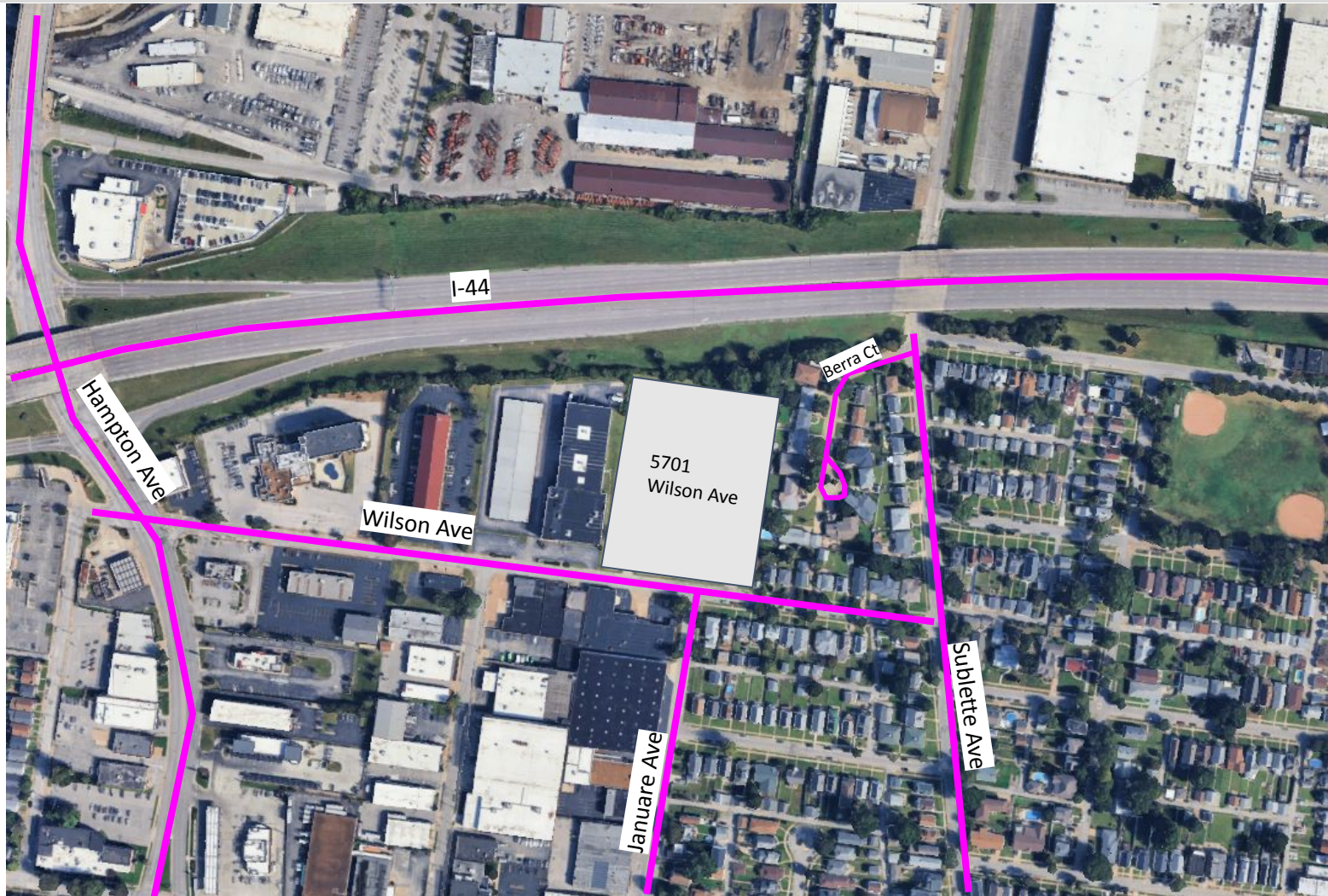
~4 acres in total

Wilson Ave to the south, I-44 to  
the north, Public Storage to the  
west, homes along Wilson Ave  
and Berra Ct to the east.

Wilson Ave Properties, LLC  
(McBride Homes)



# Site Context



# “La Collina Square” PUD Sketch Plan Application

The petitioner is proposing to construct 78 single-family attached townhomes, occupying twenty (20) buildings, arranged around a roughly U-shaped parking lot

The site will include 127 surface parking spaces and open space amenities including a small dog park

One of the residential buildings will face Wilson Ave, matching housing across the street

The eastern entrance to the development will meet the intersection at Wilson Ave and January Ave



# Reviewing the Sketch Plan

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Chapter 26.80.050 of the Zoning Code outlines the process for reviewing PUD applications, including the sketch plan

Three conditions with which the application must comply:

1. That the values of buildings and the character of the property adjacent to the area included in said plan will not be adversely affected;
2. That the proposed development is consistent with the intent purposes of the Zoning Code to promote public health, safety, morals and general welfare; and
3. That the proposed development plan is **consistent with** any previously approved development plan that may affect the site and with **the City's comprehensive plan.**

# Current Zoning

## EXHIBIT A

### DISTRICT MAP

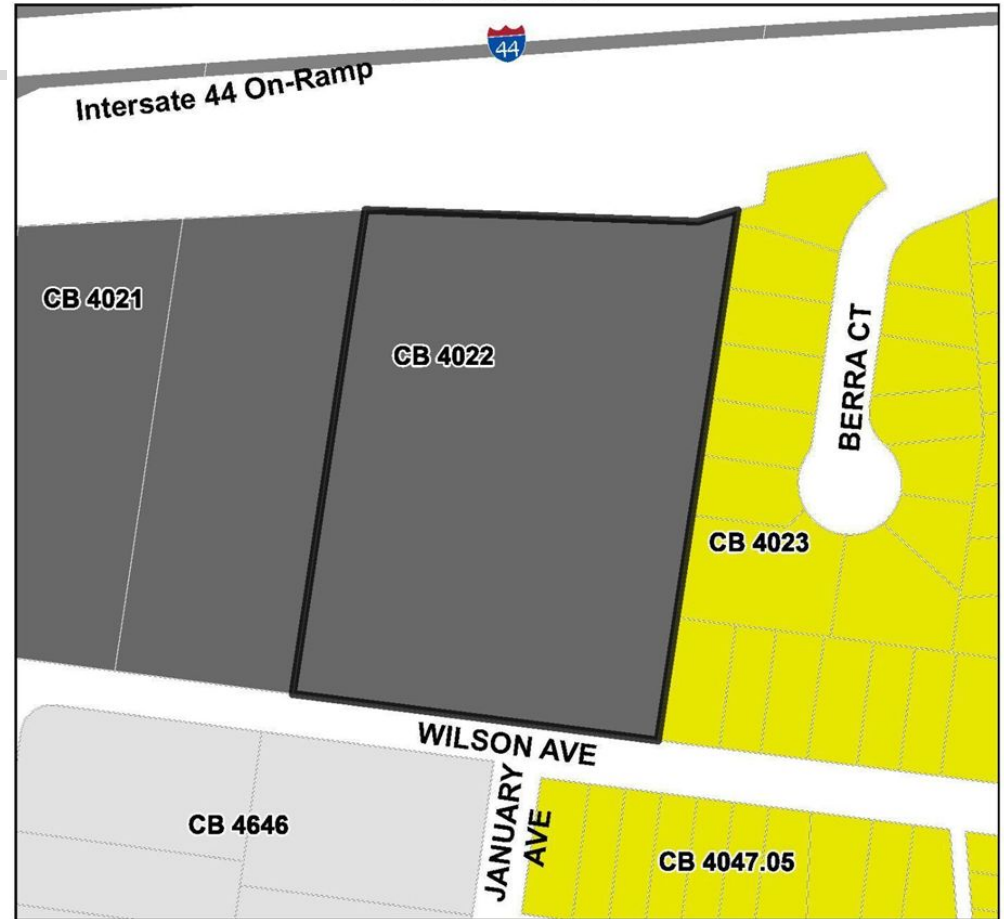
#### K - Unrestricted District

Very permissive district, but residential uses are explicitly prohibited

- *“no building shall be hereafter erected, nor shall any existing building be converted, reconstructed, or structurally altered for dwelling purposes.”*

Immediately adjacent to occupied housing in the B - Two-Family Dwelling District

Some type of zoning action would be necessary to permit housing



#### Current Zoning District

- A Single Family Dwelling District
- B Two-Family Dwelling District
- C Multiple Family Dwelling District
- D Multiple Family Dwelling District
- E Multiple Family Dwelling District

- F Neighborhood Commercial District
- G Local Commercial & Office District
- H Area Commercial District
- I Central Business District
- J Industrial District
- K Unrestricted District
- L Jefferson Memorial District

#### PUD Area

Establishing a PUD on a single parcel currently zoned "K Unrestricted District"

5701 Wilson Ave

City Block 4022

PDA-016-25-PUD



PDA-016-25-PUD

# Strategic Land Use Plan

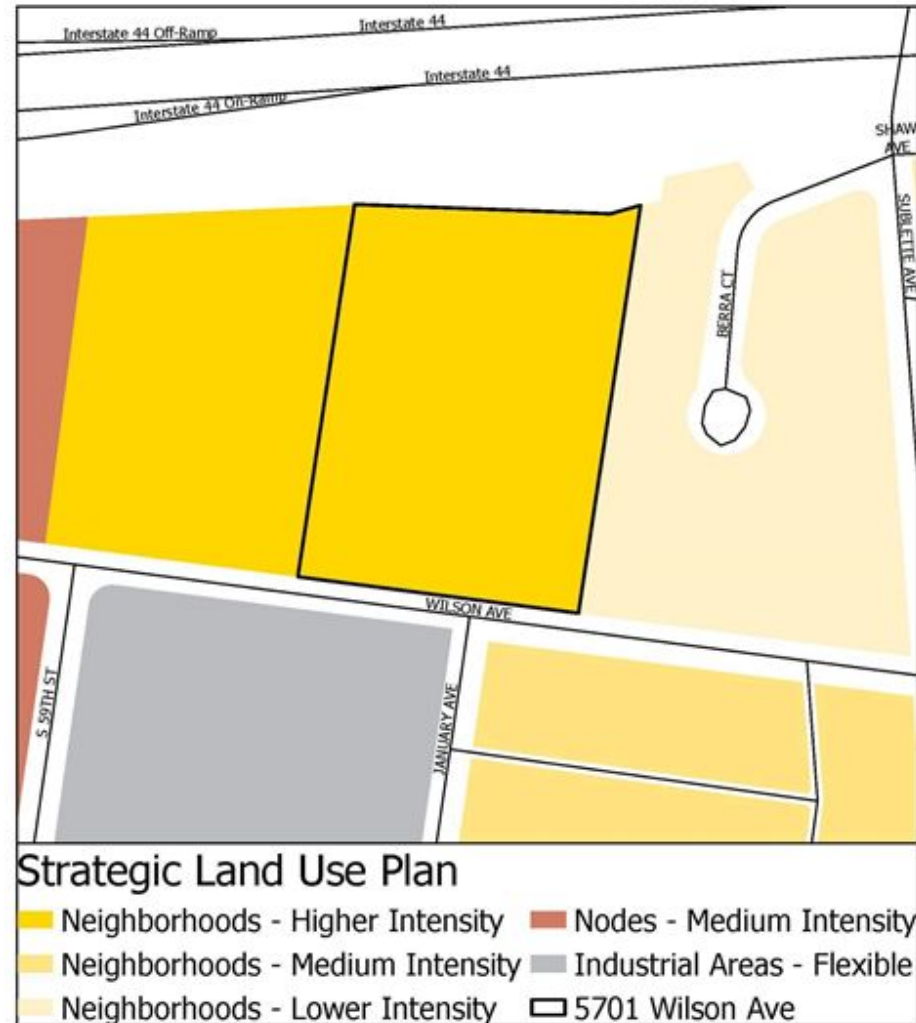
## Higher-Intensity Neighborhood

*“primarily residential and will have buildings with a maximum height of 5 to 8 stories. These areas might be very dense, with many units per building. Parking would be discouraged in front of or to the side of buildings. These areas will be very walkable, located in places where there is or will be access to transit and amenities.” (p. 78)*

Many types out housing, parking is discourages in front or to the side

### Why Higher-Intensity?

- community input, access to interstate and transit lines, size of the parcel



# Strategic Land Use Plan

Underlying use and scale of density are aligned with the designation

May encourage other properties to transition to residential or a friendlier mix of uses

Would be dramatically better aligned with the designation than the currently allowed uses in the K district - **big win!**

Other broad goals of the SLUP:

- housing options that meet the diverse needs of the community
- reactivating vacant parcels in a way that can support, retain, and attract residents



# Planning Commission Action

- Planning Commission approved the sketch plan by a vote of 9 eyes to 2 nays
- Extended discussion on site design, parking, wayfinding, water management, traffic
- Commissioners added three (3) conditions to the PUD, which must appear in the development plan heard at the PC at a later date
  - (i) construct a sidewalk along Wilson Ave*
  - (ii) plan for consistent accessibility from all units to amenities on site and the right of way*
  - (iii) screening/landscaping between the site and residences to the east*
- Conditions are iterated in the Board Bill





APPROX. LOCATION OF  
C.O. 2194-10000 PER  
RECORD INFORMATION  
NOT FOUND IN THIS FIELD

EASEMENT RIGHTS WITHIN FORMER  
LAW & APPROVAL

N/A  
PUBLIC STORAGE  
POCKET PARK DELIVERY  
17'  
40' 402200010  
4501 WILSON AVE

AND TITLE SURVEY DATED 12/14/2023 BY  
FROM BEST AVAILABLE RECORDS.  
FACILITIES, STRUCTURES AND  
RESPONSIBILITY TO DETERMINE THEIR

C. IT IS NOT INTENDED TO BE USED FOR  
UTILITY RESEARCH OR COORDINATION

HERE HAS BEEN NO WETLAND  
ENGINEER PRIOR TO DESIGNING THIS

PROPOSED UTILITY FACILITIES AS WELL AS  
UTILITY CONNECTIONS AND SITE  
AGENCY HAVING JURISDICTION

POSSIBLE ENCROACHMENT  
FENCE OVER PROPERTY LINE

POSSIBLE ENCROACHMENT  
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# LA COLLINA

Square



**MCBRIDE  
HOMES**  
*Missouri's Largest Homebuilder*

PDA-016-25-PUD

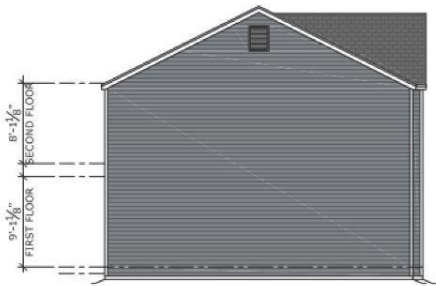


CITY OF ST. LOUIS  
**PLANNING**  
URBAN DESIGN  
A G E Page 186 of 207

# EXTERIOR ELEVATIONS

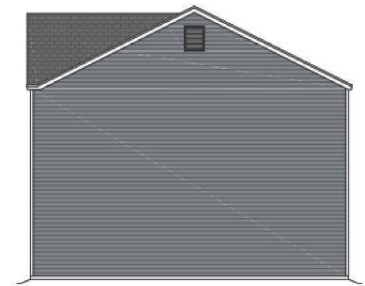


# EXTERIOR ELEVATIONS



LEFT ELEVATION

**LIST OF MATERIALS:**  
**ROOFING:** ASPHALT, "CHARCOAL" - GAF  
**AWNINGS:** METAL, "BLACK"  
**SIDING:** VINYL, "IRONSTONE" - ROYAL  
**BRICK:** VENEER, "WABASH" - MIDWEST  
**FRONT DOOR:** FIBERGLASS, "BLACK" - THERMATRU  
**WINDOWS:** VINYL, "BLACK" - MI



RIGHT ELEVATION



REAR ELEVATION

**GENERAL NOTES:**

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED TO THE CONTRARY.
2. CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES:
  - a. INTERNATIONAL RESIDENTIAL CODE
  - b. INTERNATIONAL BUILDING CODE
  - c. INTERNATIONAL MECHANICAL CODE
  - d. INTERNATIONAL PLUMBING CODE
  - e. INTERNATIONAL ELECTRICAL CODE
  - f. INTERNATIONAL ENERGY CONSERVATION CODE
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES, UNLESS OTHERWISE NOTED.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES, UNLESS OTHERWISE NOTED.
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6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES, UNLESS OTHERWISE NOTED.

**NOTE:**

COORD. W/ STRUCTURAL DRAWINGS SHTS. S401-I - S401-L. STRUCTURAL DRAWINGS, NOTES, DETAILS TAKE PRECEDENCE. ARCHITECTURAL.

**GLASS CURTAIN WALL:**

1. CURTAIN WALL SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES, UNLESS OTHERWISE NOTED.

2. CURTAIN WALL SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES, UNLESS OTHERWISE NOTED.

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4. CURTAIN WALL SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES, UNLESS OTHERWISE NOTED.

**SMALL COMPARTMENT CURTAIN WALL:**

1. CURTAIN WALL SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES, UNLESS OTHERWISE NOTED.

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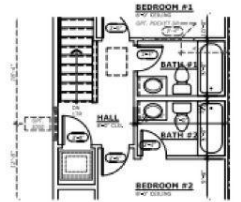
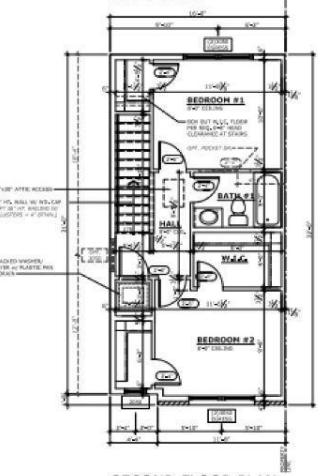
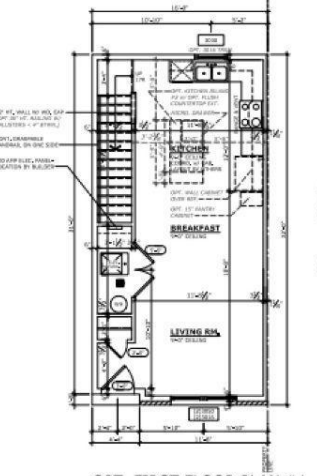
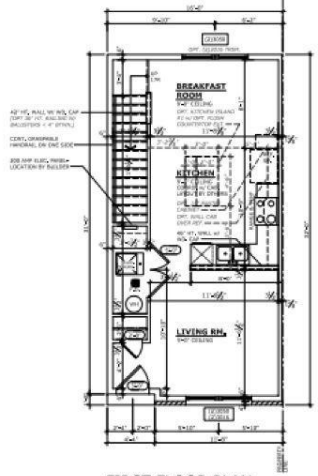
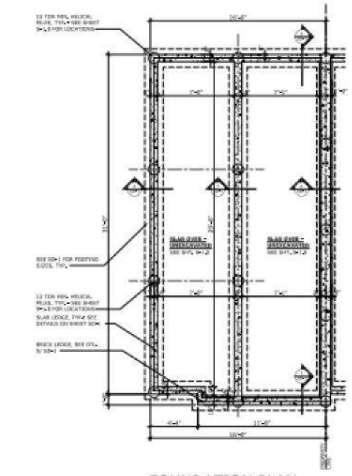
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2018 I.R.C.  
LEFT END UNIT FLOOR PLANS

**MCBRIDE ARCHITECTURE**  
1111 N. GARDEN ST. ST. LOUIS, MO 63102  
314.433.8888

**WILSON 2-STORY**

**MCBRIDE HOMES**  
RESIDENTIAL GROUP INC.

SHEET TITLE: DWG  
NO. 16/25

REVISIONS

PROJECT NUMBER: Wilson  
SHEET NAME: Left End Unit Plans  
SHEET NUMBER: A1.1.0



## MCBRIDE 101

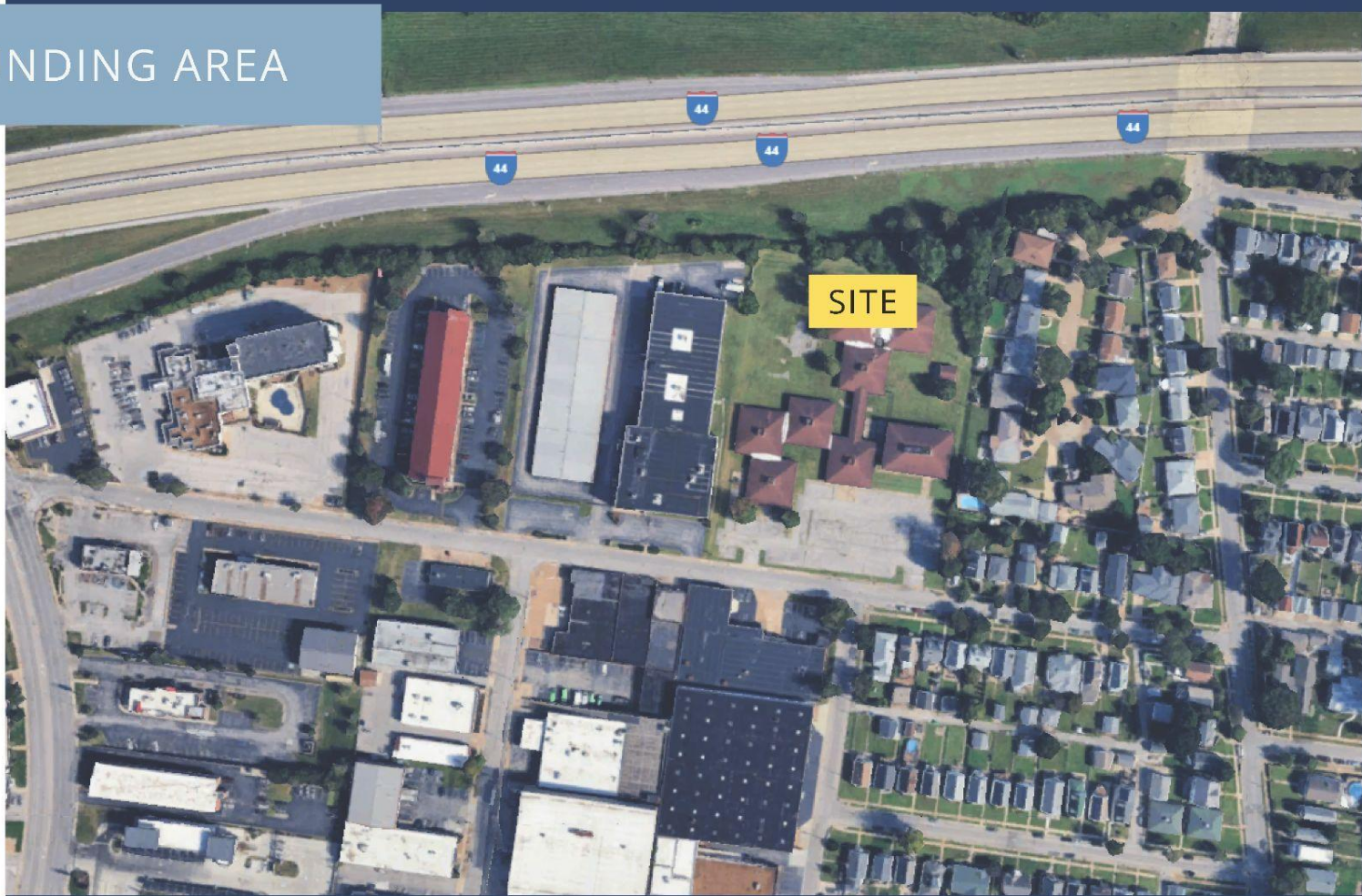


- Largest homebuilder in Missouri
- Creating neighborhoods for almost 80 years
- Stability is our strength
- Currently building in approximately 40 neighborhoods
- A substantial amount of experience creating new neighborhoods in the City of St. Louis (most recently La Collina and La Collina Terrace)

McBride Homes



# SITE - SURROUNDING AREA



McBride Homes

PDA-016-25-PUD



## SITE - HISTORY

- Previously the site of the Hubert Wheeler State School, which closed in 1995, then leased to Harris-Stowe until 2014
- Vacant/abandoned buildings which have posed safety and public health hazards for many years
- Currently zoned K - unrestricted
- Adjacent to highway, commercial and industrial
- Good transition piece from highway/commercial/industrial to the residential subdivision to the east

McBride Homes



# STATEMENT OF FACTS AND SOIL COMPACTION

- McBride Homes is proud to build another Hill site with historical environmental impact to further strengthen the Hill neighborhood for all of its residents. We believe it is important to correct some misinformation circulating on social media suggesting that the former Hubert Wheeler School site on Wilson Avenue is a Superfund Site and that McBride's development of the site is not adequately protecting the health of future residents. On the contrary, McBride is taking voluntary action to ensure the property is safe for future residents by participating in the Voluntary Cleanup Program with oversight and approval by the Missouri Department of Natural Resources (which is referred to as MDNR).
- Wilson Avenue Properties, LLC, a subsidiary of McBride, entered into a contract with the State of Missouri to purchase the property at 5701-5707 Wilson Avenue on November 8, 2023. McBride did not acquire the site from the Missouri Department of Natural Resources. During the time the State owned the site, the Superfund and Waste Management programs within MDNR conducted investigation and cleanup of the site. It was thought, however, that environmental impact may still remain, so the contract required McBride to determine the extent of remaining impact and pay costs of any necessary cleanup. Before closing on the purchase of the site, McBride hired environmental engineers and spent the next year and a half conducting extensive environmental investigations of the site in close coordination with MDNR's Waste Management and Superfund programs. Those investigations concluded that the remaining impact at the site was much less than originally thought, and the site was transferred by the Waste Management and Superfund programs to the Voluntary Cleanup Program prior to McBride's acquisition. The Voluntary Cleanup Program concluded that the site was safe for multi-family residential development upon completion of certain activities and that determination was recorded in the land records prior to McBride's development of the site. McBride closed on the purchase of the site on March 24, 2025. McBride is now developing the site in compliance with the development requirements set by MDNR including demolition of the existing structures. Environmental matters associated with the development of the site are being overseen by the Voluntary Cleanup program within MDNR.

- Upon completion of the site's remedial activities and participation in the Voluntary Cleanup Program, the MDNR will continue to provide oversight, for the lifetime of the site, with its Long-Term Stewardship (LTS) Program. The LTS staff will conduct regular inspections of the site to ensure that the restrictions placed upon it, through the implementation of the Environmental Covenant recorded in the property chain-of-title, are being adhered to.

## 7.2 Existing Fill

Fill occurs at the project site. The fill should be considered uncontrolled and compressible. Compressible fill that is left in place and used to support foundations, floor slabs and pavements could result in unacceptable total and differential settlement.

Three alternate options for grading and developing this site with regard to the existing fill below the building footprint are as follows:

- Completely removing and recompacting the existing fill. Rubble fill materials should be blended with finer material such as sand or lean clay to fill voids between nested pieces. This option provides the lowest risk of settlement of soil supported foundations. However, we understand that this is not the owner's preferred option due to the potential risk of encountering and disposing of possible environmentally-impacted soil.
- Leaving the existing fill in place and installing helical piles beneath footings and at frequent spacings beneath floor slabs. This option provides foundation elements to transfer structural loads to underlying suitable strata while disturbing little soil compared to other deep foundation approaches.
- Removing and replacing the existing fill to at least 2 feet depth, installing helical piles beneath footings, and supporting the floor slab on at least 2 feet of recompacted fill. This partial remediation approach provides an alternate for fewer helical pier elements with some increased potential for disturbing environmentally-impacted soil.

## SITE - CLEAN UP WORK

- Spent significant time and resources having the soils and buildings tested to determine level of environmental concerns
- Worked with Missouri Department of Natural Resources (“DNR”) for several months prior to acquiring the property in order to develop a plan to make the property safe for residential use
- Currently working with DNR on the required clean up of the site to receive a certificate of completion
- Demolished the hazardous buildings removing the asbestos material and alleviating the illegal activities occurring inside



## SITE RESTRICTIONS / ADDITIONAL CHALLENGES

- DNR restrictions in place do not allow single-family detached homes
  - Recorded environmental covenant states that the site would be safe for multi-family residential uses
- Soil compaction and environmental reports require extensive piers for the foundations making attached townhomes the only feasible development



## ALLOWED USES IN K - UNRESTRICTED



- "Any purpose whatsoever not in conflict with any ordinance of the City regulating nuisances..."
- Acid or fuel manufacturing
- Cement or garbage processing
- Bathhouses
- Billiards Halls
- Hotels
- Pawn Shops
- Salvage storage
- Stockyards

In contrast, our proposed residential plan provides lasting neighborhood benefit, stable ownership, and architectural continuity, while requiring zoning review and public oversight that would not exist under the site's current unrestricted designation



## COMPLIANCE WITH STRATEGIC LAND USE PLAN



- Offering housing options that meet the diverse needs of the community
- Reimagining vacancy as an asset to support, retain and attract residents
- Fostering community and public spaces that feel family-friendly, safe and accessible to people of all ages and abilities
- Meeting City's designation for this area as a Higher-Intensity Neighborhood

McBride Homes



# PRELIMINARY PLAT



**LA COLLINA**  
*Square*

# Project Highlights



78 Lots (20 buildings)



Attached townhomes (in groups of 3 & 4)

- Brand new home product and elevations specifically designed for this site
- 2 bedroom/1 bath
- modern floor plan and features



New streets and sidewalks



Common ground - 1.04 acres (25% of site), including pocket parks, pavilion, grill area and a dog park



Significant buffering provided from highway, good transition from highway and adjacent commercial to residential



Maintenance of lawns, landscaping, common areas, alley, and unit exteriors provided by a newly formed HOA

McBride Homes

# DESIGN STUDIO



## CONCLUSION

- Will revitalize the vacant, undeveloped, unsightly and unsafe property
- Had multiple conversations and meetings with Staff to improve the plan
- Staff recommended approval
- Seeking a positive recommendation from Planning & Zoning Commission



# LA COLLINA

Square



PDA-016-25-PUD

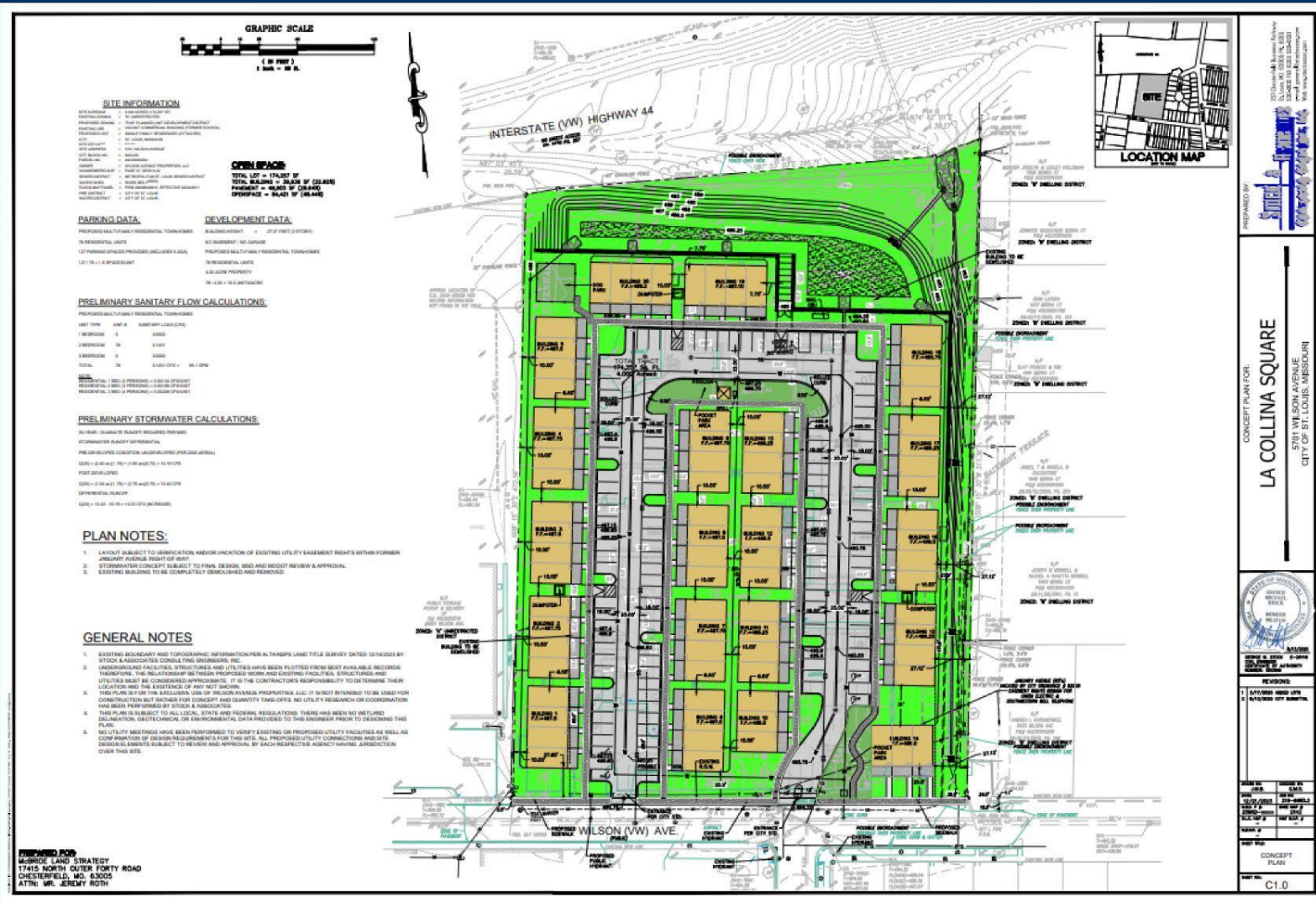




PDA-016-25-PUD







**SITE INFORMATION**

PROJECT NO. 17-0000000-0001  
 PROJECT NAME: 17415 NORTH OUTER FORTY ROAD  
 PROJECT LOCATION: 17415 NORTH OUTER FORTY ROAD, CHESTERFIELD, MO 63005  
 PROJECT OWNER: MOUNTAIN VIEW DEVELOPMENT, LLC  
 ARCHITECT: JAMES W. ROTH, ARCHITECTS, P.C.  
 ENGINEER: JAMES W. ROTH, ARCHITECTS, P.C.  
 DATE: 10/20/2017

**OPEN SPACE**  
 TOTAL LOT = 174,357 SF  
 TOTAL BUILDING = 84,000 SF (48.2%)  
 PARKING = 84,000 SF (48.2%)  
 OPENSPACE = 84,000 SF (48.2%)

**PARKING DATA**

PROPOSED MULTIFAMILY RESIDENTIAL TOWNHOMES: 127 PARKING SPACES PROVIDED (INCLUDES 8 ADA)  
 127 (19.1) = 1.8 SPACES/UNIT

**DEVELOPMENT DATA**

BUILDING HEIGHT: 3 - 27' (FIRST STORY)  
 NO SUBSTANTIAL OPEN SPACE  
 PROPOSED MULTIFAMILY RESIDENTIAL TOWNHOMES: 78 RESIDENTIAL UNITS  
 78 (1.00) = 1.00 UNITS/UNIT

**PRELIMINARY SANITARY FLOW CALCULATIONS**

UNIT TYPE	UNIT #	SANITARY LOADS (GPM)
1 BEDROOM	0	0.000
2 BEDROOM	78	0.141
3 BEDROOM	0	0.000
TOTAL	78	0.141 (1.00) = 0.18 GPM

MINIMUM FLOW OF 1.00 GPM = 1.00 GPM (MINIMUM)  
 RESIDENTIAL (1.00) = 1.00 GPM (MINIMUM)  
 RESIDENTIAL (1.00) = 1.00 GPM (MINIMUM)

**PRELIMINARY STORMWATER CALCULATIONS**

1.00 (1.00) = 1.00 (1.00) (MINIMUM)  
 1.00 (1.00) = 1.00 (1.00) (MINIMUM)  
 1.00 (1.00) = 1.00 (1.00) (MINIMUM)

**PLAN NOTES:**

- LAYOUT SUBJECT TO VERIFICATION AND/OR VACATION OF EXISTING UTILITY EASEMENT RIGHTS WITHIN FORMER JEREMY AVENUE RIGHT-OF-WAY.
- STORMWATER CONCEPT SUBJECT TO FINAL DESIGN, MSD AND MSDOT REVIEW & APPROVAL.
- EXISTING BUILDINGS TO BE COMPLETELY DEMOLISHED AND REKEYED.

**GENERAL NOTES**

- EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION PER ALL TANGERS LAND TITLE SURVEY DATED 10/12/2003 BY STOKES & ASSOCIATES CONSULTING ENGINEERS, INC.
- UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM BEST AVAILABLE RECORDS. THEREFORE, THE RELATIONSHIP BETWEEN PROPOSED WORK AND EXISTING FACILITIES, STRUCTURES AND UTILITIES MUST BE CONSIDERED APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR LOCATION AND THE EXISTENCE OF ANY NOT SHOWN.
- THIS PLAN IS FOR THE EXCLUSIVE USE OF WILSON AVENUE PROPERTIES, LLC. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION BUT SHOULD BE USED FOR CONCEPT AND QUANTITY TAKE-OFFS. NO UTILITY RESEARCH OR COORDINATION HAS BEEN PERFORMED BY STOKES & ASSOCIATES.
- THIS PLAN IS SUBJECT TO ALL LOCAL, STATE AND FEDERAL REGULATIONS. THERE HAS BEEN NO METHOD VERIFICATION, GEOGRAPHICAL OR ENVIRONMENTAL DATA PROVIDED TO THE ENGINEER PRIOR TO DESIGNING THIS PLAN.
- ALL UTILITY METHODS HAVE BEEN PERFORMED TO IDENTIFY EXISTING OR PROPOSED UTILITY FACILITIES AS WELL AS COMPATIBILITY OF DESIGN REQUIREMENTS FOR THIS SITE. ALL PROPOSED UTILITY CONNECTIONS AND SITE DESIGN ELEMENTS SUBJECT TO REVIEW AND APPROVAL BY EACH RESPECTIVE AGENCY HAVING JURISDICTION OVER THIS SITE.

**FORWARDED FOR**  
 MISSOURI LAND STRATEGY  
 17415 NORTH OUTER FORTY ROAD  
 CHESTERFIELD, MO 63005  
 ATTN: MR. JEREMY ROTH

PREPARED BY: **JAMES W. ROTH, ARCHITECTS, P.C.**  
 5701 WILSON AVENUE  
 CITY OF ST. LOUIS, MISSOURI

CONCEPT PLAN FOR:  
**LA COLLINA SQUARE**  
 5701 WILSON AVENUE  
 CITY OF ST. LOUIS, MISSOURI

REVISIONS:  
 1. APPROVE AND SIGN OFF  
 2. APPROVE AND SIGN OFF

DATE: 10/20/17  
 DRAWN BY: JWR  
 CHECKED BY: JWR  
 SCALE: AS SHOWN  
 SHEET NO: 17-00000-0001-01  
 TOTAL SHEETS: 01 OF 01

CONCEPT PLAN  
 C1.0





**SITE INFORMATION**

SITE ADDRESS: 5707 WILSON AVENUE  
 PROJECT NAME: LA COLLINA SQUARE  
 PROJECT NUMBER: PDA-016-25-PUD  
 CITY: ST. LOUIS, MISSOURI  
 ZONE: VILLAGE DISTRICT  
 TOTAL LOT AREA: 174,827 SF  
 TOTAL BUILDING AREA: 1,000,000 SF  
 TOTAL GARAGE SPACE: 1,000,000 SF  
 TOTAL OFFICE SPACE: 1,000,000 SF  
 TOTAL RESIDENTIAL SPACE: 1,000,000 SF  
 TOTAL COMMERCIAL SPACE: 1,000,000 SF  
 TOTAL PUBLIC SPACE: 1,000,000 SF  
 TOTAL OPEN SPACE: 1,000,000 SF  
 TOTAL TRACT AREA: 174,827 SF  
 TOTAL BUILDING AREA: 1,000,000 SF  
 TOTAL GARAGE SPACE: 1,000,000 SF  
 TOTAL OFFICE SPACE: 1,000,000 SF  
 TOTAL RESIDENTIAL SPACE: 1,000,000 SF  
 TOTAL COMMERCIAL SPACE: 1,000,000 SF  
 TOTAL PUBLIC SPACE: 1,000,000 SF  
 TOTAL OPEN SPACE: 1,000,000 SF

**OPEN SPACE**

TOTAL LOT = 174,827 SF  
 TOTAL BUILDING = 1,000,000 SF  
 TOTAL GARAGE = 1,000,000 SF  
 TOTAL OFFICE = 1,000,000 SF  
 TOTAL RESIDENTIAL = 1,000,000 SF  
 TOTAL COMMERCIAL = 1,000,000 SF  
 TOTAL PUBLIC = 1,000,000 SF  
 TOTAL OPEN = 1,000,000 SF

**PARKING DATA**

PROPOSED MULTI-FAMILY RESIDENTIAL TOWNSHIPS: 27,477 SF (2 STORIES)  
 RESIDENTIAL UNITS: 100 UNITS  
 LOT PARKING SPACES PROVIDED (INCLUDES 8 ADA): 100 SPACES  
 LOT TR - 1 & 2 SPACED: 100 SPACES  
 100 SPACES  
 100 SPACES  
 100 SPACES

**DEVELOPMENT DATA**

PROPOSED MULTI-FAMILY RESIDENTIAL TOWNSHIPS: 27,477 SF (2 STORIES)  
 RESIDENTIAL UNITS: 100 UNITS  
 LOT PARKING SPACES PROVIDED (INCLUDES 8 ADA): 100 SPACES  
 LOT TR - 1 & 2 SPACED: 100 SPACES  
 100 SPACES  
 100 SPACES  
 100 SPACES

**PRELIMINARY SANITARY FLOW CALCULATIONS**

UNIT TYPE	UNIT #	8.45 GPM/UNIT (GAL/HR)
1 BEDROOM	1	8.45
2 BEDROOM	1	16.90
3 BEDROOM	1	25.35
TOTAL	3	50.70

**PRELIMINARY STORMWATER CALCULATIONS**

UNIT TYPE	UNIT #	1.5 GPM/UNIT (GAL/HR)
1 BEDROOM	1	1.5
2 BEDROOM	1	3.0
3 BEDROOM	1	4.5
TOTAL	3	9.0

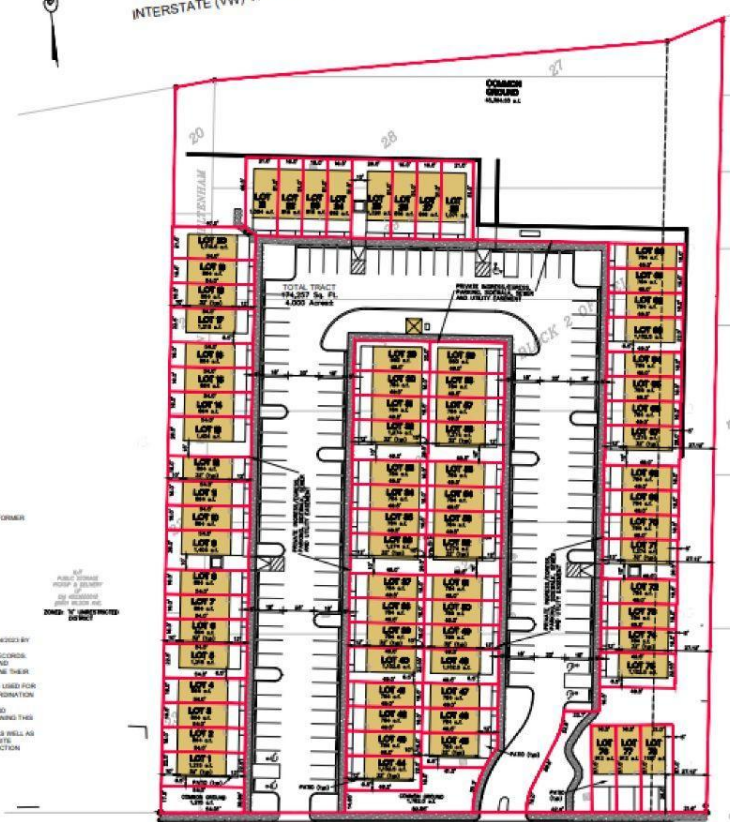
**PLAN NOTES:**

- LAYOUT SUBJECT TO VERIFICATION AND/OR LOCATION OF EXISTING UTILITY EASEMENT RIGHTS WITHIN FORMER JEWELRY AVENUE RIGHT-OF-WAY.
- STORMWATER CONCEPT SUBJECT TO FINAL DESIGN, MSD AND MODIST REVIEW & APPROVAL.

**GENERAL NOTES**

- EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION PER ALTAIRERS LAND TITLE SURVEY DATED 10/16/2010 BY STOK & ASSOCIATES CONSULTING ENGINEERS, INC.
- UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM BEST AVAILABLE RECORDS. THEREFORE, THE RELIABILITY OF THESE PROPOSED WORK AND EXISTING FACILITIES, STRUCTURES AND UTILITIES MUST BE CONSIDERED APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR LOCATION AND THE EXISTENCE OF ANY NOT SHOWN.
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- NO UTILITY METINGS HAVE BEEN PERFORMED TO VERIFY EXISTING OR PROPOSED UTILITY FACILITIES AS WELL AS COORDINATION OF DESIGN REQUIREMENTS FOR THIS SITE. ALL PROPOSED UTILITY CONNECTIONS AND SITE DESIGN ELEMENTS SUBJECT TO REVIEW AND APPROVAL BY EACH RESPECTIVE AGENCY HAVING JURISDICTION OVER THIS SITE.

INTERSTATE (WV) HIGHWAY 44



PREPARED BY: STOK & ASSOCIATES CONSULTING ENGINEERS, INC.  
 17415 NORTH OUTER FORTY ROAD  
 CHESTERFIELD, MO. 63005  
 ATTN: MR. JERRY ROTH

CONCEPT PLAN FOR:  
**LA COLLINA SQUARE**  
 5707 WILSON AVENUE  
 CITY OF ST. LOUIS, MISSOURI



REVISIONS	
1	DATE: 08/14/2013
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# Questions & Discussion

