



Agenda
Housing, Urban Development & Zoning Committee
Regular Meeting
St. Louis Board of Aldermen
Tuesday, August 26, 2025 - 11:00 AM
Kennedy Room

President Megan Green

Alderwoman Shameem Clark-Hubbard, Chair
Alderwoman Alisha Sonnier, Vice Chair
Committee Members:
Alderwoman Anne Schweitzer
Alderman Shane Cohn
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, February 11, 2025, Tuesday, June 3, 2025, and Monday, July 7, 2025, committee meeting.

IV. Board Bills for Review

Board Bill Number 39

Introduced by Alderman Rasheen Aldridge

Cosponsors: President Megan Green

An ordinance approving a Redevelopment Plan dated June 9, 2025 and Blighting Study ("Plan") for the 200 South 4th St. 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), and is blighted as defined in Section 353.020 RSMo., finding that there shall be available up to a twenty (20) year tax abatement at 90 percent of the assessed value of the incremental improvements; and pledging cooperation of the Board of Aldermen.

V. Resolutions for Review

None

VI. Committee Discussions

None

VII. Acknowledgment of Any Written Testimony

VIII. Announcements

IX. Excused Members

X. Adjournment



Minutes
Housing, Urban Development and Zoning Committee Meeting
St. Louis Board of Aldermen
Monday, July 7, 2025 – 2:00 pm
Kennedy Room

Alderman Shameem Clark-Hubbard, Chair

Alderman Alisha Sonnier, Vice Chair

Committee Members:

Alderman Shane Cohn

Alderman Anne Schweitzer

Alderman Michael Browning

Alderman Rasheen Aldridge

Megan Green, President

Order of Business

I. Call to Order

The Chair called the meeting to order at 2:07 p.m.

II. Roll Call

The following members were present: Mr. Cohn, Ms. Schweitzer, Ms. Keys, Ms. Sonnier, Mr. Browning, Mr. Aldridge, and Chair Clark-Hubbard. **7 members were present. A quorum was established.**

III. Approval of Minutes

Minutes of the Tuesday, July 1, 2025, committee meeting.

The Chair entertained a motion to approve the minutes of the Tuesday, July 1, 2025, committee meeting.

Ms. Sonnier moved to approve the minutes of the Tuesday, July 1, 2025, committee meeting.

Seconded by Mr. Browning.

The Chair directed the Associate Clerk to call the roll.

The Associate Clerk called the roll, and the following votes were recorded.

The following voted Aye: Mr. Cohn, Ms. Schweitzer, Ms. Keys, Ms. Sonnier, Mr. Browning, Mr. Aldridge, and Chair Clark-Hubbard. **7 Ayes votes were cast.**

The following voted No:

None.

The following voted Present:

None

The following voted Abstained:

None

The following voted to recuse themselves:

None

A total of 7 votes were cast. The motion carried.

IV. Board Bills for Review

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

Item Number 1

Board Bill Number 42

Introduced by Aldermen Shane Cohn

Cosponsors: President Megan Green

An ordinance recommended by the Planning Commission amending Chapter 26 of the Zoning Code, adjusting minimum lot size or Density of Population regulations for single- family dwellings and some two-family dwellings; and containing a severability and emergency clause.

The Chair recognized Mr. Cohn to discuss Board Bill Number 42.

Mr. Cohn provided an overview of Board Bill Number 42 and mentioned that Casey Millburg from Mayor Spencer's Office and Miriam Keller from Planning and Urban Design would discuss the bill.

Ms. Keller provided a presentation and Ms. Millburg spoke on the bill

After no further discussion, the Chair opened the discussion up to members of the committee.

The Committee members asked questions.

Mr. Aldridge moved to En Banc Board Bill Number 42

Seconded by Ms. Sonnier

The motion passed by Voice Vote.

After no further comments, the Chair recognized Mr.Cohn to close.

Mr. Cohn asked for favorable consideration and a Do Pass Recommendation on Board Bill Number 42.

The Chair stated they would entertain a motion to pass Board Bill Number 42 out of Committee with a Do Pass Recommendation.

Ms. Sonnier moved to pass Board Bill Number 42 out of Committee with a Do Pass Recommendation

Seconded by Ms. Keys

Previous roll requested by Mr. Aldridge.

Hearing no objection to the request for previous roll, the Chair stated that Board Bill Number 42 has passed out of committee with a Do Pass Recommendation.

The Associate Clerk recorded the following votes from the previous roll:

The following voted Aye: Mr. Cohn, Ms. Schweitzer, Ms. Keys, Ms. Sonnier, Mr. Browning, Mr. Aldridge, and Chair Clark- Hubbard. **7 Ayes votes were cast.**

The following voted No:
None.

The following voted Present:
None

The following voted Abstained:
None

The following voted to recuse themselves:
None

A total of 7 votes were cast. The motion carried.

V. Resolutions for Review

None

VI. Committee Discussions

None

VII. Acknowledgement of Any Written Testimony

1 written testimony

VIII. Announcements

None

IX. Excused Members

None

X. Adjournment

Having no other business to discuss, the Chair entertained a motion to adjourn the meeting.

Ms. Sonnier moved to adjourn the meeting.

Seconded by Mr. Aldrdige.

The motion was carried by unanimous consent.

The meeting adjourned at 2:39 p.m.

Minutes approved:

Minutes prepared by: Associate Clerk Rozlyn Smith



Minutes
Housing, Urban Development and Zoning Committee Meeting
St. Louis Board of Aldermen
Tuesday, February 11, 2025 – 8:30 am
Kennedy Room

Aldерwoman Shameem Clark-Hubbard, Chair
Aldерwoman Alisha Sonnier, Vice Chair
Committee Members:
Aldерman Shane Cohn
Aldерwoman Anne Schweitzer
Aldерman Michael Browning

Megan Green, President

Order of Business

I. Call to Order

The Chair called the meeting to order at 8:37 a.m.

II. Roll Call

The following members were present: Mr. Cohn, Ms. Sonnier, Mr. Browning, Mr. Aldridge and Chair Clark-Hubbard **5 members were present. A quorum was established.**

III. Approval of Minutes

Minutes of the Tuesday, February 4, 2025 committee meeting.

The Chair entertained a motion to approve the minutes from the Tuesday, February 4, 2025 committee meetings.

Ms. Sonnier moved to approve the minutes from the Tuesday, February 4, 2025 committee meetings.

Seconded by Mr. Browning.

The Chair directed the Associate Clerk to call the roll.

The Associated Clerk called the roll and the following votes were recorded:

The following voted Aye:

Mr. Cohn, Ms. Sonnier, Mr. Browning, Mr. Aldridge and Chair Clark-Hubbard.

5 Votes were cast.

The following voted No:

None

The following voted Present:

None

The following voted Abstained:

None

The following members were present in the meeting but did not cast a vote:

None

A total of 5 votes were cast. The motion carried.

IV. Board Bills for Review

None

V. Committee Discussions

Item Number 1

Mayoral Appointees to the Baden Market Centre Special Business District

The committee will discuss the Mayoral appointees to the Baden Market Centre.

Special Business District of Tamara Keefe, Dominique Avant, Kimberly Jones, Melanie Fair, Tyanna Broadway, and Theresa Myers.

The Chair recognizes Ms. Boyd to discuss the Mayoral Appointees to the Baden Market Centre Special Business District.

Ms. Boyd stated this business district encompasses her ward as well as Ms. Tyus's ward. She further stated there was a process to choose the members who understand the purpose and plans for this business district.

After no further comments, the Chair stated she would allow the speakers to present to the committee, provide information on their background and how they are interested in serving on the Special Business District.

Tamara Keefe, with Clemetine Creamery provided background information on her company and her commitment to the Special Business District.

After no further comments, the Chair opened the discussion up to the committee. The committee asked questions and expressed their gratitude for the willingness to be a part of the growth in the Baden Community.

Dominique Avant provided background information and stated he did outreach in the Baden community and purchased a property in Baden. He feels that through his outreach is how he fall in love with the community.

After no further comments, the Chair opened the discussion up to the Committee. The committee asked questions and expressed their gratitude for their willingness to be a part of the growth in the Baden Community.

Kimberly Jones, one of the founders of Living with Purpose, provided background on the company and gave example of how the company has benefited the community.

After no further comments, the Chair opened the discussion up to the committee. The committee

asked questions and expressed their gratitude for their willingness to be a part of the growth in the Baden Community.

Tyanna Broadway, provided background information on herself and stated she has a new business opening in Baden in 2025. She stated she would like to be a part of the revitalization of Baden.

After no further comments, the Chair opened the discussion up to the committee. The committee asked questions and expressed their gratitude for their willingness to be a part of the growth in the Baden Community.

Theresa Meyers, stated she has an event center on Broadway and would like to see Baden become what it once was and is here to assist in any way possible.

After no further comments, the Chair opened the discussion up to the committee. The committee asked questions and expressed their gratitude for their willingness to be a part of the growth in the Baden Community.

VI. Acknowledgement of Any Written Testimony

None

VII. Announcements

None

VIII. Excused Members

The Chair excused Ms. Schweitzer for necessary absence.

IX. Adjournment

After having no additional business to discuss, the Chair entertained a motion to adjourn.

Mr. Cohn moved to adjourn.

Seconded by Mr. Browning

The motion carried unanimously by voice vote.

Meeting adjourned at 9:26 a.m.

Minutes approved: Tuesday,



Minutes
St. Louis Housing, Urban Development & Zoning Committee Meeting
Tuesday, June 3, 2025
11:00 AM
Kennedy Room

Minutes are preliminary and may change until finally approved

I. Call to Order

The Chair called the meeting to order at 11:01 am

II. Roll Call

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

III. Approval of Minutes

Minutes of the Tuesday, May 27, 2025, committee meeting.

The Chair stated they would entertain a motion to approve the minutes of the Tuesday, May 27, 2025, committee meeting.

Alisha Sonnier moved to approve the minutes of the Tuesday, May 27, 2025, committee meeting.

Seconded by Shane Cohn.

The Chair directed the Associate Clerk to call the roll on the motion to approve the Tuesday, May 27, 2025, committee meeting minutes.

The following voted Aye: Ms. Clark-Hubbard, Ms. Schweitzer, Ms. Sonnier, Mr. Cohn, Ms. Keys, and Mr. Browning

The following voted No: None

The following abstained: None

The following were present but did not vote: None

A total of Aye 6, No 0, Abstained 0 were cast. The motion passed

IV. Board Bills for Review

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

Discussion Item Number 1

Board Bill Number 2

Introduced by Alderman Shane Cohn

Discussion Item Number 1 Board Bill Number 2 Introduced by Alderman Shane Cohn An Ordinance recommended by the Planning Commission on March 12, 2025, to change the zoning of property as indicated on the District Map, from the “F” Neighborhood Commercial District to the “A” Single-Family Dwelling District, in City Block 2731 (4535 S. Grand Blvd.), so as to include the described parcel of land in City Block 2731; and containing an emergency clause.

The Chair recognized Mr. Cohen on Board Bill Number 2.

Mr. Cohen provided background information on the Board Bill and why it was requested.

Mary Burton from the Building Division provided further information on the zoning change.

After no further discussion, the Chair opened the discussion up to members of the committee for questions and comments.

The committee asked questions and made suggestions.

After no further comments from the public, the chair recognized Mr. Cohn to close.

Mr. Cohn asked for a Do Pass recommendation on Board Bill Number 2 out of Committee with a Do Pass Recommendation.

The Chair stated they would entertain a motion to pass Board Bill Number 2 out of committee with a Do Pass Recommendation

Ms. Sonnier moved to pass Board Bill Number 2 out of Committee with a Do Pass Recommendation.

Seconded by Ms. Keys.

The Chair directed the Associate Clerk to call the roll on the motion to pass Board Bill Number 2 out of Committee with a Do Pass Recommendation.
The following voted Aye: Ms. Clark-Hubbard, Mr. Aldridge, Ms. Schweitzer, Ms. Sonnier, Mr. Cohn, Ms. Keys, and Mr. Browning

The following voted No: None

The following abstained: None

The following were present but did not vote: None

A total of Aye 7, No 0, Abstained 0 were cast. The motion passed

V. Resolutions for Review

None

VI. Committee Discussions

None

VII. Acknowledgment of Any Written Testimony

None

VIII. Announcements

None

IX. Excused Members

None

X. Adjournment

Having no other business, the Chair adjourned the meeting by voice vote
11:08 am

Minutes prepared by: Associate Clerk Rozlyn Smith

Minutes approved: Tuesday, June 3, 2025

Summary**Board Bill Number 39****Introduced by Alderman Rasheen Aldridge****June 27, 2025**

This Board Bill seeks to approve a Chapter 99 Redevelopment Plan and Blighting Study for the 200 South 4th St. Redevelopment Area. The proposed Bill also allows for use of eminent domain within the area for all properties. This Board Bill will allow for up to a 20-year tax abatement at 90 percent.

**BOARD BILL NUMBER 39 INTRODUCED BY ALDERMAN RASHEEN ALDRIDGE
COSPONSORS: PRESIDENT MEGAN GREEN**

1 An ordinance approving a Redevelopment Plan dated June 9, 2025 and Blighting Study (“Plan”)
2 for the 200 South 4th St. Area ("Area") in the City of St. Louis (“City”) after finding that the Area
3 is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 2016, as amended,
4 (the "Statute" being Sections 99.300 to 99.715 inclusive), and is blighted as defined in Section
5 353.020 RSMo., finding that there shall be available up to a twenty (20) year tax abatement at 90
6 percent of the assessed value of the incremental improvements; and pledging cooperation of the
7 Board of Aldermen.

8 **WHEREAS**, it has been found that, insanitary or unsafe conditions, deterioration of site
9 improvements, conditions which endanger life or property by fire or other causes, or any
10 combination of such factors, constitute an economic or social liability or a menace to the public
11 health, safety, morals or welfare in the Area in its present condition and use, said Area being more
12 fully described in **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"),

1 titled "Blighting Study and Plan for the 200 South 4th St.," dated June 9, 2025 and, and **Exhibits**
2 **A-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) and is blighted as defined in Section 353.020 RSMo: and described in
13 **Attachment "A"**, attached hereto and incorporated herein, known as the 200 South 4th St. 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 and is blighted as defined in Section 353.020 RSMo.

20 **SECTION FOUR.** The Blighting Study and Plan for the Area, June 9, 2025 and, having
21 been duly reviewed and considered, is hereby approved and incorporated herein by reference, and
22 the President or Clerk of this Board is hereby directed to file a copy of said Plan with the Minutes
23 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 acquire any
10 property in the Area by the exercise of eminent domain.

11 **SECTION NINE.** The property within the Area is currently unoccupied and occupied.
12 All eligible occupants displaced by the Redeveloper ("Redeveloper" being defined in Section
13 Twelve, below) shall be given relocation assistance by the Redeveloper at its expense, in
14 accordance with 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 Business Enterprises ("MBE's") and Women's Business Enterprises ("WBE's")
18 will be solicited and fairly considered for contracts, subcontracts and purchase orders;

19 (c) To be bound by the conditions and procedures regarding the utilization of MBE's
20 and WBE's established by the City;

21 (d) To adhere to the requirements of Ordinance Nos. 69427, 70767 and 71094, as may
22 be amended or supplemented, pertaining to minority-owned and women-owned business

1 participation, workforce development, and prevailing wage compliance, to the extent the
2 provisions of those ordinances apply to the Project

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

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

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

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

1 The term "Redeveloper" as used in this Section shall include its successors in interest and
2 assigns.

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

8 In lieu of the tax abatement available pursuant to pursuant to Sections 99.700 – 99.715, RSMo, as
9 amended, any Redeveloper(s) may seek tax abatement pursuant to Chapter 353, RSMo, as
10 amended, upon compliance with the procedures set forth therein and in Chapter 11.06 of the City
11 Code, as amended. The terms of the tax abatement available to the applicable real property or
12 portion thereof will be set forth in a Redevelopment Agreement between the LCRA and the
13 Redeveloper. The Redevelopment Agreement shall provide that tax abatement shall begin in the
14 year during which an urban redevelopment corporation acquires title to the applicable real property
15 or portion thereof and continue no longer than twenty (20) years thereafter (the “Chapter 353 Tax
16 Abatement Period”), provided, however, that: PILOTs will be imposed to ensure that the total
17 revenues payable to the affected taxing jurisdictions from PILOTs and unabated ad valorem taxes
18 (including those set forth in Section 353.110, RSMo) equals: For years one through twenty of the
19 Chapter 353 Tax Abatement period, one hundred (100) percent of the ad valorem taxes that would
20 be imposed based on the then-current tax levy rates and the assessed value of the land and
21 improvements included in the applicable real property or portion thereof in the year prior to the
22 urban redevelopment corporation’s acquisition thereof (subject to adjustment pursuant to Section
23 353.110.2, RSMo, if the land was tax exempt prior to acquisition by the urban redevelopment

1 corporation) (the “Base Tax Value”); plus ten (10) percent of the difference between the ad valorem
2 real estate taxes that would be due if there were no tax abatement and Base Tax Value.

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

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

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

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

200 South 4th St.
Redevelopment Area

Legal Description:

200 South 4th St.
C.B. 6468 Fourth St
4.209 ACS
Civic Center Subdn
PT Tract 2
Parcel ID: 646800011

Starting at the intersection of the northern right-of-way line of Spruce Street and the eastern right-of-way line of S 4th Street and traveling north along said right-of-way line to a point at which the boundary line of parcel 64689011000 breaks eastward from the aforesaid right-of-way line, then following the boundary line of the aforesaid parcel entirely around the property bearing parcel identification number 6468901100 to the point of beginning.

BLIGHTING STUDY AND REDEVELOPMENT PLAN

FOR THE

200 SOUTH 4TH STREET REDEVELOPMENT AREA

Project #2475
May 30, 2025

Land Clearance for Redevelopment
Authority of the City of St. Louis

Mayor Cara Spencer

BLIGHTING STUDY AND REDEVELOPMENT PLAN

FOR

200 SOUTH 4TH ST. REDEVELOPMENT AREA**TABLE OF CONTENTS**

SECTION A – EXISTING CONDITIONS AND FINDINGS OF BLIGHT	4
Delineation of Boundaries.....	4
General Condition of the Area.....	5
Present Land Use of the Area	8
Present Land Use and Density of Surrounding Properties	16
Current Zoning	16
Finding of Blight.....	17
SECTION B – PROPOSED DEVELOPMENT AND REGULATIONS	18
Development Objectives.....	18
Proposed Land Use of the Area	18
Proposed Zoning.....	18
Relationship to Local Objectives	19
Proposed Employment for this Area	20
Circulation	20
Building and Site Regulations.....	20
Urban Design	21
Parking Regulations.....	26
Sign Regulations	26
Building, Conditional Use, and Sign Permits	26
Public Improvements.....	26
Strategic Principles	26
SECTION C – PROPOSED SCHEDULE OF DEVELOPMENT.....	52
SECTION D – EXECUTION OF PROJECT.....	53
Administration and Financing	53
Property Acquisition.....	53
Property Disposition	53
Relocation Assistance	53
SECTION E – COOPERATION OF THE CITY	53
SECTION F – TAX ABATEMENT	53

SECTION G – COMPLIANCE WITH AFFIRMATIVE ACTION AND NONDISCRIMINATION LAWS AND REGULATIONS	55
Land Use	55
Construction and Operations	55
Laws and Regulations	55
Enforcement	55
SECTION H – MODIFICATIONS OF THIS PLAN.....	55
SECTION I – DURATION OF REGULATION AND CONTROLS	56
SECTION J – EXHIBITS	56
SECTION K – SEVERABILITY	56
EXHIBITS.....	57
EXHIBIT A – LEGAL DESCRIPTION.....	1
EXHIBIT B – PROJECT AREA PLAN.....	1
EXHIBIT C – PROPOSED LAND USE.....	1
EXHIBIT D – ACQUISITION MAP.....	1
EXHIBIT E – EQUAL OPPORTUNITY AND NON-DISCRIMINATION GUIDELINES	1
EXHIBIT F – BLIGHTING QUALIFICATIONS STUDY	1
EXHIBIT G – SUSTAINABILITY REPORT	1

SECTION A – EXISTING CONDITIONS AND FINDINGS OF BLIGHT

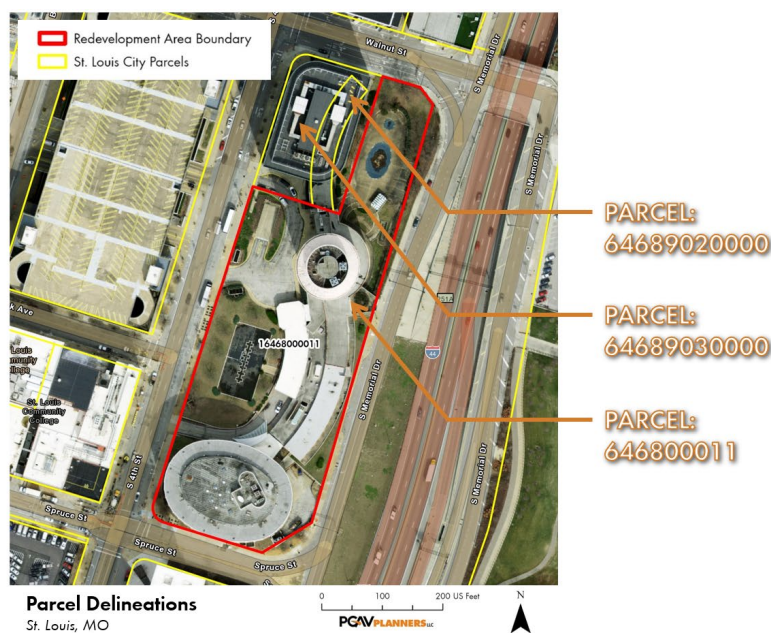
Delineation of Boundaries

The 200 South 4th St. Redevelopment Area (the “Area”) encompasses three connected commercial buildings (the “Buildings”) in the Downtown neighborhood of the City of St. Louis (the “City”) and is located on the north side of Spruce St. between South 3rd St. and South 4th St., and on the south side of Walnut St. between South 3rd St. and South 4th St.

The legal description of the 4.2-acre Area is attached and labeled Exhibit “A”. The boundaries of the Area are delineated on Exhibits “B”, “C” and “D” (“Project Area Plan”).

The Deloitte building at 100 South 4th Street is Parcel 64689030000 and is not included within the Area. A section of the Buildings constructed in 1968 (the majority of which is located within the boundaries of Parcel 646800011) is now located below 100 South 4th Street. This portion of the Buildings is included within Parcel 64689020000. Parcels 64689030000 and 64689020000 are currently owned by the same entity, which is a separate entity from the current owner of the Area. The building on Parcel 64689030000 is structurally independent from the Buildings on Parcel 64689020000. This Blighting Study and Redevelopment Plan does not address Parcel 64689020000. That being said, future redevelopment of the Area should contemplate, after coordination with the owner of Parcel 64689020000, the best path forward for the building on Parcel 64689020000.

Figure 1 – Parcel Delineations



General Condition of the Area

The Area comprises a portion of City Block 6468. The Area includes three connected buildings. The parcel-by-parcel physical conditions within the Area are shown on Exhibit "B" ("Project Area Plan-Existing Uses and Conditions") and enumerated in Exhibit "F" "Blighting Qualifications Study".

Unemployment figures, computed by the Missouri Economic Research and Information Center, Missouri Department of Economic Development, indicate a 3.8% unemployment rate for the City for the month of June 2024. It is estimated that this rate is applicable to residents of the neighborhoods surrounding the Area.

Throughout history, the Area has seen its fair share of conversions. From a small trading post in 1764, to the fourth-largest city in the United States in 1904, to present day, Downtown St. Louis and the riverfront have been at the center of it all. As the riverfront transformed throughout the mid-20th century, large-scale redevelopments were also proposed further into the Downtown. The 50s and 60s were not comfortable periods to look back in time with nostalgia. This relatively short moment in St. Louis's history was about putting away the messiness of the past and looking toward a brighter future. The Area was cleared in the early 1960s, and the suburban-style development, the Stouffer's Riverfront Inn, was opened in 1968. The following images show the historic context of the Area and its immediate surroundings. These images demonstrate an innovative, vibrant, and resilient St. Louis with pedestrian-oriented sidewalks and a human-scale to how the buildings relate to the street.

Figure 2

View of Fourth Street looking south from Market Street, 1866.
Source: Missouri Historical Society Photographic Archives, N36839



The following images show the skyline of St. Louis and how the riverfront has transformed over time. These images demonstrate the approximately 200 years of St. Louis's history where the skyline of St. Louis did not include the current development within the Area and the significantly shorter amount of time (60 years) the current development has existed.

Figure 3

Saint Louis, Missouri, 1848.

Source: Missouri Historical Society Photographic Archives, N33949



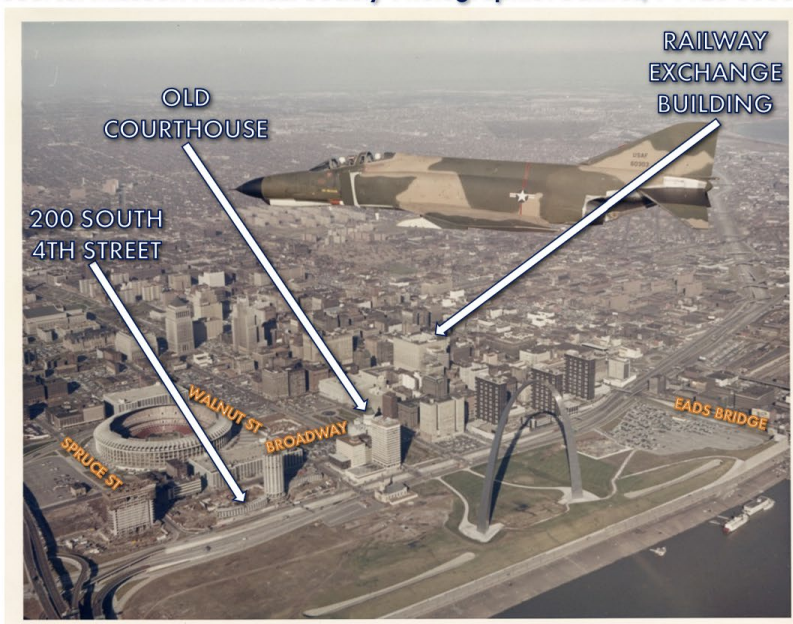
Figure 4

Aerial view of St. Louis Riverfront before clearance, 1932.
Source: Missouri Historical Society Photographic Archives, N22145



Figure 5

Aerial view of military airplane flying over downtown Saint Louis, 1969.
Source: Missouri Historical Society Photographic Archives, P1123-00007



Present Land Use of the Area

Existing improvements within the Area include three connected commercial buildings that previously housed a hotel and are currently vacant and disused.

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

The Area is an incredibly prominent site in Downtown St. Louis. It can be seen from bridges when crossing the Mississippi River from Illinois to Missouri as well as from Downtown looking toward the river. The Area is located along 4th Street which is an important artery for automobiles entering and leaving Downtown, and it is located directly between two of the most visited destinations in St. Louis, the Arch and Busch Stadium.

Figure 6 – Aerial Looking Northwest



The Area includes key site characteristics which shall inform the future potential of this site whether the existing improvements are demolished or not. These characteristics are outlined based on prominence, location, size, and adjacencies of the site. The City and the Metro have a once-in-a-generation opportunity to re-envision what the Downtown community can feel like while continuing to strengthen our enduring connections with the riverfront. Building on the key site characteristics of the Area, we can work toward righting the suburban misconceptions of the past and restoring the urban fabric of Downtown. A fabric that, when coming together in partnership and as a Metro, absolutely has the potential to again be innovative, aspirational, and welcoming.

Figure 7 – Entry to Downtown from Northeast



Figure 8 – Entry to Downtown from Southeast



Figure 9 – Entry to Downtown from South



Figure 10 – Entry to Downtown from West

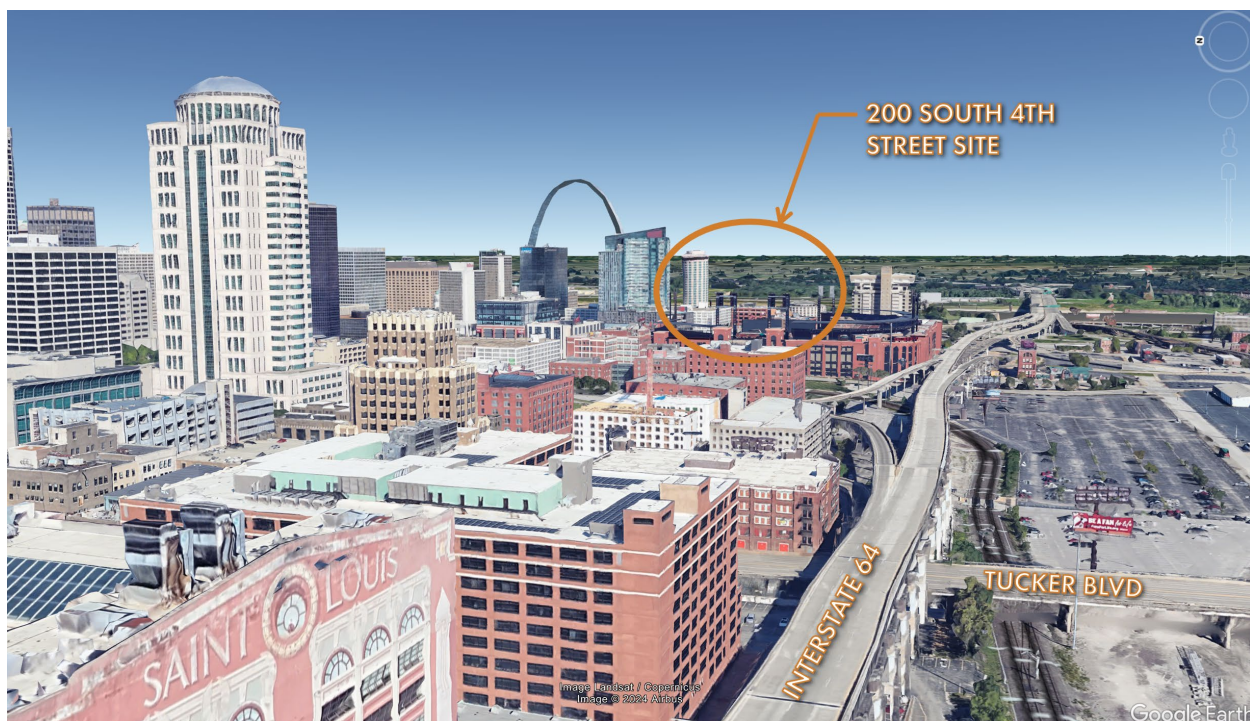


Figure 11 – Potential for a Strong Connection



Figure 12 – Potential for Complementary Uses to the Arch Grounds



Figure 13 – Scope Potential Connections to Gateway South



Figure 14 – Potential Clark Ave Connection



Figure 15 – View from Existing Building Roof to Arch (Source Krispy Adventures)



Figure 16 – View of Existing Building Top Floor to Arch (Source: Krispy Adventures)



Figure 17 – View from Existing Building to Ballpark (Source: Krispy Adventures)



Figure 18 – View from Ballpark to Arch – Lower Level



Figure 19 – View from Ballpark to Arch – Upper Level Behind Home Plate



Figure 20 – View from Ballpark to Arch – Upper Level Third Base

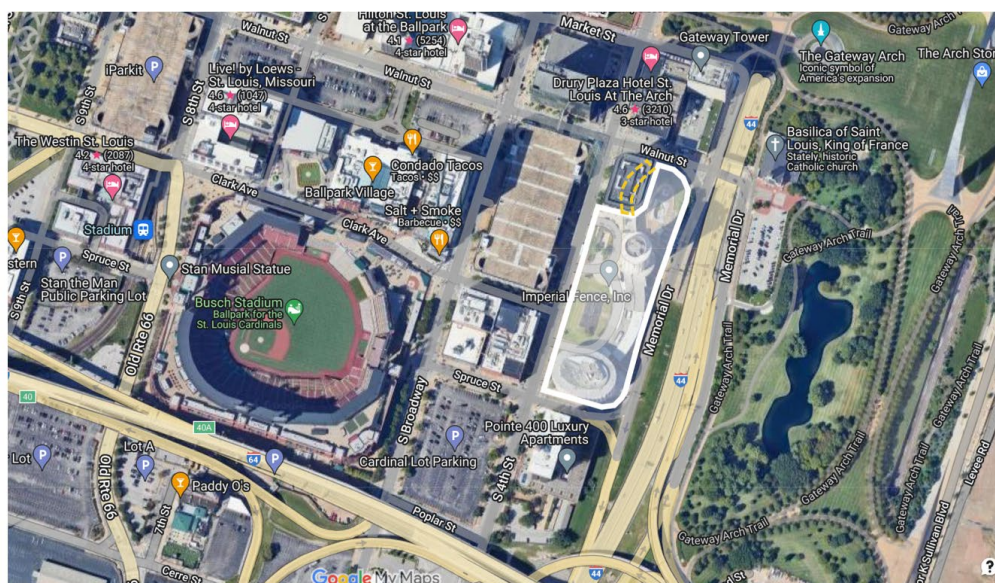


Present Land Use and Density of Surrounding Properties

The properties surrounding the Area are used primarily for commercial and residential purposes, as well as surface parking and structured parking. The Gateway Arch National Park is located to the east. The Old Cathedral is located to the northeast. Busch Stadium is located to the west.

The population density for the surrounding area; between Washington Avenue to the north, Interstate 64 to the south, Tucker Boulevard to the west, and Interstate 44 to the east; is approximately 14.3 persons per acre.

Figure 21 – Surrounding Properties



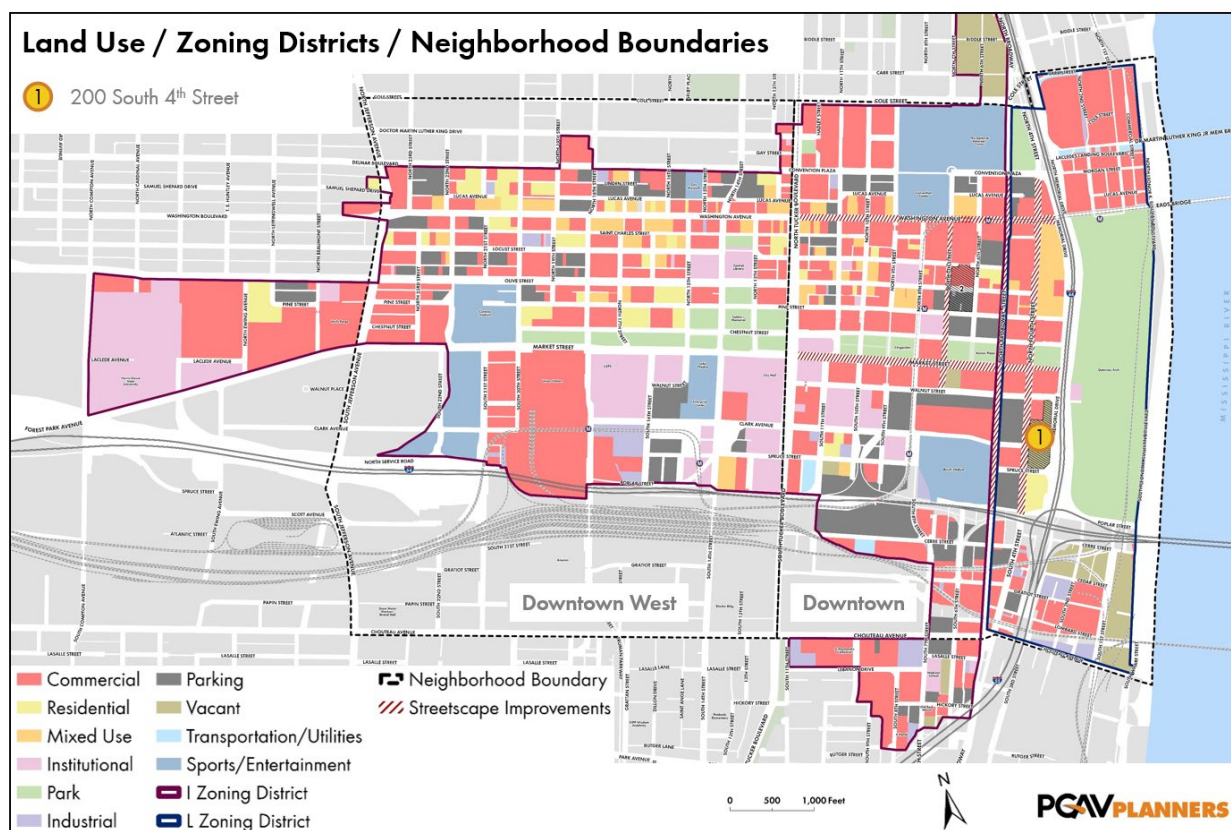
Current Zoning

The Area is currently zoned “L” Jefferson Memorial District pursuant to the Zoning Code of the City, which is incorporated in this Blighting Qualifications Study and Redevelopment Plan (“Plan”) by reference. Figure 22 shows the applicable zoning designations for the Area and the surrounding neighborhood.

Current Local Historic Preservation Designation

The area is in a City of St. Louis Preservation Review District and subject to 24.40.120 of the City Code. This Redevelopment Plan, pursuant to that code provision, and as created by LCRA and adopted by the Planning Commission or approved by ordinance hereby instructs demolition approval to be allowed for any facilities or structures in the Redevelopment Area. Furthermore, compliance by the designated developer or developers with the Redevelopment Plan's “Urban Design Regulations” shall be sufficient and intended to mitigate any unusual circumstances.

Figure 22 – Zoning Designations



Finding of Blight

The property within the Area is unoccupied and the Area’s condition and use are described in Exhibit “F”. Missouri law allows cities and counties to identify and designate redevelopment areas that qualify as “Blighted Areas” as defined within Section 99.805 of the Revised Statutes of Missouri (“Chapter 99” or “Land Clearance for Redevelopment Authority Law”).

As evidenced in the Blighting Qualifications Study attached hereto, labeled Exhibit F and incorporated herein by this reference, the Area meets the definition of a “Blighted Area” set forth in Chapter 99 because of the predominance and combination of unsafe conditions, deterioration of site improvements, and the existence of conditions which endanger life or property by fire and other causes present in the Area. The predominance of these conditions constitutes an economic liability, a social liability, and a menace to the public health, safety, or welfare in its present condition.

This analysis in Exhibit F is based upon on-site investigations of the Area conducted by PGAV Planners staff in February 2024 and by staff of the St. Louis Development Corporation in July 2024. Photographs illustrating representative blighting conditions were taken during the site visit and are displayed in Appendix A of Exhibit F. As of the date of this Plan, the conditions noted in the Blighting Qualifications

Study (Exhibit F) are currently present in the Area. The property within the Area is currently unoccupied, and the Area's present condition currently meets the definition of a "Blighted Area".

SECTION B – PROPOSED DEVELOPMENT AND REGULATIONS

Development Objectives

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

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

A number of Midwestern cities have attempted transformative revitalization over the past 25 years. Detroit, Michigan and Cincinnati, Ohio emerge as prominent examples. Both cities faced substantial challenges including disinvestment and declining visitation. In response, both cities embarked on transformative urban redevelopment initiatives with community leaders in each city crafting strategic plans aimed at boosting private investment, attracting visitors, increasing residential populations, and stimulating economic growth.

In both cities, substantial efforts were made to revitalize their downtowns, and both cities tackled the impacts of interstate highways on urban connectivity. In Detroit, the revitalization effort was driven by private sector initiatives and individual projects which sought public support and funding retroactively. Cincinnati utilized a coordinated public-private partnership model, a coalition of local businesses and developers in Cincinnati, which resulted in comprehensive strategic transformation. Successful examples of transformative revitalization should be referenced when analyzing the redevelopment potential of the Area.

Proposed Land Use of the Area

The proposed land use for the Area is mixed-use including only uses permitted in zones designated "L" Jefferson Memorial 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 be permitted to use the property within the Area for the above proposed uses after remediation and/or demolition of some or all of the existing improvements.

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

Proposed Zoning

The proposed zoning for the Area is "L" Jefferson Memorial District. All land coverage and building intensities shall be governed thereby.

Relationship to Local Objectives

The proposed land uses, zoning, public facilities and utility plans are appropriate and consistent with local objectives as defined by the General Plan of the City which includes the "Strategic Land Use Plan" (as amended 2024) and the Design Downtown STL Neighborhood Plan (2020). 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.

Additionally, several key reports have outlined strategies to revitalize Downtown St. Louis over the past decade, focusing on boosting economic vitality, enhancing livability, and fostering inclusive growth. These plans offer diverse approaches but share a common goal of transforming Downtown into a more vibrant and dynamic area. Each report emphasizes the need for a shift from single-use spaces to multifunctional districts that integrate residential, commercial, and cultural elements to rejuvenate the area. Redevelopment of 200 South 4th Street is part of a much larger effort to reinvigorate Downtown St. Louis and the region.

The 2020 Vision: An Equitable Economic Development Framework for St. Louis targeted economic growth and equity by addressing employment, wage gaps, and poverty reduction. It emphasized expanding middle-wage job opportunities, supporting diverse workplaces, and revitalizing commercial corridors. The report encouraged focusing on industry clusters, aligning with broader strategies for Downtown's growth.

The 2020 Design Downtown STL Master Plan addressed opportunities and challenges faced by Downtown, Downtown's critical role as an economic anchor, and recommendations for specific vacant structures. The plan sought to ensure that Downtown St. Louis evolves into a vibrant, equitable, and thriving community by reinforcing recent investments, supporting local businesses, counteracting the narrative of downtown decline, creating a welcoming environment, improving the perception of safety, and reducing crime through increased activity and occupancy.

The 2022 Economic Justice Action Plan focused on economic empowerment, equitable development, and neighborhood transformation. It recommended prioritizing workforce development, supporting small businesses, and enhancing affordable housing to attract private investment. The plan also proposed stabilization of vacant buildings, further aligning with efforts to rejuvenate Downtown through strategic investment and increased commercial activity.

The 2024 ULI Advisory Services Panel Report recommended transforming the Gateway Mall into a Central Social District, focusing on culture, creativity, and diversity. It highlighted the Gateway Mall's potential to become a vibrant, people-centric hub through public and private initiatives. The plan suggests reimagining the Gateway Mall with strong amenities, creative activations, and strategic real estate acquisitions to boost the vibrancy of Downtown. A dedicated district manager and varied funding sources are proposed to oversee these efforts and ensure effective implementation. With its proximity

to the Gateway Mall, 200 South 4th Street should complement and not compete with the activation efforts at the Gateway Mall.

Overall, the redevelopment strategies across these reports converge on the need to integrate residential, commercial, and cultural uses to revitalize Downtown St. Louis. By focusing on mixed-use developments, supporting local entrepreneurs, and enhancing community amenities, these plans aim to transform Downtown into a thriving and inclusive urban core. The emphasis on strategic investments, safety improvements, and cultural investments reflects a unified vision for Downtown's future growth and vibrancy.

Proposed Employment for this Area

At least fifty (50) jobs are expected to be created in this Area as a result of the proposed redevelopment.

Circulation

The Project Area Plan-Proposed Land Uses Plan (Exhibit "C") indicates the proposed circulation system for the Area. The layouts, levels and grades of all public rights-of-way may remain unchanged. They are not required to remain unchanged.

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

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.

The Redeveloper(s) shall provide an active street frontage that encourages pedestrian movement along South 4th St., Walnut Street, Memorial Drive and Spruce Street, and any additional public or private proposed streets. The Design Downtown STL Neighborhood Plan proposes form-based measures including regulation of curb cuts and urban setbacks.

The Redeveloper(s) shall redevelop the Area in accordance with this Plan and the Redevelopment Agreement(s) (if any) ("Agreement"), and shall maintain at all times (predevelopment, construction, operations) 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.

Urban Design

Urban Design Objectives

The property in the Area shall be redeveloped such that it is a catalyst for future Downtown development, reinforces the Downtown street grid and includes high rise structures that create an iconic skyline overlooking the Gateway Arch National Park and Busch Stadium. The Area shall include a variety of uses that are an attractive asset to the rest of Downtown. The innovative, aspirational, and world-class redevelopment should be attractive to both local residents and tourists throughout the daytime and evening and be both economically and environmentally sustainable.

The redevelopment should be as much a civic endeavor as it is a real estate investment. Private, public, and philanthropic funding sources should be explored to increase the feasibility of the redevelopment. The Redeveloper(s) should provide an active street frontage that encourages pedestrian movement along South 4th St., Walnut Street, Memorial Drive and Spruce Street, and any additional public or private proposed streets. Consideration should be given to reopening Clark Avenue, a major connector to Busch Stadium and Ballpark Village as well as the Enterprise Center and Union Station to the west, and Memorial Drive to the east. This reopening should be a mostly pedestrian street similar to the function of Clark Avenue between South Broadway and 8th Street.

The Design Downtown STL Neighborhood Plan proposes form-based measures including regulation of curb cuts and urban setbacks. Environmental hazards are required to be remediated to the standard required for the proposed use. Partnerships should be explored with federal -lands oriented entities such as the Arch Park Foundation, which may have an interest in activating this Area due to its proximity to the Gateway Arch National Park.

Urban Design Regulations

1) Rehabilitation

- a. If redevelopment of the Area includes the rehabilitation of any or all of the existing buildings, rehabilitation shall respect the original exterior of the structures in terms of design and materials. Window and door shapes and detailing shall be compatible with the original design.

2) New Construction

- a. Orientation
 - i. Any building façade adjacent to a street should be built to the property line and reinforce the density of the urban block form created by the boundaries of the property.

- ii. Orientate buildings so balconies, windows, and rooftop terraces provide the majority of residents and users with visual connections to the River, Gateway Arch, and/or Busch Stadium.
 - iii. The street level of a building should be designed with active uses and architecture that engages the street/sidewalk in a contextually appropriate manner and integrates the building architecture and the landscape architecture.
 - iv. Buildings should be oriented to preserve and enhance the existing views of the River and Gateway Arch from the surrounding properties.
 - v. Buildings at the intersection of streets should have a strong corner presence.
 - vi. The buildings in the Area should operate from all directions as there is no rear façade on this site. Each façade shall provide an active street frontage.
- b. Massing
- i. The proportions and relationships of the various architectural components of the building should consider the scale of other buildings in the vicinity and appropriate urban density.
 - ii. All buildings should be designed to ensure a pedestrian-friendly quality. Articulation of buildings in both plan and profile may help break up the mass of large buildings. Stepping back the upper floors from lower floors may be appropriate to minimize overall scale and minimize shadow effects.
 - iii. The mass of a building should not negatively impact existing views of the River or Gateway Arch from the surrounding properties. All buildings in the Area shall adhere to the “L” Jefferson Memorial District Zoning regulations, including the height limitations.
- c. Building Components
- i. The lower levels of street facing facades should generally incorporate a higher level of visual interest and richer architectural detailing. One way to achieve this is to locate active use areas on lower-level street side spaces within a building, which could be reflected in the exterior architecture of the corresponding facades.
 - ii. Roof forms should be used to integrate rooftop equipment, telecommunications equipment, and other devices so as to express/conceal them as architectural elements. Large mechanical penthouses and elevator overrides should be fully integrated into the building architecture and be appropriately-scaled to serve as architectural features

and avoid the appearance of being “plopped” on top. The roofs of buildings in the Area may be visible from taller nearby buildings and from the Gateway Arch.

- iii. The Area should facilitate a strong connection to the southern grounds of Gateway Arch National Park with the intention of enabling passive activation of and passive recreation on the southern grounds of Gateway Arch National Park. This connection should provide a link between the southern park grounds and Busch Stadium through the Area.
 - iv. The buildings in the Area shall facilitate and encourage accessibility for visitors of all abilities.
 - v. An appropriate number of parking spaces shall be provided for the proposed use or uses. These parking spaces shall be considered from a district approach and are not required to be located within the Area. Consideration should be given to maintaining the underground connection between the Area and the Stadium East Garage across 4th Street or providing an equally safe option for pedestrians crossing 4th Street.
- d. Visual Interest
- i. Buildings should have an overall design composition with a secondary and tertiary composition within it. All sides should have complementary design composition and quality of materials that make a positive contribution to the built urban environment.
 - ii. Buildings in the Area should have an overall design composition which complements the Arch and does not compete with the Arch. It should be noted that buildings in the Area will be visible from the top of the Arch and potentially numerous other locations in and around Downtown.
 - iii. Buildings in the Area should have an overall design composition which complements and is completely distinct from Busch Stadium and Ballpark Village.
 - iv. The Buildings in the Area should have an overall design composition which redefines the City skyline with an iconic landmark that will function as a beacon for the region.
 - v. The Buildings in the Area should welcome the public both at grade as well as in an elevated position to experience views of the Arch and Busch Stadium.
- e. Building Materials
- i. Approval by LCRA of all building materials and Permit Drawings shall be required prior to building permit approval.

- ii. A variety of complementary exterior building materials may be incorporated to provide visual interest to the building. The palette of materials should not be overly complex or overly bland.
 - iii. All sides of a structure should exhibit design continuity and be finished with high quality materials. Materials should be those typically found in urban settings.
 - iv. If there are material changes on the facade of a building, they should generally occur at inside corners or be delineated by a specific transitional detail such as a pronounced belt course or substantial reveal.
- f. Highly-Visible Corners
 - i. Corner buildings should define the street intersection with distinctive architectural features such as tower elements, rounded walls, recessed entries or other design features.
 - ii. Buildings located at visual focal points should demonstrate a higher degree of architectural strength to emphasize their location.
- g. Lighting
 - i. Exterior lighting to accentuate the building architecture and landscaping should not be excessive in either amount or intensity.
 - ii. Building entrances and entryways and other walkways should be lit sufficiently to create inviting and safe building access.
 - iii. Building-mounted fixtures should be compatible with the building facades.
 - iv. Exterior lighting is to be provided to create positive pedestrian oriented space along the building façade and throughout the Area at all times when natural lighting is not sufficient.

3) Landscaping and Sidewalk Maintenance

- a. The Area shall be well-landscaped. Perimeter street trees of a minimum caliper of 2-1/2 inches and generally 30-35 feet on center, depending upon tree type, utilities, curb cuts, etc., shall be provided along all public or private streets -preferably in tree lawns along the curb. Where perimeter street trees are used, site design should provide sufficiently sized tree wells (or suspended pavement), planting beds, and appropriate planting medium to provide for healthy tree growth to maturity. If necessary, sidewalks shall be notched to accommodate the trees.

- b. The design emphasis should be on creating an “urban” landscape, incorporating site amenities such as linear planting beds or seat walls, street furniture, public art, lighting, and landscape materials. These features should be architecturally compatible with the styles, materials and colors of the principal building on the lot and those in the immediate area.
- c. The Area shall be well-landscaped at grade and at multiple elevations vertically along the building facades and/or on the roofs. The site design shall complement the quality vegetation present on the grounds of the Gateway Arch National Park.
- d. Context appropriate landscaping should be provided along all façades. Appropriate landscaping will depend on factors such as the setbacks, shape, size, and orientation of the building.
- e. Plant species should be selected based on their compatibility with an urban environment. Planting environments should be designed to provide plants the greatest potential to grow to maturity in a healthy state, such as use of planting beds, structural soils to promote root growth, and considering salt tolerance. Ease of maintenance should also be considered.
- f. Public art should be encouraged where it is an integral part of the design approach to these spaces.
- g. The Area shall integrate arts and culture that reflects the diversity of the local and regional community.
- h. Outdoor seating areas (including for cafes) and bicycle racks are encouraged provided they do not interfere with pedestrian flow and circulation along the sidewalks and building entries or amenities.
- i. Shading through vegetation, awnings, or other methods shall be encouraged to increase the comfort of pedestrians.
- j. All exterior surfaces and spaces shall be cleaned regularly so as to provide a positive, comfortable, and safe space for occupants of the Area.
- k. Canopy trees should be encouraged and planted to imply human-scale spaces and mitigate the urban heat island effect. Where canopy trees are used, site design should provide sufficiently sized tree wells or planting beds and appropriate planting medium to provide for healthy tree growth.

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.

Sign Regulations

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

Building, Conditional Use, and Sign Permits

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

Public Improvements

No additional schools, parks, recreational and community facilities or other public facilities will be required. Additional water, sewage or other public utilities may be required depending on redevelopment. The cost of such utility improvements will be borne by the Redeveloper(s). The Area is currently connected to the steam loop. Any future development to the Area should maintain the use of the steam loop.

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 and of the Design Downtown STL Neighborhood Plan. As part of a larger project to improve streetscapes throughout Downtown, 4th Street, Broadway, and Washington are all receiving significant overhauls in the next 24 months. Fourth Street will be improved from Chouteau to Convention Plaza, creating a two-way cycle track on the west side of the street, connecting to the bicycle improvements being installed on Chouteau at the south, and creating a north-south bicycle connection through Downtown St. Louis. The cycle track will be buffered by a concrete median, with additional bump-outs installed at intersections to create additional pedestrian amenities. Signal timing and new crosswalks will also be installed as part of the streetscape project. The project will begin construction in 2025.

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

Strategic Principles

Redevelopment of this Area presents a once in a generation opportunity to create catalytic, community-centric transformation. To provide a guiding light for this transformation, whether demolition is proposed or not, strategic principles have been developed. These strategic principles provide the

intention of what these Sites need to accomplish for the community as opposed to suggesting specific uses and designs. These strategic principles are not about the specific architectural forms, materials, or styles shown in the images. They are instead about the feeling and the emotional response the image conveys as well as the type of space and interaction created.

Integration of Arts and Culture that Reflect the Diversity of our Community

Transformation becomes possible when the community it serves is the priority. St. Louis is a diverse City with a number of inspirational considerations. The Area should encompass redevelopment that prioritizes the integration of arts and culture which reflects the diversity of our community.

Figure 23 – Kinetic Sculpture Signifying Hope Reborn Every Day



Figure 24 – Larger than Life Reflection of the Community



Create Space that Attracts Locals and Tourists

When you create a space that is frequented by locals and tourists, you extend the times of the year that the space is activated as well as the times of the day. Everyone needs to take a break, get some food and fresh air, and plan the rest of their day. There are also many other activity-based and resource-based uses that have been successful at attracting both locals and tourists.

Figure 25 – Food and Fresh Air



Encourage Repeated Visits and Extended Length of Stay Downtown

Visiting the Missouri Botanical Gardens in the heart of winter may not seem like it would be the hottest ticket in town. Yet, with the right programming, engagement, and marketing the Missouri Botanical Gardens has found a way to embrace community, encourage repeat visits, and extend the lengths of stay.

Figure 26 – Garden Glow



Lively and Vibrant Throughout the Day and Evening

St. Louis is not known for perfect weather, but its residents do enjoy getting out of the house and congregating in environments that encourage manageable socialization. Rockwell Beer Garden is a solely outdoor space that has experienced success in attracting residents and visitors alike from all over the Metro at all hours of the day.

Figure 27 – Rockwell Beer Garden



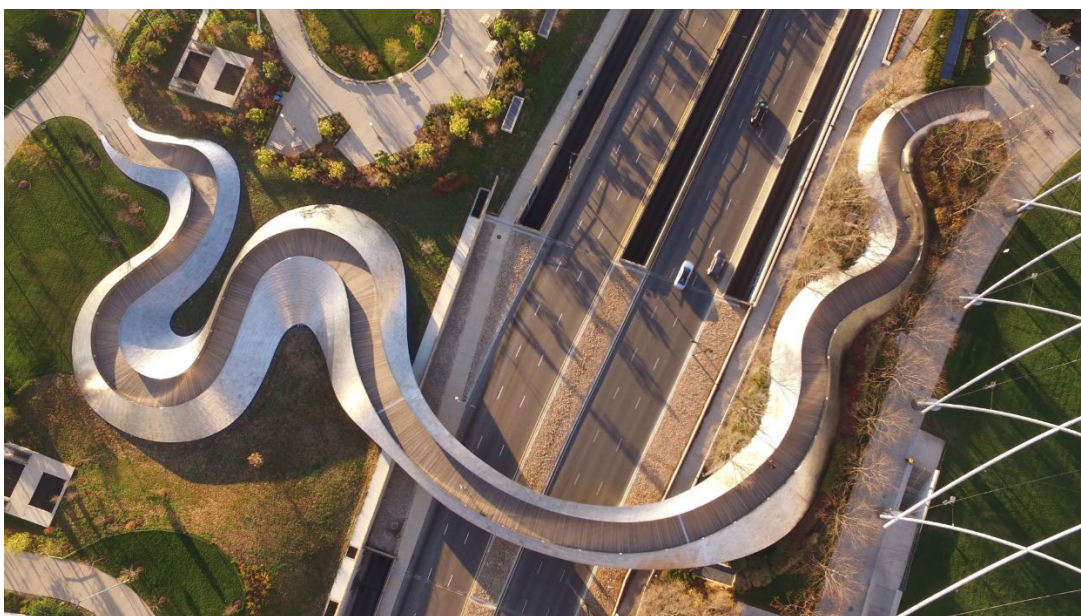
Accessible to Visitors of all Abilities

When spaces do not unnecessarily exclude certain visitors, they create welcoming environments for all. This attention to creating spaces that seamlessly integrate access for mobility, hearing, vision, sensory and/or other aspects of ability awareness, encourages and supports an increased willingness of patrons to frequent an inclusive, community-oriented space.

Figure 28 – Arrott Building Historic Accessible Entry



Figure 29 – Millennium Park Accessible Pedestrian Bridge



Economically and Environmentally Sustainable

The three pillars of sustainability are social, economic, and environmental. Sustainable development should be equally balanced with social accountability, long term profitability, and reduction of environmental impact. When analyzing potential development through this lens, a clearer picture of feasibility shines through.

Enduring Appeal and Adaptable Over Time

In order to succeed at long-term profitability, a development needs to have enduring appeal for the community over a long period of time while also providing necessary adaptability to combat inevitable change. Seattle's Pike Place Market has experienced success by attracting visitors and locals over and over again with long standing vendors as well as new ideas.

Figure 30 – Pike Place Market



Catalyst for Downtown, the City, and the St. Louis Metro

Development of the Area is integral to the success of Downtown and the Metro. The aspirational ideas for the Area must perform as catalyst toward a brighter future for St. Louis just as the Cincinnati riverfront park accomplished for its downtown.

Figure 31 - Cincinnati Riverfront Park



Variety of Uses & Mix of Public and Private Uses

Inviting the outside in (through both nature and community) blurs the lines of whether someone can feel welcome in a space. Providing areas that can be traversed by visitors, residents, and building occupants increases the vibrancy and functionality of a space.

Figure 32 – Indoor/Outdoor and Public/Private



Indirectly or Directly Assists with Alleviating the Local Housing Crisis

Whether development of this Area is able to directly alleviate the local housing crisis, or whether development of this Area will indirectly provide an opportunity for development on other sites to alleviate the local housing crisis, the current crisis at the time of development needs to be considered and mitigated as integrally as possible.

Consider the Potential of Additional Impact through Development of a District

The Area has the potential to spread its catalytic nature beyond its boundaries. Many portions of Downtown are prime for re-envisioning due to uses that are no longer viable, outdated approaches to infrastructure, and/or the need for a more modern approach to facilitating interaction between the community and Downtown. Whether it be connections to other nodes of Downtown, a reimagined district approach to providing parking solutions, or a branding opportunity, the Area must exist within its own site-specific context.

Remediate Environmental Hazards to Required Standard for Proposed Use

Environmental standards for remediation are different depending on the proposed use of a redevelopment. In order for the Area to be a fully-functioning community asset, it must perform at its best. The environmental hazards that are potentially present in the Area, due to its previous use and/or the length of time that has passed since its initial construction, will need to be remediated in order to create spaces that are safe for all to enjoy. This remediation can be costly and may require public funding to achieve.

Pedestrian Oriented Environment (Welcoming, Comfortable, Safe)

The Area should prioritize multimodal access and connections. For pedestrians specifically, Downtown has a long way to go in prioritizing pedestrians over automobiles. While a number of streetscape improvements are underway, future development needs to account for these considerations as well. Opportunities for pedestrians to traverse protected pathways with interesting views is an important consideration when looking to provide a wide array of options to activate the Area. Additionally, providing well-lit pathways at all hours of the day increases the safety of the pedestrians and prioritizes their presence.

Figure 33 – Protected Pedestrian Pathways



Figure 34 – Well-Lit Pedestrian Paths



Streetscape Improvements to Facilitate Temporary Street Closures and Pedestrian Activation

Temporary bollards, signs, and paving patterns can go a long way in temporarily creating additional space for pedestrians. Whether it be a marathon, or a street fair, or a pop-up farmer's market, prioritizing community interaction in the Area during times when the streets are not otherwise activated by automobiles, will go a long way in facilitating successful redevelopment. The City should work with developers and property owners of the Area and the surrounding properties in order to facilitate this prioritization.

Figure 35 – Temporary Street Closure



Provide Density in Multiple Masses with Varying Building Heights, Footprints, and Facades

New construction and/or additions are able to provide density while respecting the urban fabric when the proportions of the different masses and the setbacks relate to the surrounding context. Human-scaled building height near the walkways, vegetation, sturdy materials at the base, and transparency through to the interior all contribute to the approachability of a development.

Figure 36 – Variety within a Consistent Realm



Complements the Arch and does not Compete with the Arch

The Gateway Arch is an important icon in St. Louis and for the entire country. It is an integral part of our past and an important monument to prioritize as we envision our future. Any development in Downtown should respect its relationship with the Arch. The following image is an example of multiple iconic structures complementing each other and contributing to the vibrancy of the environment. This image is not meant to explicitly suggest the aspirational installments would need to be over water in order to satisfy this strategic principle.

Reintegrate into Downtown Urban Fabric

The historic Downtown urban fabric included bustling sidewalks and defined, consistent blocks. Breaking up the mega-block that is currently the Area and redefining the built environment with a vibrant transition at the sidewalk would improve the relationship of the Area with its surroundings.

Redefine the City Skyline with a Landmark that Complements the Iconic Arch

Whether you love it or hate it, the new tower on Kingshighway at Forest Park redefined the City skyline. You can see the building from a number of locations around the Metro. It is an aspirational design that is rooted in the human experience, and it is a widely recognized symbol. Something could be achieved in the Area whether demolition is proposed or not.

Figure 37



Operate on Numerous Levels, both Physically in Elevation and in its Purpose

This Area will need to attract multiple types of users. The site could also potentially be accessed from multiple elevations. As a potential thoroughfare and meeting place, as well as a potential home and destination, this site may need to succeed at many different functions simultaneously. Providing multiple elevations of interaction, blurring the lines between inside and outside spaces, and blurring the lines between public and private spaces will allow for a more dynamic and vibrant development.

Figure 38 – Over and Under / Inside and Outside / Public and Private



Operate from All Directions

The redevelopment of the Area could result in its potentially being accessed from all directions. A development that considers the historic nature as well as the modern potential while also keeping in mind the need for multiple front doors will succeed at creating an inviting environment for both St. Louisans and visitors. It is possible for iconic design to blend with historic context.

Figure 39 – Historic and Modern Public Thoroughfare



Provide Public Spaces with Spectacular Elevated Views

The Area has two of the most sought-after views in St. Louis, the Gateway Arch and Busch Stadium. Inviting locals and visitors to an elevated position to experience these beautiful views and appreciate all that St. Louis has to offer could provide not only a source of revenue but also a sense of excitement.

Figure 40 – Offering a New Take on the Observation Deck



Prioritize Job Creation

The development within the Area will need to prioritize job creation. The economic stability of the Area and its contributions to the Metro are important to the long-term success of the property. Detailed analysis should be performed in order to understand the potential for new jobs as well as relocated jobs and whether these jobs are full-time or part-time. Attention to this consideration could assist with securing funding sources that have a priority of job creation.

Partner with, Complement, and Generate Demand for Southern Grounds of the Gateway Arch National Park

The Arch grounds are a spectacular amenity to Downtown St. Louis. Building vibrancy in the Area, with its close proximity to the Arch grounds, could have a positive impact on the vibrancy of the southern portion of the Arch grounds. The redevelopment of the Area should complement the environment created but the Arch grounds, and partnerships could be grown to help facilitate dual activations. A space that blurs indoors and outdoors and provides masses and voids that pull you in and through to the other side could be a positive approach to partnership.

Figure 41 – Masses and Voids



Draw the Vegetation of the Arch Grounds onto the Site

The Area is located basically next to the Arch grounds. A development that builds on, but is not trying to replicate, the lush nature of the Arch grounds will provide for a pleasant environment that will attract both locals and tourists. Bringing this vegetation indoors and/or vertically along the façade could soften certain aspects of the development and improve the surrounding air quality.

Figure 42 – Signature Public Space with Natural Lighting and Interior Vegetation



Figure 43 – Interior Space that Feels Exterior



Figure 44 – Vegetation Throughout the Façade



Reknit the Connections / Ballpark and the Arch Grounds / Laclede's Landing and Gateway South

As part of a larger project to improve streetscapes throughout Downtown, 4th Street, Broadway, and Washington are all receiving significant pedestrian- and cyclist-oriented overhauls in the next 24 months. The Area being located along 4th Street gives it a prime opportunity to take advantage of and build on the pedestrian and cyclist improvements for an increased sense of community and activation. With a stronger connection between the site and the Park, the potential exists for a multimodal loop through the Park, across Clark into Ballpark Village, up 7th to Washington Ave, and then back to the Park. The consideration of a secondary loop into the recent improvements on Laclede's Landing is another potential enhancement. Additionally, with the Area being located along 4th Street between the Arch and Gateway South, it is a site with great potential for providing positive connections north to south as well as east to west.

Figure 45 – Potential Additional Streetscape / Pathway Improvements



Figure 46 – Connections Through Site to Destination – Source: Tom Klein



Figure 47 – Pedestrian-Only Connections Through Site with View



Figure 48 – Organic Connector with Multiple Entry Points



Figure 49 – Connector / Destination / Activation



Cultural Attraction / Entertainment District / Distinct from Ballpark Village

A distinctive architectural design that will entice locals and tourists to visit the Area would be a positive improvement. Oftentimes these types of structures are cultural attractions and/or entertainment districts. While this space should be distinct from Ballpark Village, approaching the development of the Area with a destination mentality along with its supporting spaces would allow for activation of the site throughout the day and evening.

Figure 50 – Cultural Attraction / Iconic Building



Development that is Innovative, Iconic, Distinctive, Aspirational, and Dynamic

Development of the Area needs to be aspirational and dynamic. Providing active and passive uses for multiple types of users and creating a space that entices visitors to come explore St. Louis will be integral. Inviting the public into the site and finding an appropriate complement to the historic assets throughout the City will ensure the development is embraced and frequently visited by the general public in addition to the building users. Considering the bright future ahead for St. Louis while respecting the City's distinct past, an innovative development should be proposed for the Area. This development, whether demolition is proposed or not, should be iconic and redefine the City skyline.

Figure 51 – Inviting the Public while Balancing Contemporary Design in a Historic Context



Figure 52 – Iconic Building with a Vision for Growth from Historic Urban Fabric at Street Level



SECTION C – PROPOSED SCHEDULE OF DEVELOPMENT

It is estimated that the implementation of this Plan may take place across multiple phases. The first phase is expected to be initiated within approximately two (2) years of the effective date of the approval of this plan by City ordinance and completed within approximately seven (7) years of the effective date of the approval of this plan by City ordinance.

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

SECTION D – EXECUTION OF PROJECT

Administration and Financing

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

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

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

Property Acquisition

The Project Area Plan-Acquisition Map, Exhibit "D" attached, identifies all the property located in the Area. The LCRA may acquire any property in the Area by the exercise of eminent domain. Improvements on parcels located in the Area may be demolished.

Property Disposition

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

Relocation Assistance

The property within the Area is currently unoccupied. If it becomes occupied, all eligible occupants displaced as a result of the implementation of this Plan shall be given relocation assistance in accordance with all applicable federal, state and local laws, ordinances, regulations and policies.

SECTION 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.

SECTION F – TAX ABATEMENT

Redeveloper(s) may seek ten (10) year real estate tax abatement pursuant to Sections 99.700 - 99.715, RSMo, as amended, upon application as provided therein. Such real estate tax abatement shall not include taxes collected for any Special Business District, Neighborhood Improvement District,

Commercial Improvement District, or any other similar local taxing district created in accordance with Missouri law, whether now existing or later created.

In lieu of the tax abatement available pursuant to Sections 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 City Code, 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 twenty (20) years thereafter (the “Chapter 353 Tax Abatement Period”), provided, however, that:

- 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 Section 353.110, RSMo) equals at least:
 - For years one through twenty 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 Section 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.
 - Pursuant to Section 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 payments in lieu of taxes shall be a lien upon the real property and, when paid to the Collector of Revenue of the City shall be distributed as all other property taxes. These partial tax relief and payment in lieu of taxes provisions, during up to said twenty (20) 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.

SECTION G – COMPLIANCE WITH AFFIRMATIVE ACTION AND NONDISCRIMINATION LAWS AND REGULATIONS

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.

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.

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.

Enforcement

All of the provisions of this Section G shall be incorporated in an Agreement between the LCRA and 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.

SECTION 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.

SECTION 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.

SECTION J – EXHIBITS

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

SECTION 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.



**BLIGHTING STUDY AND REDEVELOPMENT PLAN FOR THE
200 SOUTH 4TH STREET REDEVELOPMENT AREA (ST. LOUIS, MISSOURI)**

MAY 30, 2025

EXHIBITS

EXHIBIT A – LEGAL DESCRIPTION**200 South 4th St.
Redevelopment Area****Legal Description:**

200 South 4th St.
C.B. 6468 Fourth St
4.209 ACS
Civic Center Subdn
PT Tract 2
Parcel ID: 646800011

Starting at the intersection of the northern right-of-way line of Spruce Street and the eastern right-of-way line of S 4th Street and traveling north along said right-of-way line to a point at which the boundary line of parcel 64689011000 breaks eastward from the aforesaid right-of-way line, then following the boundary line of the aforesaid parcel entirely around the property bearing parcel identification number 6468901100 to the point of beginning.

EXHIBIT B – PROJECT AREA PLAN



EXHIBIT C – PROPOSED LAND USE



EXHIBIT D – ACQUISITION MAP



EXHIBIT E – EQUAL OPPORTUNITY AND NON-DISCRIMINATION GUIDELINES

Form: 05/01/20

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. 69427, 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 ordinances apply to the Project.

The Redeveloper(s) agrees for itself and its successors and assigns, that there shall be covenants to ensure that there shall be no discrimination on the part of the Redeveloper(s), its successors or assigns upon the basis of race, color, 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 interests 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 No. 60275 (First Source Jobs Policy) which is codified at Chapter 3.90 of the Revised Ordinances of the City of St. Louis. his Report provides a strategic vision for the redevelopment of (1) 200 South these Sites are all located in the Downtown, which for the purposes of this report encompasses the

EXHIBIT F – BLIGHTING QUALIFICATIONS STUDYfor the 200 South 4th St Redevelopment Area

Missouri law allows cities and counties to identify and designate redevelopment areas that qualify as “Blighted Areas” as defined within Section 99.805 of the Revised Statutes of Missouri (“Chapter 99” or “Land Clearance for Redevelopment Authority Law”).

As evidenced in the Blighting Qualifications Study within this Exhibit F, the Area meets the definition of a “Blighted Area” set forth in Chapter 99 because of the predominance and combination of unsafe conditions, deterioration of site improvements, and the existence of conditions which endanger life or property by fire and other causes present in the Area. The predominance of these conditions constitutes an economic liability, a social liability, and a menace to the public health, safety, or welfare in its present condition.

Subject Area is: ☐ Vacant Land☐ Occupied Mixed-Use☐ Occupied Commercial☐ Unoccupied Residential☒ Unoccupied Commercial**Subject Area is:** ☒ Secured☐ Unsecured

200 S 4th Street Redevelopment Area

Chapter 99 Qualifications Study

May 30, 2025



**200 S 4TH STREET REDEVELOPMENT AREA CHAPTER 99 QUALIFICATIONS STUDY
CITY OF ST. LOUIS, MISSOURI**

SECTION 1 – INTRODUCTION	1
AREA DESCRIPTION AND BACKGROUND	1
GENERAL HISTORY OF THE AREA	1
SECTION 2 - BASIS FOR DESIGNATION AS A BLIGHTED AREA.....	3
STATUTORY DEFINITION OF BLIGHTED AREA.....	3
ANALYSIS OF BLIGHTED AREA FACTORS	3
FINDINGS REGARDING INSANITARY OR UNSAFE CONDITIONS	3
FINDINGS REGARDING DETERIORATION OF SITE IMPROVEMENTS	4
FINDINGS REGARDING THE EXISTENCE OF CONDITIONS WHICH ENDANGER LIFE OR PROPERTY BY FIRE AND OTHER CAUSES.....	4
FINDINGS REGARDING ECONOMIC LIABILITY	5
FINDINGS REGARDING SOCIAL LIABILITY	6
SECTION III – SUMMARY OF FINDINGS.....	7
APPENDIX A – EXISTING CONDITIONS PHOTOS	

SECTION 1 – INTRODUCTION

AREA DESCRIPTION AND BACKGROUND

The 200 S 4th Street Redevelopment Area (hereinafter referred to as the “Area”) comprises approximately 4.2 acres of land within the Downtown neighborhood of the City of Saint Louis, Missouri (the “City”). The Area includes the vacant property most recently known as the Millennium Hotel St. Louis (the “Hotel”).

The boundaries of the Area are shown on the **Redevelopment Area Boundary** map on the following page. The legal description of the Area is as follows:

*“200 South 4th St.
C.B. 6468 Fourth St
4.209 ACS
Civic Center Subdn
PT Tract 2
Parcel ID: 646800011*

Starting at the intersection of the northern right-of-way line of Spruce Street and the eastern right-of-way line of S 4th Street and traveling north along said right-of-way line to a point at which the boundary line of parcel 64689011000 breaks eastward from the aforesaid right-of-way line, then following the boundary line of the aforesaid parcel entirely around the property bearing parcel identification number 6468901100 to the point of beginning.”

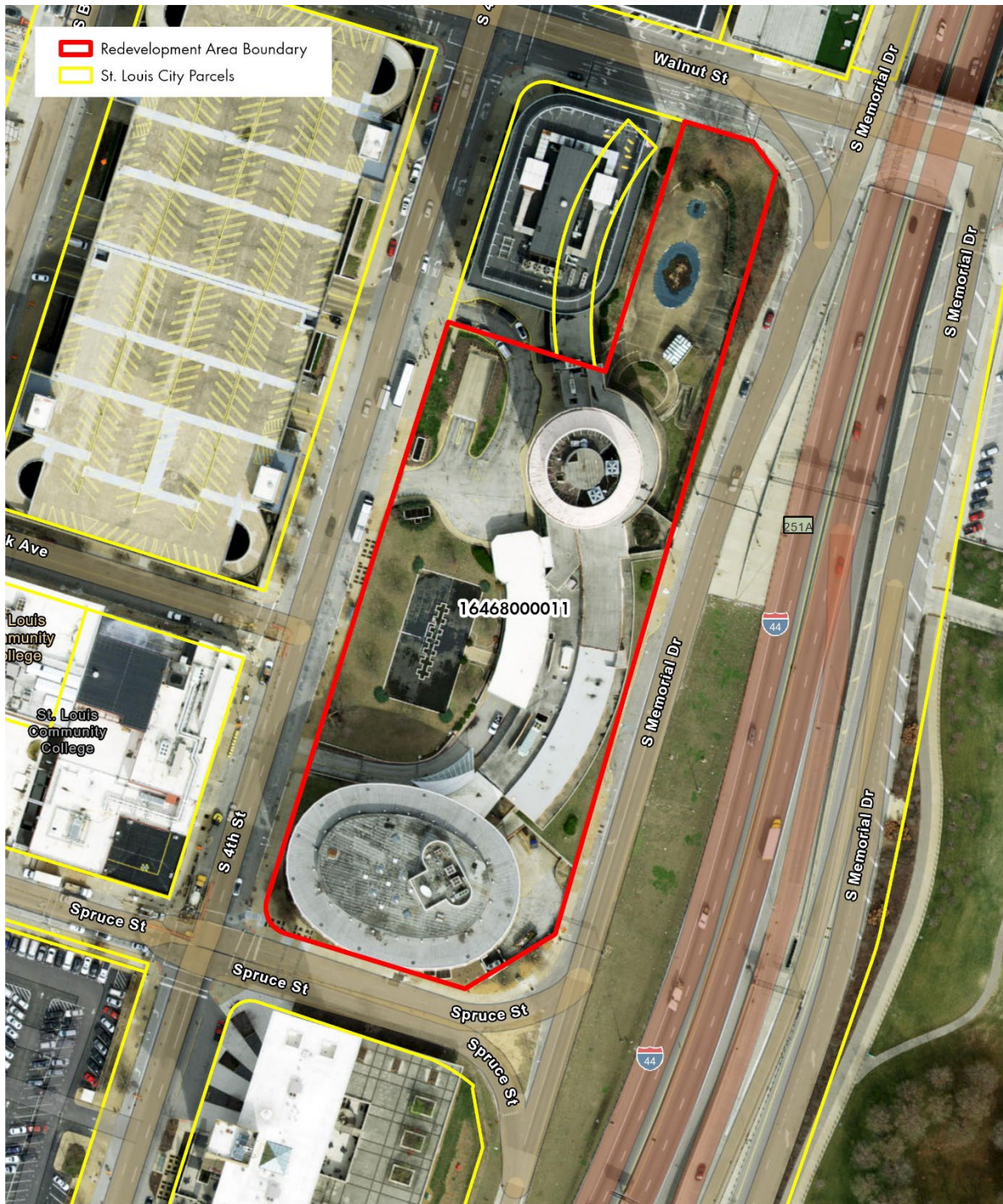
GENERAL HISTORY OF THE AREA

Originally known as Stouffer’s Riverfront Inn, the Millennium Hotel St. Louis is a currently vacant hotel complex that features two towers joined by a low-rise building equipped with restaurant facilities and meeting rooms. Millennium Hotel Tower I is 28 stories tall, sits at the north end of the Area and was constructed in 1968. Millennium Hotel Tower II is 11 stories tall, sits at the south end of the Area and was constructed in 1974. The Hotel also once featured a revolving restaurant on the 28th floor of Millennium Hotel Tower I. The Hotel has been closed since January 2014.

Since its closure, its 780 hotel rooms remain dormant; not generating any activity in this part of the Downtown St. Louis neighborhood and failing to generate any tax revenue for the City.

Since the Hotel became vacant, its future has been the subject of speculation, and its grounds have been attracted trespassers. In recent years, individuals have unlawfully entered the building, photographed the interiors, and posted the images online.

**200 S 4TH STREET REDEVELOPMENT AREA CHAPTER 99 QUALIFICATIONS STUDY
CITY OF ST. LOUIS, MISSOURI**



Redevelopment Area Boundary
St. Louis MO

0 100 200 US Feet
PCAV PLANNERS LLC



SECTION 2 - BASIS FOR DESIGNATION AS A BLIGHTED AREA

STATUTORY DEFINITION OF BLIGHTED AREA

Missouri law allows cities and counties to identify and designate redevelopment areas that qualify as “Blighted Areas” as defined within Section 99.805 of the Revised Statutes of Missouri (“Chapter 99”). Chapter 99 defines “Blighted Area” as follows:

“Blighted Area”, an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use; (Section 99.805(1), RSMo.)

ANALYSIS OF BLIGHTED AREA FACTORS

This section documents the conditions found to be present in the Area and contains the analysis of how such conditions cause the Area to be a “Blighted Area” pursuant to Chapter 99.

This analysis is based upon on-site investigations of the Area conducted by PGAV Planners staff in February 2024 and by staff of the St. Louis Development Corporation in July 2024. Photographs illustrating representative blighting conditions were taken during the site visit and are displayed in **Appendix A – Existing Conditions Photos**. This report will not reflect changes in conditions or events that have occurred after the date of the site visits or publication of this report.

FINDINGS REGARDING INSANITARY OR UNSAFE CONDITIONS

The Hotel has been vacant since 2014. Absentee ownership has led to the neglect of the Area as its interiors and exteriors visibly deteriorated over time. Vacant structures present fire hazards, as unattended buildings, even when secured, are more likely to be subject to vandalism or fire resulting from deterioration associated with building components. For example, the nearby, vacant Railway Exchange Building located at 611 Olive Street experienced a fire in October 2023.

A visual inspection of the Area indicates that the interior of the Hotel structure has experienced water damage due to the failure of roofing materials and internal utilities. Water damage presents an insanitary condition.

FINDINGS REGARDING DETERIORATION OF SITE IMPROVEMENTS

Deterioration refers to the physical deterioration of buildings and other above-ground improvements, below-grade supporting structures such as water, sewer, and electric utilities, and surface site improvements such as parking areas, roadways and drives, and lighting fixtures, signage, etc.

Deterioration may be evident in a variety of exterior and interior building components, including foundation, exterior walls, doors, windows, floors, roofs, wiring, plumbing, etc. Minor defects, such as a lack of painting, loose or missing roof tiles, floor or ceiling plates, holes and cracks over limited areas, or damaged fascia materials, may indicate deterioration resulting from deferred maintenance.

The Area exhibits several physical conditions that exemplify deterioration of site improvements, including:

- The improvements within the Area are notably deteriorated, and show signs of persistent damage to cement, metal, and other building materials.
- Broken windows on Area structures communicate a lack of attention to properly securing the buildings, leading to entry of rain and snow, insects, and birds.
- The Hotel has been vacant since 2014, without adequate control to manage moisture levels or prevent water infiltration or pest control to prevent entry of vermin.
- The interior of the Hotel appears to suffer from water damage as indicated by broken ceiling material, holes in ceilings, and streaks left by water and debris. These conditions indicate deterioration of interior water lines and building components.
- The paved sidewalk and parking surfaces show alligator cracking, which indicates that the surface and subsurface material has deteriorated to the point that replacement is required.

FINDINGS REGARDING THE EXISTENCE OF CONDITIONS WHICH ENDANGER LIFE OR PROPERTY BY FIRE AND OTHER CAUSES

The Area suffers from persistent vacancy. For the past decade, the Area has been an ominous presence in Downtown St. Louis by creating a void of inactivity within a neighborhood that should be vibrant and active. The Area is vacant and such buildings are more susceptible to fire.

Additionally, the City and the St. Louis Fire Department, who inspect buildings upon acquisition and prior to occupancy, may not have up-to-date information on the building's current condition.

Vacant structures are more susceptible to fire and are more likely to cause injuries. For example, the nearby, vacant Railway Exchange Building, located at 611 Olive Street, suffered fire damage in October 2023. According to the National Fire Protection Association, firefighter injuries are much more likely to occur in vacant building structure fires.

FINDINGS REGARDING ECONOMIC LIABILITY

Since 2014, the Area has transitioned from economically productive to vacant and deteriorating. The Hotel once housed hundreds of guests visiting St. Louis for business or recreation purposes. This commercial endeavor produced property tax, sales tax, gross receipts, and earnings tax revenues for the City, as well as jobs and income for their employees, and contributed to the vitality of downtown.

In 2013, property within the Area had a total assessed value of \$5,650,900. Adjusted for inflation, this value would exceed \$7 million. Today, the Area has an assessed value of \$2,589,100, which is less than half of its value in 2013.

Moreover, the closure of the Hotel in 2014 eliminated the sales tax revenue, earnings tax revenue, and hotel tax revenue generated by the Area. A review of hotel market data provided by CoStar indicates that an average hotel room in St. Louis should generate approximately \$31,700 in revenue in a year. The Area's 780 rooms should be generating \$24,726,000 in revenue, which would generate approximately \$2.4 million in sales tax revenue (based on the location's 9.679% total sales tax rate), and approximately \$927,225 in hotel sales tax revenues (based on the Convention and Visitors Commission 3.75% hotel sales tax). The Area, if it were operating at an economic level in line with the average hotel performance for the City, could generate more than \$3.3 million in sales tax revenue.

As the Area is vacant and underutilized, it fuels the real estate "doom loop" recently reported on by the Wall Street Journal in an April 9, 2024 article titled, "The Real Estate Nightmare Unfolding in Downtown St. Louis." The "doom loop" phenomenon, as described in the Wall Street Journal, is a situation in which building closures generate a self-reinforcing cycle and the cumulative decline in activity drags down the entire central business district. The Area occupies a prominent place in the City's skyline and has sat vacant for a decade. Its lengthy vacancy and deteriorated condition is a key motivator in the continuation of the City's real estate "doom loop."

The Area's condition negatively impacts its neighbor at 100 S Broadway, which is an office property with approximately 260,000 square feet of leasable space. Currently, only approximately 34% of this buildings is leased. Another way to say this is that this office building is 66% vacant, which is more than three times the overall vacancy rate in Downtown St. Louis.

The condition of the Area is a drag on Downtown St. Louis, the City's ability to generate tax revenue, and the viability of neighboring commercial property.

FINDINGS REGARDING SOCIAL LIABILITY

The 4.2-acre Area is located in a premier location within downtown St. Louis near Busch Stadium and the Arch grounds. The Hotel building also looms large as part of the City's skyline. The ongoing deterioration of the Area has an extremely negative impact on resident, employee, and visitor perception of downtown St. Louis. The Area, in its current state, communicates disinvestment and a threat to public safety.

Conditions within the Area likely discourage those who may be considering the surrounding blocks as sites of potential residence, employment or investment. The amount of foregone economic activity as a result of the depressed and bleak conditions should be noted as a consequence of the Area's deterioration.

Finally, it should be noted that functional businesses create street level vitality that support other businesses. The loss of urban amenities, such as hotels, challenges efforts to attract much-needed residents and employers to downtown St. Louis, who in turn create the foot traffic that makes the neighborhood feel alive and safe. The Area, in its present condition and use, reinforces Downtown St. Louis' real estate "doom loop."

SECTION III – SUMMARY OF FINDINGS

Vacancy and deterioration plague the Area. Building ownership has allowed Area improvements to deteriorate. In addition to the risk of injury, death, fire, and disease, the conditions within the Area have resulted in the loss of established businesses, along with their associated economic activity and revenue, and have likely served to deter reinvestment not only within the Area, but also in other parts of Downtown St. Louis. Finally, the social cost of losing businesses and visible signs of disinvestment and deterioration directly challenge the City's efforts to create a vibrant and sustainable downtown neighborhood and compromise resident and employee quality of life. The improvements in the Area constitute a major part of the City of St. Louis' skyline. The deterioration of the Hotel is a blight upon the Area, the skyline, and the region.

The Area meets the definition of a "Blighted Area" set forth in Chapter 99 because of the predominance and combination of the aforescribed factors. Unsafe conditions, deterioration of site improvements, and the existence of conditions which endanger life or property by fire and other causes present in the Area constitute an economic liability, a social liability, and a menace to the public health, safety, or welfare in its present condition.

APPENDIX A – EXISTING CONDITIONS PHOTOS

The image below shows a gas-powered lawn mower sitting inside the Hotel. Above the lawn-mower is visible evidence of water damage.



The image below indicates water damage and mold in the interior of the Hotel building.



Broken, deteriorated ceiling material in the interior of the Hotel.



Deteriorated columns, pavement, and ceiling material in the porte cochere.



**200 S 4TH STREET REDEVELOPMENT AREA CHAPTER 99 QUALIFICATIONS STUDY
CITY OF ST. LOUIS, MISSOURI**

Deteriorated windows and exterior building surfaces.

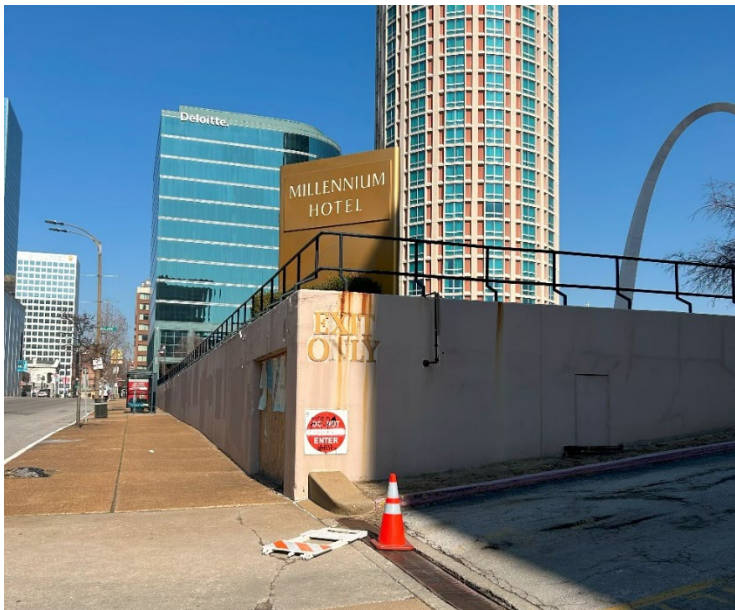


Deteriorated exterior building surfaces, boarded-over windows and doors indicating that these components are broken, and deteriorated paved surfaces.



200 S 4TH STREET REDEVELOPMENT AREA CHAPTER 99 QUALIFICATIONS STUDY CITY OF ST. LOUIS, MISSOURI

Deteriorated paved surfaces, concrete and metal railings shown below.



**200 S 4TH STREET REDEVELOPMENT AREA CHAPTER 99 QUALIFICATIONS STUDY
CITY OF ST. LOUIS, MISSOURI**

Deteriorated building exterior.



Deteriorated building material and metal fencing.



Deteriorated interior ceiling.

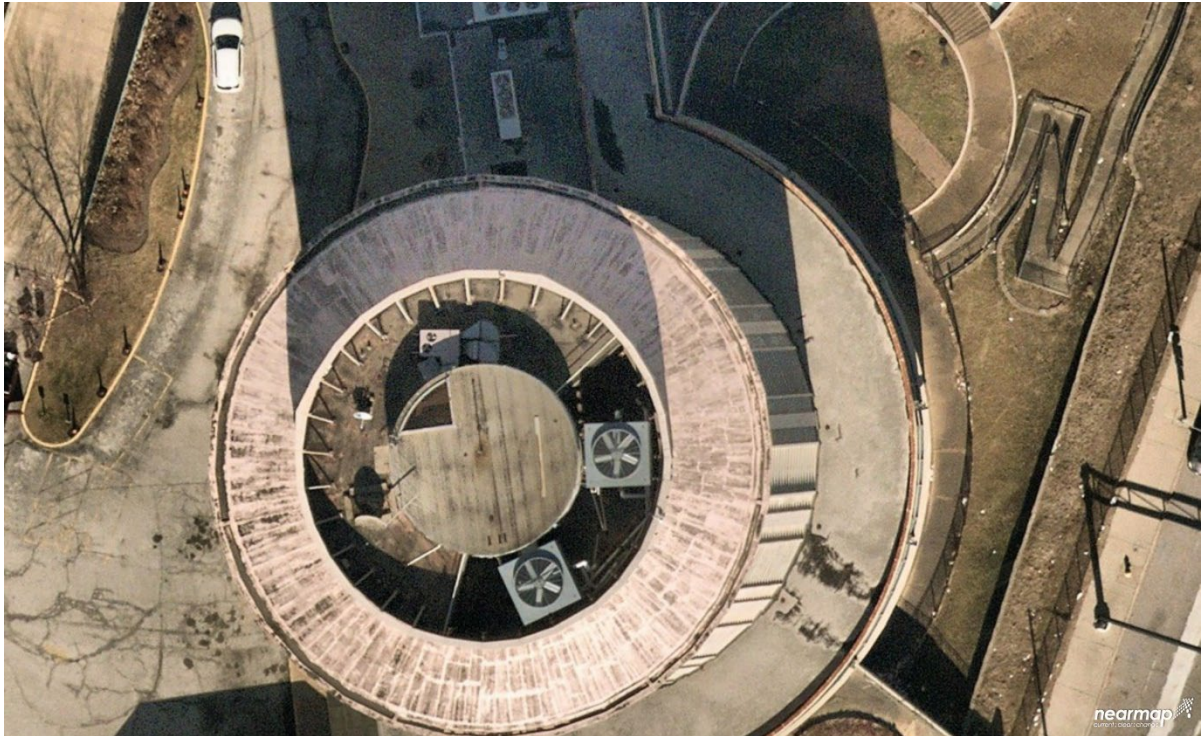


This aerial image take in February 2024 shows evidence of deteriorated roofing material.



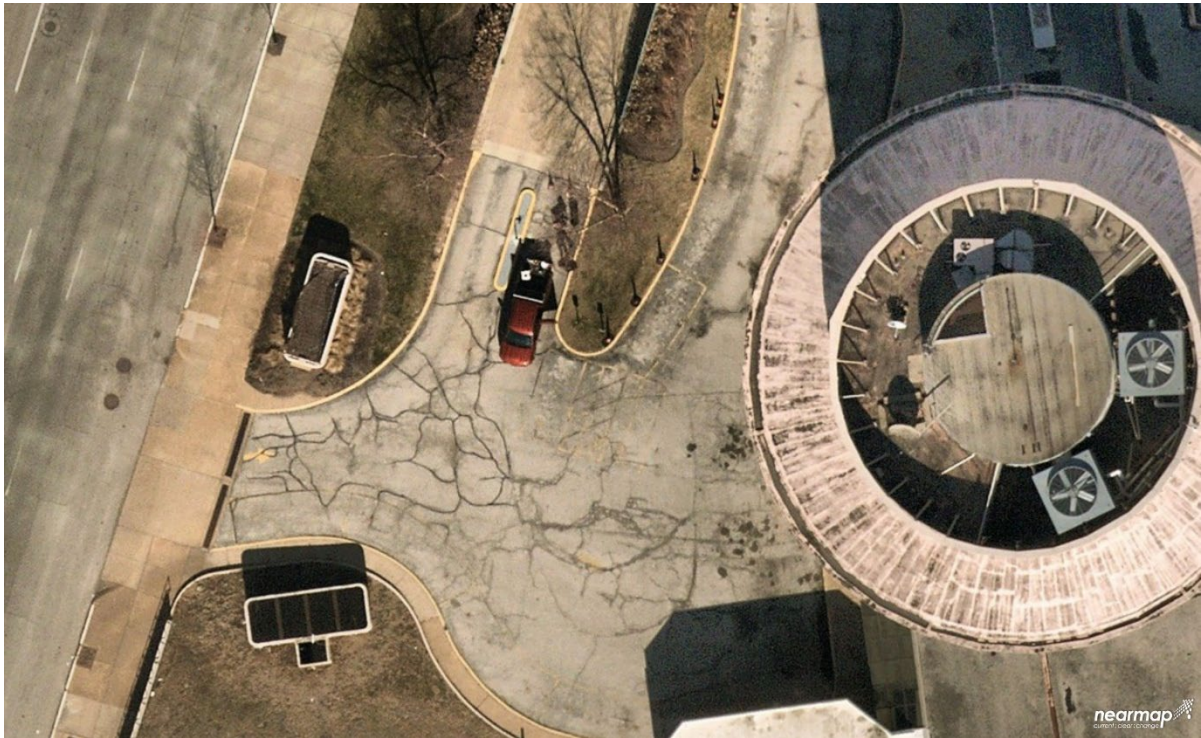
**200 S 4TH STREET REDEVELOPMENT AREA CHAPTER 99 QUALIFICATIONS STUDY
CITY OF ST. LOUIS, MISSOURI**

This aerial image taken in February 2024 shows evidence of roof deterioration.



**200 S 4TH STREET REDEVELOPMENT AREA CHAPTER 99 QUALIFICATIONS STUDY
CITY OF ST. LOUIS, MISSOURI**

This aerial image taken in February 2024 shows the deteriorated roof and deteriorated pavement.



Deteriorated interior ceiling showing water damage.



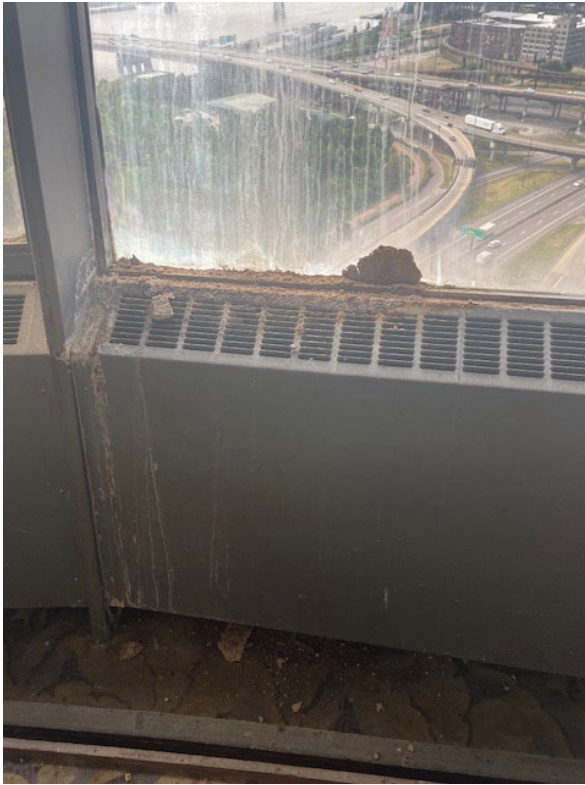
Water damage and signs of vandalism in top-floor restaurant space.



Evidence of vandalism inside the Hotel.



Water damage inside the Hotel.



Water damage evident inside the Hotel.

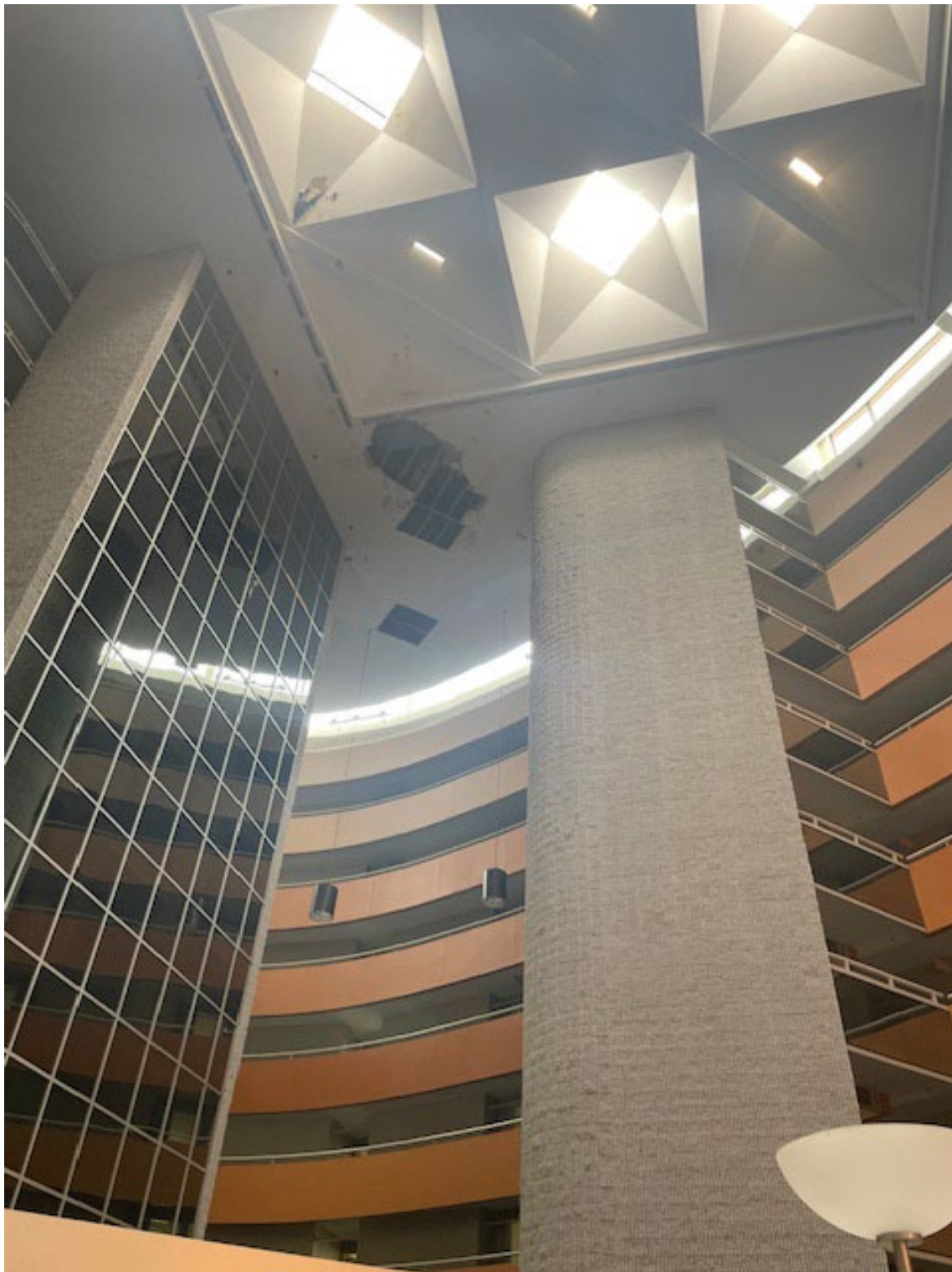


EXHIBIT G – SUSTAINABILITY REPORT

SUSTAINABILITY IMPACT STATEMENT -

The St. Louis Planning Commission adopted a Sustainability Plan on January 09, 2013. The following chart shows how the objectives of this Redevelopment Plan relate to selected Functional Categories and development related Objectives of the City's Sustainability Plan. The Mayor has issued a Sustainable Action Agenda (SAA). The following chart also shows items that may relate to development projects.

		Applicable	Not Applicable
I. URBAN CHARACTER, VITALITY AND ECOLOGY			
A1	Reinforce the City's Central Corridor as the dynamic "heart" of the region	X	
A3	Develop designated areas via incentives for "green" and technical industries		
A4	Increase riverfront development and provide safe public access and associated recreational activity	X	
A5	Provide development incentives to encourage transit-oriented development	X	
B1	Prioritize infill development to develop thriving compact communities/vibrant mixed-use main streets	X	
SAA2	Make LRA land available at no cost for smart, productive, create re-use of the land.		X
B2	Update local street design standards and implement the Complete Streets Ordinance		X
B3	Create Citywide, and multiple neighborhood-scale mobility plans		X
B4	Discourage development that reduces transit, bike and pedestrian activities	X	
C1	Design public spaces and neighborhood streets as gathering spaces for people	X	
C5	Maintain public spaces and neighborhood streets	X	
D7*	Expand the City's urban tree canopy	X	
SAA4	Increase the Number of Trees Planted by 16,000 or 15%	X	
E1	Celebrate and increase activity along the Mississippi River	X	
E2	Remove/change infrastructure to improve riverfront access	X	

F1	Preserve and reuse buildings as a means of achieving sustainability		X
F2	Continue to integrate preservation into the planning and building approval process		X
F4	Protect historic properties vulnerable to foreclosure, tax forfeiture, or demolition		X
F5	Promote the redevelopment of historic homes and commercial properties		X
G1	Develop affordable homes in concert with long-range transit and development planning		X

G2	Encourage mixed-use affordable housing in high amenity neighborhoods	X	
G4	Integrate low income housing into market-rate and mixed-use development	X	
G6	Experiment with new ways to create partnerships to build sustainable and affordable housing	X	
G8	Offer housing that is energy efficient and environmentally sustainable	X	
H4	Continue to remove site contamination and promote brownfields redevelopment	X	
I4	Ensure urban agriculture is a profitable, viable enterprise		
J4	Preserve neighborhood residential areas/commercial and mixed-uses on corners/major corridors	X	
J5	Increase the effectiveness of major commercial corridors	X	
J8	Incorporate sustainability in economic development programs	X	
II. ARTS, CULTURE AND INNOVATION			
A4	Encourage the development of affordable artist housing, studios and ventures		X
A5	Diversify the City's range of arts, creative and innovative industries	X	
SAA6	Build Phase II of CORTEX bioscience and technology research district		
C2	Facilitate development of arts, culture and innovative TODs		

C5	Target developing arts and cultural districts for streetscape and public space improvements		
E1	Use distinctive public art, architecture, landscape to build City and neighborhood identity	X	
F1	Revitalize existing and develop new arts and cultural facilities		
III. EMPOWERMENT, DIVERSITY AND EQUITY			
E4	Expand the capacity to create additional affordable housing units		X
E5	Create pathways for qualified low-income families to become homeowners		X
SAA10	Implement ordinance #71094 pertaining to workforce inclusion	X	
F1	Address blighting and environmental health hazards	X	
F6	Ensure the application of universal design and accessibility codes	X	
IV. HEALTH, WELL-BEING AND SAFETY			
A5	Plan and design buildings, spaces and environments for safety	X	
B5	Reduce exposure of lead-paint poisoning	X	
C1	Eliminate food deserts and improve access to fresh produce		
C3	Support urban agriculture opportunities in the City		X

End chronic Homelessness		X
Design buildings to encourage physical activity	X	
V. INFRASTRUCTURE, FACILITIES AND TRANSPORTATION		
Advance the City as a transportation hub		
Encourage transit oriented development	X	
Increase bike racks by 150%	X	
Use pilot projects to explore ways to achieve net zero storm water discharge		X
Strive for the highest levels of energy efficiency and maximize clean energy in buildings	X	
Ensure building and site development integrated with natural site ecology	X	
Advance the use of high-efficiency building related water systems and technologies	X	
Encourage re-use of materials and divert waste from land-fills	X	
Provide healthy interior environments in commercial buildings	X	
VI. PROSPERITY, OPPORTUNITY AND EMPLOYMENT		
Require a sustainability impact statement for all new City development	X	
Increase the inventory and availability of business and industrial real estate through environmental clean-up and land assembly		X
Encourage small scale redevelopment with economic incentives		X
Leverage the Mississippi River as an inexpensive transportation, drinking water and recreational resource		
Focus on small and local businesses as a key part of the City economy		
Re-use existing buildings for inexpensive incubation of entrepreneurial ideas		
Pursue transit oriented development at MetroLink stations and major bus nodes to encourage more walking/fewer carbon emissions	X	
Market and encourage living in the City to recent college graduates	X	

Promote flexible development approaches by developers, land owners and business firms	X	
Direct new commercial and mixed-use development to designated corridors and districts that demonstrate market support	X	
Create at least 8,500 new jobs at Ballpark Village, CORTEX, Carondelet Coke, St. Louis Army Ammunition Plant and North Riverfront		
Foster innovation	X	
Remediate and prepare at least 40 vacant properties for redevelopment	X	
<i>Please comment in what ways you believe the Mayor's Sustainability Action Agenda overlaps with your successes on your project.</i>		

BOARD BILL NUMBER 39

FISCAL NOTE

Preparer's Name Zachary Wilson

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

Bill Sponsors Alderman Aldridge

Bill Synopsis:	This Board Bill seeks to approve a Chapter 99 Redevelopment Plan and Blighting Study for the 200 South 4th St. Redevelopment Area. The proposed Bill also allows for use of eminent domain within the area for all properties. This Board Bill will allow for up to a 20-year tax abatement at 90 percent.
Type of Impact:	None this year.
Agencies Affected:	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 ☒ No.
- An undertaking of a new service for which no funding is provided in the current adopted city budget? ☐ Yes ☒ No.
- A commitment of city funding in the future under certain specified conditions? ☐ Yes ☒ 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 ☒ No.
- An execution or initiation of an activity as a result of federal or state mandates or requirements? ☐ Yes ☒ No.
- A capital improvement project that increases operating costs over the current adopted city budget? ☐ Yes ☒ 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:

- 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:

- 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:

- 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.

Financial Estimate of Impact on General Fund			
Fiscal Impact	<u>Year 1 (current)</u>	<u>Year 2</u>	<u>Year 3</u>
Additional Expenditures	NA	NA	NA
Additional Revenue	NA	NA	NA
Net	NA	NA	NA
Financial Estimate of Impact on Special Funds			
Fiscal Impact	<u>Year 1 (current)</u>	<u>Year 2</u>	<u>Year 3</u>
Additional Expenditures	NA	NA	NA
Additional Revenue	NA	NA	NA
Net	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
 ○ If yes, by whom? _____ .

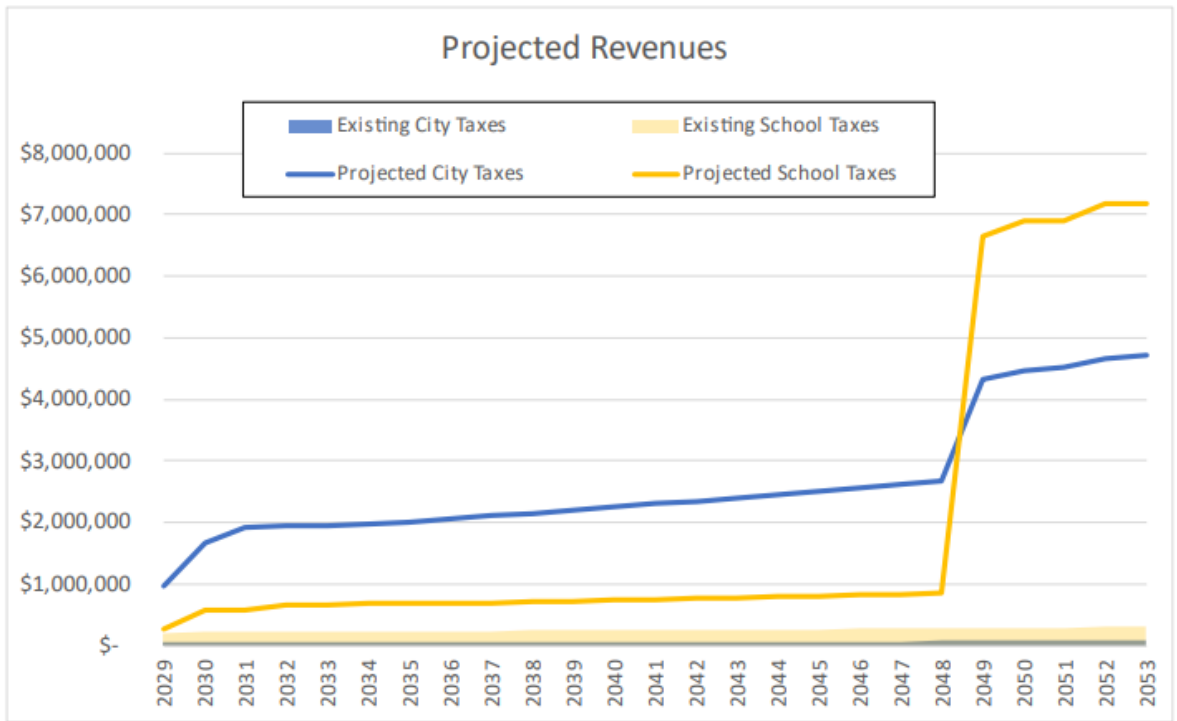
ECONOMIC ANALYSIS

Revenue Impacts for the City	10-Year	15-Year	20-Year
Net Revenue to the City	\$ 20,019,363	\$ 31,796,262	\$ 46,523,998
Baseline Revenue (If No Project)	\$ 635,675	\$ 991,072	\$ 1,372,596
New Revenue to City	\$ 19,383,688	\$ 30,805,190	\$ 45,151,402

* City Revenue projections excludes utility tax estimates.

Revenue Impacts for the School District	10-Year	15-Year	20-Year
Net Revenue to the School District	\$ 6,721,227	\$ 10,561,810	\$ 20,505,501
Baseline Revenue (If No Project)	\$ 2,319,723	\$ 3,616,647	\$ 5,008,917
New Revenue to School District	\$ 4,401,504	\$ 6,945,162	\$ 15,496,584

Revenue Impacts for Other Taxing District	10-Year	15-Year	20-Year
Net Revenue to Other Taxing Districts	\$ 2,175,461	\$ 3,416,397	\$ 6,734,578
Baseline Revenue (If No Project)	\$ 792,341	\$ 1,235,328	\$ 1,710,882
New Revenue to School District	\$ 1,383,119	\$ 2,181,068	\$ 5,023,696



Summary
Board Bill Number 39
Committee Substitute
Introduced by Alderman Rasheen Aldridge
June 13, 2025

This Board Bill seeks to approve a Chapter 99 Redevelopment Plan and Blighting Study for the 200 South 4th St. Redevelopment Area. The proposed Bill also allows for use of eminent domain within the area for all properties.

**BOARD BILL NUMBER 39 COMMITTEE SUBSTITUTE INTRODUCED BY
ALDERMAN RASHEEN ALDRIDGE
COSPONSORS: PRESIDENT MEGAN GREEN**

1 An ordinance approving a Redevelopment Plan dated June 9, 2025 and Blighting Study ("Plan")
2 for the 200 South 4th St. Area ("Area") in the City of St. Louis ("City") after finding that the Area
3 is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 2016, as amended,
4 (the "Statute" being Sections 99.300 to 99.715 inclusive), and is blighted as defined in Section
5 353.020 RSMo.; and pledging cooperation of the Board of Aldermen.

6 **WHEREAS**, it has been found that, insanitary or unsafe conditions, deterioration of site
7 improvements, conditions which endanger life or property by fire or other causes, or any
8 combination of such factors, constitute an economic or social liability or a menace to the public
9 health, safety, morals or welfare in the Area in its present condition and use, said Area being more
10 fully described in **Attachment "A"**; and

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

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

18 **WHEREAS**, the LCRA has recommended such a plan to the Planning Commission of the
19 City of St. Louis ("Planning Commission") and to this St. Louis Board of Aldermen ("Board"),

1 titled "Blighting Study and Plan for the 200 South 4th St.," dated June 9, 2025 and, and **Exhibits**
2 **A-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) and is blighted as defined in Section 353.020 RSMo: and described in
13 **Attachment "A"**, attached hereto and incorporated herein, known as the 200 South 4th St. 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 and is blighted as defined in Section 353.020 RSMo.

20 **SECTION FOUR.** The Blighting Study and Plan for the Area, June 9, 2025 and, having
21 been duly reviewed and considered, is hereby approved and incorporated herein by reference, and

1 the President or Clerk of this Board is hereby directed to file a copy of said Plan with the Minutes
2 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 acquire any
12 property in the Area by the exercise of eminent domain.

13 **SECTION NINE.** The property within the Area is currently unoccupied and occupied.
14 All eligible occupants displaced by the Redeveloper ("Redeveloper" being defined in Section
15 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 Business Enterprises ("MBE's") and Women's Business Enterprises ("WBE's")
21 will be solicited and fairly considered for contracts, subcontracts and purchase orders;

1 (c) To be bound by the conditions and procedures regarding the utilization of MBE's
2 and WBE's established by the City;

3 (d) To adhere to the requirements of Ordinance Nos. 69427, 70767 and 71094, as may
4 be amended or supplemented, pertaining to minority-owned and women-owned business
5 participation, workforce development, and prevailing wage compliance, to the extent the
6 provisions of those ordinances apply to the Project

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

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

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

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

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

6 The term "Redeveloper" as used in this Section shall include its successors in interest and
7 assigns.

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

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

**200 South 4th St.
Redevelopment Area**

Legal Description:

200 South 4th St.
C.B. 6468 Fourth St
4.209 ACS
Civic Center Subdn
PT Tract 2
Parcel ID: 646800011

Starting at the intersection of the northern right-of-way line of Spruce Street and the eastern right-of-way line of S 4th Street and traveling north along said right-of-way line to a point at which the boundary line of parcel 64689011000 breaks eastward from the aforesaid right-of-way line, then following the boundary line of the aforesaid parcel entirely around the property bearing parcel identification number 6468901100 to the point of beginning.

BLIGHTING STUDY AND REDEVELOPMENT PLAN

FOR THE

200 SOUTH 4TH STREET REDEVELOPMENT AREA

Project #2475
May 30, 2025

Land Clearance for Redevelopment
Authority of the City of St. Louis

Mayor Cara Spencer

BLIGHTING STUDY AND REDEVELOPMENT PLAN

FOR

200 SOUTH 4TH ST. REDEVELOPMENT AREA**TABLE OF CONTENTS**

SECTION A – EXISTING CONDITIONS AND FINDINGS OF BLIGHT	4
Delineation of Boundaries.....	4
General Condition of the Area.....	5
Present Land Use of the Area	8
Present Land Use and Density of Surrounding Properties	16
Current Zoning	16
Finding of Blight.....	17
SECTION B – PROPOSED DEVELOPMENT AND REGULATIONS	18
Development Objectives.....	18
Proposed Land Use of the Area	18
Proposed Zoning.....	18
Relationship to Local Objectives	19
Proposed Employment for this Area	20
Circulation	20
Building and Site Regulations.....	20
Urban Design	21
Parking Regulations.....	26
Sign Regulations	26
Building, Conditional Use, and Sign Permits	26
Public Improvements.....	26
Strategic Principles	26
SECTION C – PROPOSED SCHEDULE OF DEVELOPMENT.....	52
SECTION D – EXECUTION OF PROJECT.....	53
Administration and Financing	53
Property Acquisition.....	53
Property Disposition	53
Relocation Assistance	53
SECTION E – COOPERATION OF THE CITY	53
SECTION F – TAX ABATEMENT	53

SECTION G – COMPLIANCE WITH AFFIRMATIVE ACTION AND NONDISCRIMINATION LAWS AND REGULATIONS	55
Land Use	55
Construction and Operations	55
Laws and Regulations	55
Enforcement	55
SECTION H – MODIFICATIONS OF THIS PLAN.....	55
SECTION I – DURATION OF REGULATION AND CONTROLS	56
SECTION J – EXHIBITS	56
SECTION K – SEVERABILITY	56
EXHIBITS.....	57
EXHIBIT A – LEGAL DESCRIPTION.....	1
EXHIBIT B – PROJECT AREA PLAN.....	1
EXHIBIT C – PROPOSED LAND USE.....	1
EXHIBIT D – ACQUISITION MAP.....	1
EXHIBIT E – EQUAL OPPORTUNITY AND NON-DISCRIMINATION GUIDELINES	1
EXHIBIT F – BLIGHTING QUALIFICATIONS STUDY	1
EXHIBIT G – SUSTAINABILITY REPORT	1

SECTION A – EXISTING CONDITIONS AND FINDINGS OF BLIGHT

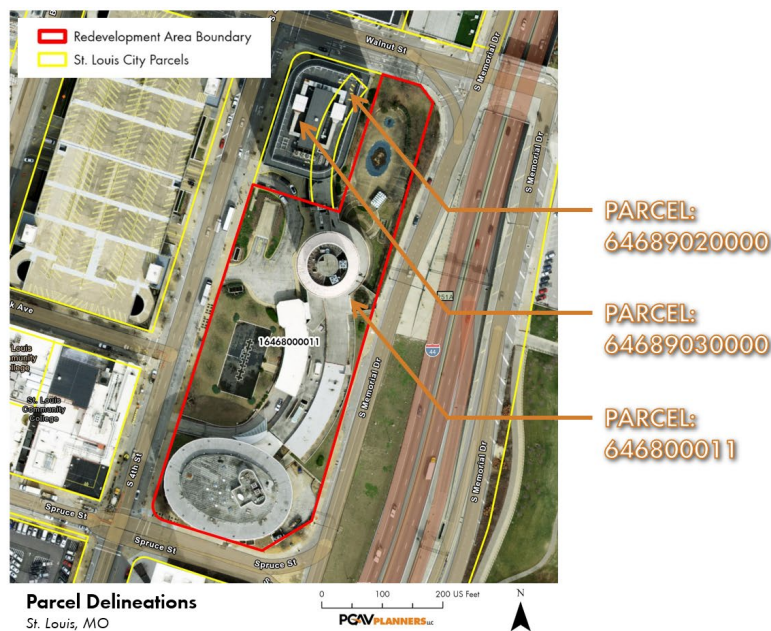
Delineation of Boundaries

The 200 South 4th St. Redevelopment Area (the “Area”) encompasses three connected commercial buildings (the “Buildings”) in the Downtown neighborhood of the City of St. Louis (the “City”) and is located on the north side of Spruce St. between South 3rd St. and South 4th St., and on the south side of Walnut St. between South 3rd St. and South 4th St.

The legal description of the 4.2-acre Area is attached and labeled Exhibit “A”. The boundaries of the Area are delineated on Exhibits “B”, “C” and “D” (“Project Area Plan”).

The Deloitte building at 100 South 4th Street is Parcel 64689030000 and is not included within the Area. A section of the Buildings constructed in 1968 (the majority of which is located within the boundaries of Parcel 646800011) is now located below 100 South 4th Street. This portion of the Buildings is included within Parcel 64689020000. Parcels 64689030000 and 64689020000 are currently owned by the same entity, which is a separate entity from the current owner of the Area. The building on Parcel 64689030000 is structurally independent from the Buildings on Parcel 64689020000. This Blighting Study and Redevelopment Plan does not address Parcel 64689020000. That being said, future redevelopment of the Area should contemplate, after coordination with the owner of Parcel 64689020000, the best path forward for the building on Parcel 64689020000.

Figure 1 – Parcel Delineations



General Condition of the Area

The Area comprises a portion of City Block 6468. The Area includes three connected buildings. The parcel-by-parcel physical conditions within the Area are shown on Exhibit "B" ("Project Area Plan-Existing Uses and Conditions") and enumerated in Exhibit "F" "Blighting Qualifications Study".

Unemployment figures, computed by the Missouri Economic Research and Information Center, Missouri Department of Economic Development, indicate a 3.8% unemployment rate for the City for the month of June 2024. It is estimated that this rate is applicable to residents of the neighborhoods surrounding the Area.

Throughout history, the Area has seen its fair share of conversions. From a small trading post in 1764, to the fourth-largest city in the United States in 1904, to present day, Downtown St. Louis and the riverfront have been at the center of it all. As the riverfront transformed throughout the mid-20th century, large-scale redevelopments were also proposed further into the Downtown. The 50s and 60s were not comfortable periods to look back in time with nostalgia. This relatively short moment in St. Louis's history was about putting away the messiness of the past and looking toward a brighter future. The Area was cleared in the early 1960s, and the suburban-style development, the Stouffer's Riverfront Inn, was opened in 1968. The following images show the historic context of the Area and its immediate surroundings. These images demonstrate an innovative, vibrant, and resilient St. Louis with pedestrian-oriented sidewalks and a human-scale to how the buildings relate to the street.

Figure 2

View of Fourth Street looking south from Market Street, 1866.
Source: Missouri Historical Society Photographic Archives, N36839



The following images show the skyline of St. Louis and how the riverfront has transformed over time. These images demonstrate the approximately 200 years of St. Louis's history where the skyline of St. Louis did not include the current development within the Area and the significantly shorter amount of time (60 years) the current development has existed.

Figure 3

Saint Louis, Missouri, 1848.

Source: Missouri Historical Society Photographic Archives, N33949

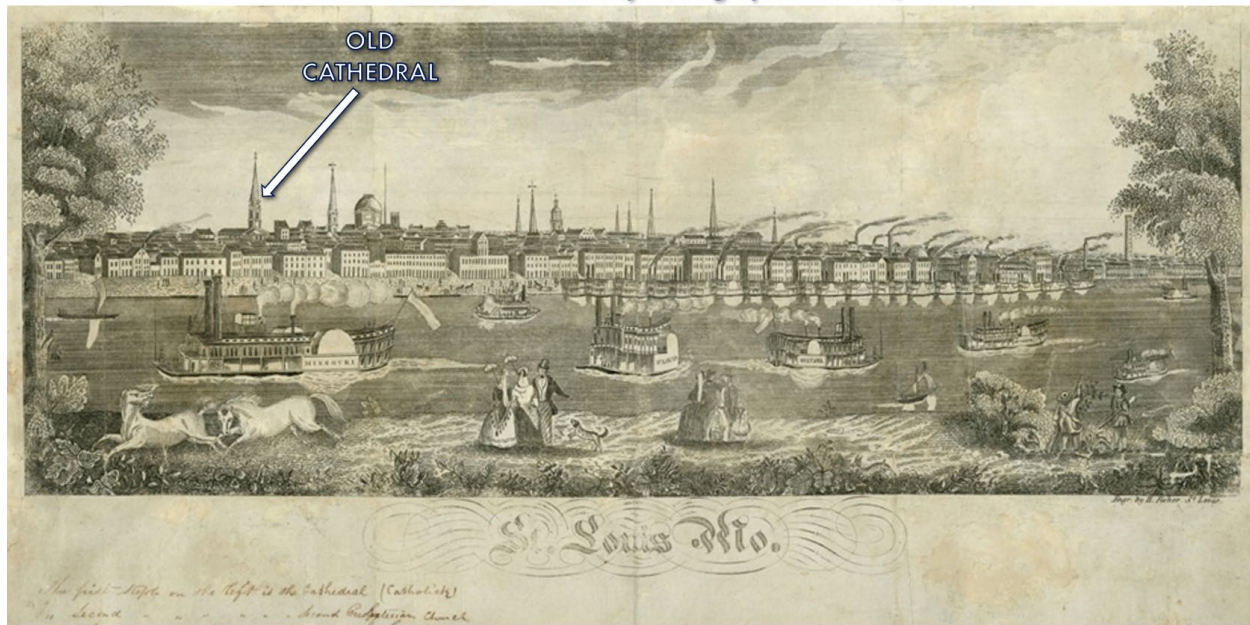


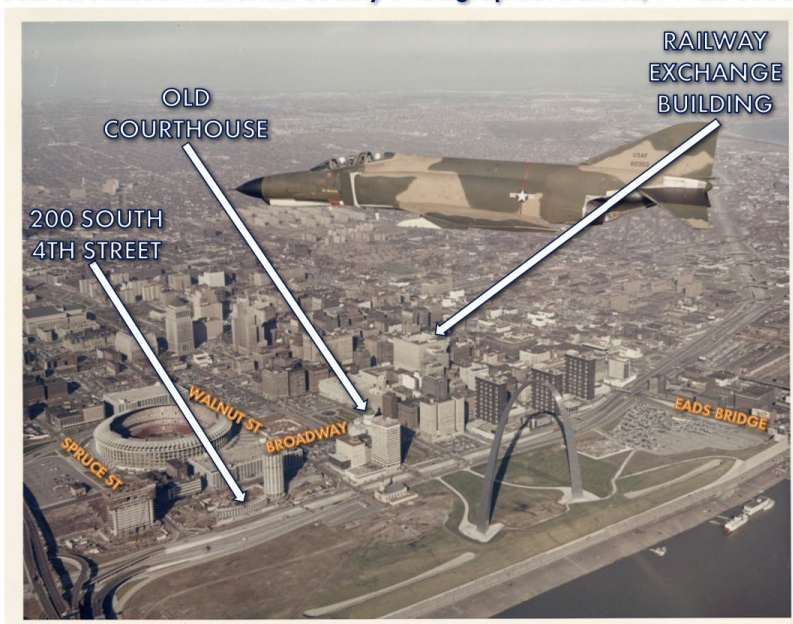
Figure 4

Aerial view of St. Louis Riverfront before clearance, 1932.
Source: Missouri Historical Society Photographic Archives, N22145



Figure 5

Aerial view of military airplane flying over downtown Saint Louis, 1969.
Source: Missouri Historical Society Photographic Archives, P1123-00007



Present Land Use of the Area

Existing improvements within the Area include three connected commercial buildings that previously housed a hotel and are currently vacant and disused.

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

The Area is an incredibly prominent site in Downtown St. Louis. It can be seen from bridges when crossing the Mississippi River from Illinois to Missouri as well as from Downtown looking toward the river. The Area is located along 4th Street which is an important artery for automobiles entering and leaving Downtown, and it is located directly between two of the most visited destinations in St. Louis, the Arch and Busch Stadium.

Figure 6 – Aerial Looking Northwest



The Area includes key site characteristics which shall inform the future potential of this site whether the existing improvements are demolished or not. These characteristics are outlined based on prominence, location, size, and adjacencies of the site. The City and the Metro have a once-in-a-generation opportunity to re-envision what the Downtown community can feel like while continuing to strengthen our enduring connections with the riverfront. Building on the key site characteristics of the Area, we can work toward righting the suburban misconceptions of the past and restoring the urban fabric of Downtown. A fabric that, when coming together in partnership and as a Metro, absolutely has the potential to again be innovative, aspirational, and welcoming.

Figure 7 – Entry to Downtown from Northeast



Figure 8 – Entry to Downtown from Southeast



Figure 9 – Entry to Downtown from South



Figure 10 – Entry to Downtown from West

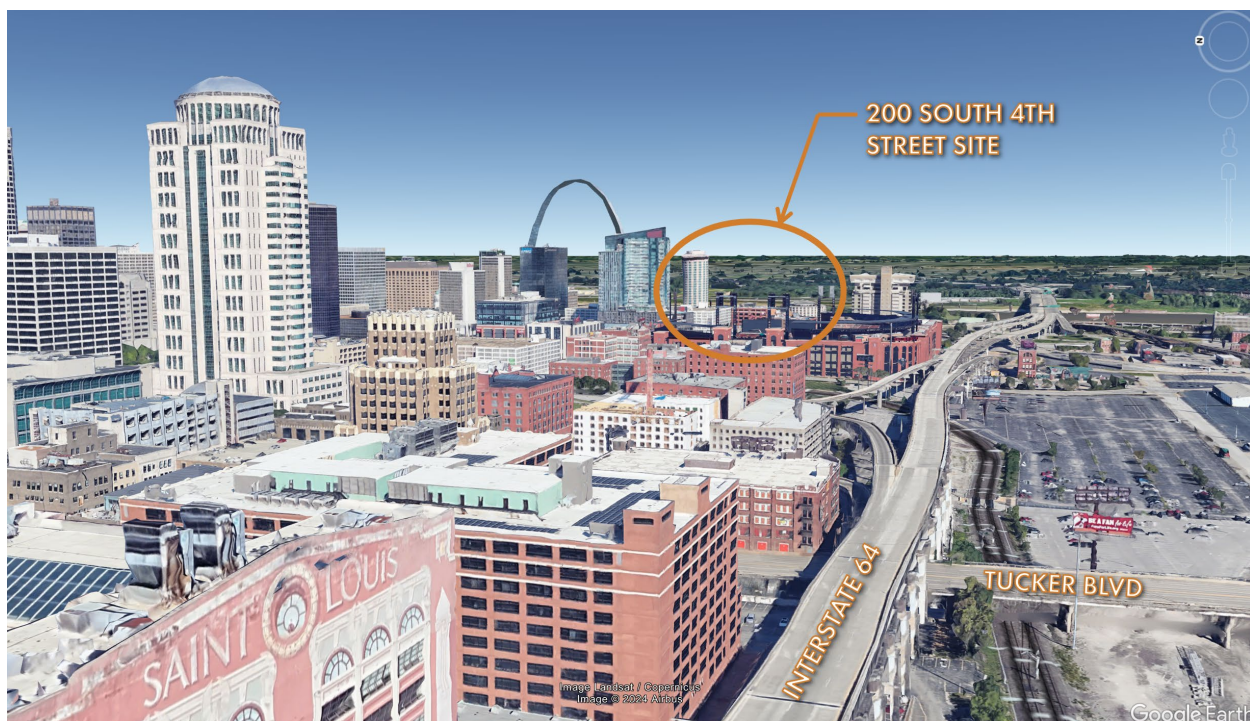


Figure 11 – Potential for a Strong Connection



Figure 12 – Potential for Complementary Uses to the Arch Grounds



Figure 13 – Scope Potential Connections to Gateway South



Figure 14 – Potential Clark Ave Connection



Figure 15 – View from Existing Building Roof to Arch (Source Krispy Adventures)



Figure 16 – View of Existing Building Top Floor to Arch (Source: Krispy Adventures)



Figure 17 – View from Existing Building to Ballpark (Source: Krispy Adventures)



Figure 18 – View from Ballpark to Arch – Lower Level



Figure 19 – View from Ballpark to Arch – Upper Level Behind Home Plate



Figure 20 – View from Ballpark to Arch – Upper Level Third Base

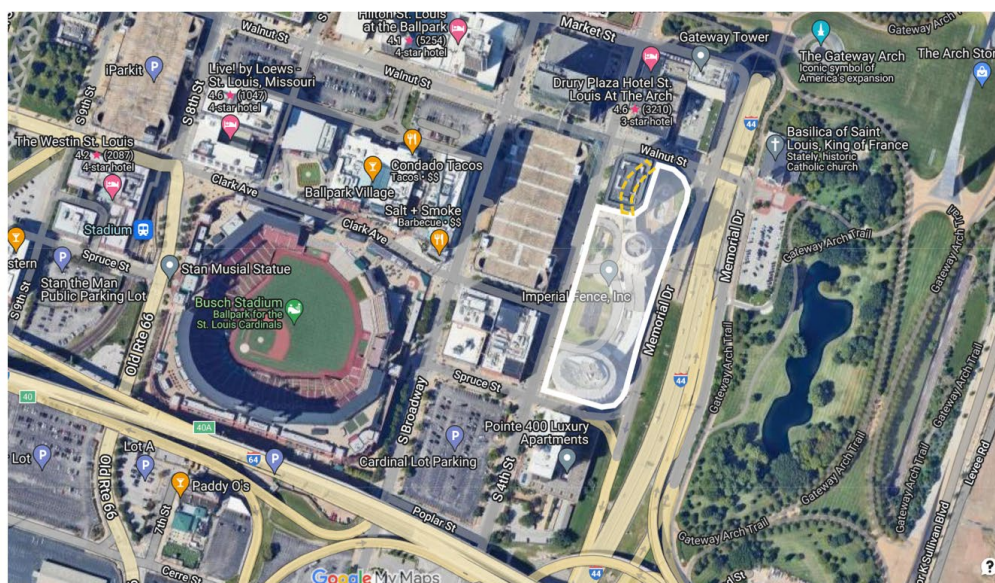


Present Land Use and Density of Surrounding Properties

The properties surrounding the Area are used primarily for commercial and residential purposes, as well as surface parking and structured parking. The Gateway Arch National Park is located to the east. The Old Cathedral is located to the northeast. Busch Stadium is located to the west.

The population density for the surrounding area; between Washington Avenue to the north, Interstate 64 to the south, Tucker Boulevard to the west, and Interstate 44 to the east; is approximately 14.3 persons per acre.

Figure 21 – Surrounding Properties



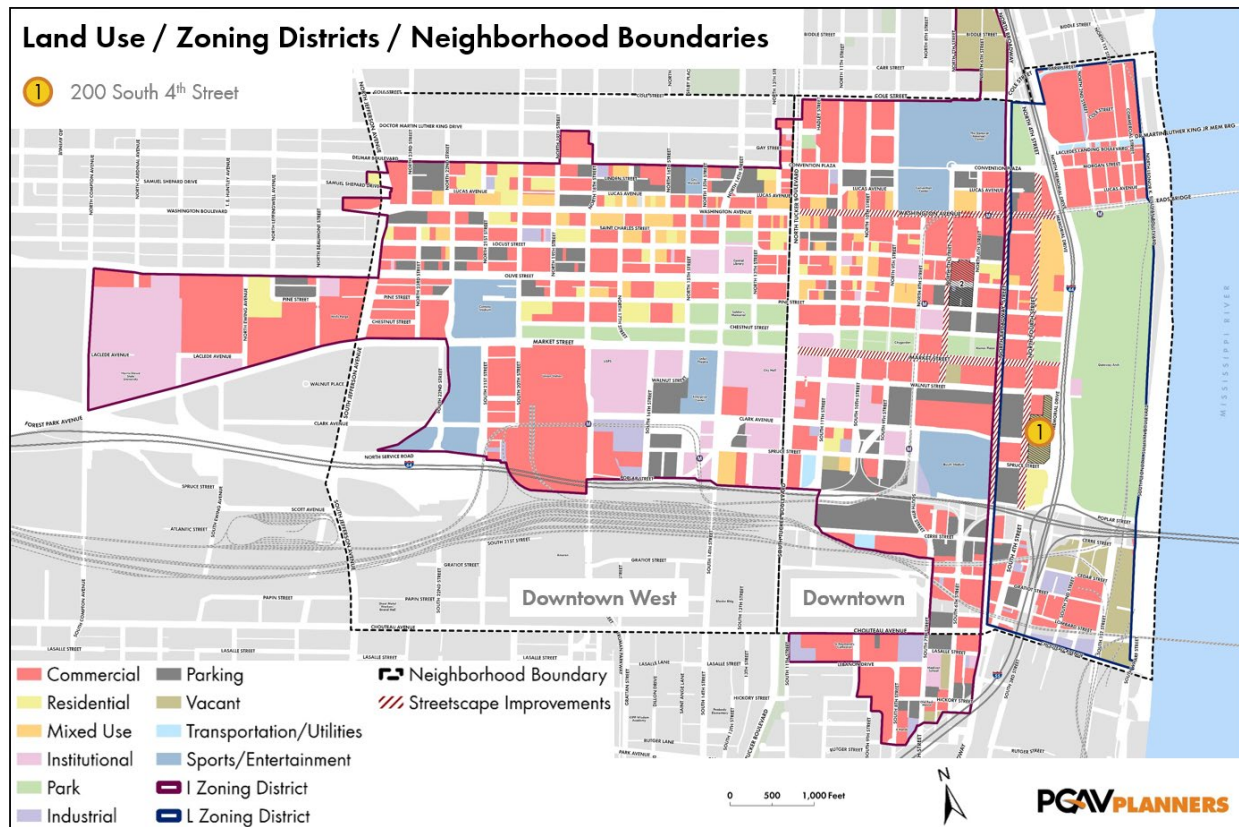
Current Zoning

The Area is currently zoned “L” Jefferson Memorial District pursuant to the Zoning Code of the City, which is incorporated in this Blighting Qualifications Study and Redevelopment Plan (“Plan”) by reference. Figure 22 shows the applicable zoning designations for the Area and the surrounding neighborhood.

Current Local Historic Preservation Designation

The area is in a City of St. Louis Preservation Review District and subject to 24.40.120 of the City Code. This Redevelopment Plan, pursuant to that code provision, and as created by LCRA and adopted by the Planning Commission or approved by ordinance hereby instructs demolition approval to be allowed for any facilities or structures in the Redevelopment Area. Furthermore, compliance by the designated developer or developers with the Redevelopment Plan's "Urban Design Regulations" shall be sufficient and intended to mitigate any unusual circumstances.

Figure 22 – Zoning Designations



Finding of Blight

The property within the Area is unoccupied and the Area's condition and use are described in Exhibit "F". Missouri law allows cities and counties to identify and designate redevelopment areas that qualify as "Blighted Areas" as defined within Section 99.805 of the Revised Statutes of Missouri ("Chapter 99" or "Land Clearance for Redevelopment Authority Law").

As evidenced in the Blighting Qualifications Study attached hereto, labeled Exhibit F and incorporated herein by this reference, the Area meets the definition of a "Blighted Area" set forth in Chapter 99 because of the predominance and combination of unsafe conditions, deterioration of site improvements, and the existence of conditions which endanger life or property by fire and other causes present in the Area. The predominance of these conditions constitutes an economic liability, a social liability, and a menace to the public health, safety, or welfare in its present condition.

This analysis in Exhibit F is based upon on-site investigations of the Area conducted by PGAV Planners staff in February 2024 and by staff of the St. Louis Development Corporation in July 2024. Photographs illustrating representative blighting conditions were taken during the site visit and are displayed in Appendix A of Exhibit F. As of the date of this Plan, the conditions noted in the Blighting Qualifications

Study (Exhibit F) are currently present in the Area. The property within the Area is currently unoccupied, and the Area's present condition currently meets the definition of a "Blighted Area".

SECTION B – PROPOSED DEVELOPMENT AND REGULATIONS

Development Objectives

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

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

A number of Midwestern cities have attempted transformative revitalization over the past 25 years. Detroit, Michigan and Cincinnati, Ohio emerge as prominent examples. Both cities faced substantial challenges including disinvestment and declining visitation. In response, both cities embarked on transformative urban redevelopment initiatives with community leaders in each city crafting strategic plans aimed at boosting private investment, attracting visitors, increasing residential populations, and stimulating economic growth.

In both cities, substantial efforts were made to revitalize their downtowns, and both cities tackled the impacts of interstate highways on urban connectivity. In Detroit, the revitalization effort was driven by private sector initiatives and individual projects which sought public support and funding retroactively. Cincinnati utilized a coordinated public-private partnership model, a coalition of local businesses and developers in Cincinnati, which resulted in comprehensive strategic transformation. Successful examples of transformative revitalization should be referenced when analyzing the redevelopment potential of the Area.

Proposed Land Use of the Area

The proposed land use for the Area is mixed-use including only uses permitted in zones designated "L" Jefferson Memorial 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 be permitted to use the property within the Area for the above proposed uses after remediation and/or demolition of some or all of the existing improvements.

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

Proposed Zoning

The proposed zoning for the Area is "L" Jefferson Memorial District. All land coverage and building intensities shall be governed thereby.

Relationship to Local Objectives

The proposed land uses, zoning, public facilities and utility plans are appropriate and consistent with local objectives as defined by the General Plan of the City which includes the "Strategic Land Use Plan" (as amended 2024) and the Design Downtown STL Neighborhood Plan (2020). 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.

Additionally, several key reports have outlined strategies to revitalize Downtown St. Louis over the past decade, focusing on boosting economic vitality, enhancing livability, and fostering inclusive growth. These plans offer diverse approaches but share a common goal of transforming Downtown into a more vibrant and dynamic area. Each report emphasizes the need for a shift from single-use spaces to multifunctional districts that integrate residential, commercial, and cultural elements to rejuvenate the area. Redevelopment of 200 South 4th Street is part of a much larger effort to reinvigorate Downtown St. Louis and the region.

The 2020 Vision: An Equitable Economic Development Framework for St. Louis targeted economic growth and equity by addressing employment, wage gaps, and poverty reduction. It emphasized expanding middle-wage job opportunities, supporting diverse workplaces, and revitalizing commercial corridors. The report encouraged focusing on industry clusters, aligning with broader strategies for Downtown's growth.

The 2020 Design Downtown STL Master Plan addressed opportunities and challenges faced by Downtown, Downtown's critical role as an economic anchor, and recommendations for specific vacant structures. The plan sought to ensure that Downtown St. Louis evolves into a vibrant, equitable, and thriving community by reinforcing recent investments, supporting local businesses, counteracting the narrative of downtown decline, creating a welcoming environment, improving the perception of safety, and reducing crime through increased activity and occupancy.

The 2022 Economic Justice Action Plan focused on economic empowerment, equitable development, and neighborhood transformation. It recommended prioritizing workforce development, supporting small businesses, and enhancing affordable housing to attract private investment. The plan also proposed stabilization of vacant buildings, further aligning with efforts to rejuvenate Downtown through strategic investment and increased commercial activity.

The 2024 ULI Advisory Services Panel Report recommended transforming the Gateway Mall into a Central Social District, focusing on culture, creativity, and diversity. It highlighted the Gateway Mall's potential to become a vibrant, people-centric hub through public and private initiatives. The plan suggests reimagining the Gateway Mall with strong amenities, creative activations, and strategic real estate acquisitions to boost the vibrancy of Downtown. A dedicated district manager and varied funding sources are proposed to oversee these efforts and ensure effective implementation. With its proximity

to the Gateway Mall, 200 South 4th Street should complement and not compete with the activation efforts at the Gateway Mall.

Overall, the redevelopment strategies across these reports converge on the need to integrate residential, commercial, and cultural uses to revitalize Downtown St. Louis. By focusing on mixed-use developments, supporting local entrepreneurs, and enhancing community amenities, these plans aim to transform Downtown into a thriving and inclusive urban core. The emphasis on strategic investments, safety improvements, and cultural investments reflects a unified vision for Downtown's future growth and vibrancy.

Proposed Employment for this Area

At least fifty (50) jobs are expected to be created in this Area as a result of the proposed redevelopment.

Circulation

The Project Area Plan-Proposed Land Uses Plan (Exhibit "C") indicates the proposed circulation system for the Area. The layouts, levels and grades of all public rights-of-way may remain unchanged. They are not required to remain unchanged.

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

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.

The Redeveloper(s) shall provide an active street frontage that encourages pedestrian movement along South 4th St., Walnut Street, Memorial Drive and Spruce Street, and any additional public or private proposed streets. The Design Downtown STL Neighborhood Plan proposes form-based measures including regulation of curb cuts and urban setbacks.

The Redeveloper(s) shall redevelop the Area in accordance with this Plan and the Redevelopment Agreement(s) (if any) ("Agreement"), and shall maintain at all times (predevelopment, construction, operations) 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.

Urban Design

Urban Design Objectives

The property in the Area shall be redeveloped such that it is a catalyst for future Downtown development, reinforces the Downtown street grid and includes high rise structures that create an iconic skyline overlooking the Gateway Arch National Park and Busch Stadium. The Area shall include a variety of uses that are an attractive asset to the rest of Downtown. The innovative, aspirational, and world-class redevelopment should be attractive to both local residents and tourists throughout the daytime and evening and be both economically and environmentally sustainable.

The redevelopment should be as much a civic endeavor as it is a real estate investment. Private, public, and philanthropic funding sources should be explored to increase the feasibility of the redevelopment. The Redeveloper(s) should provide an active street frontage that encourages pedestrian movement along South 4th St., Walnut Street, Memorial Drive and Spruce Street, and any additional public or private proposed streets. Consideration should be given to reopening Clark Avenue, a major connector to Busch Stadium and Ballpark Village as well as the Enterprise Center and Union Station to the west, and Memorial Drive to the east. This reopening should be a mostly pedestrian street similar to the function of Clark Avenue between South Broadway and 8th Street.

The Design Downtown STL Neighborhood Plan proposes form-based measures including regulation of curb cuts and urban setbacks. Environmental hazards are required to be remediated to the standard required for the proposed use. Partnerships should be explored with federal -lands oriented entities such as the Arch Park Foundation, which may have an interest in activating this Area due to its proximity to the Gateway Arch National Park.

Urban Design Regulations

1) Rehabilitation

- a. If redevelopment of the Area includes the rehabilitation of any or all of the existing buildings, rehabilitation shall respect the original exterior of the structures in terms of design and materials. Window and door shapes and detailing shall be compatible with the original design.

2) New Construction

- a. Orientation
 - i. Any building façade adjacent to a street should be built to the property line and reinforce the density of the urban block form created by the boundaries of the property.

- ii. Orientate buildings so balconies, windows, and rooftop terraces provide the majority of residents and users with visual connections to the River, Gateway Arch, and/or Busch Stadium.
 - iii. The street level of a building should be designed with active uses and architecture that engages the street/sidewalk in a contextually appropriate manner and integrates the building architecture and the landscape architecture.
 - iv. Buildings should be oriented to preserve and enhance the existing views of the River and Gateway Arch from the surrounding properties.
 - v. Buildings at the intersection of streets should have a strong corner presence.
 - vi. The buildings in the Area should operate from all directions as there is no rear façade on this site. Each façade shall provide an active street frontage.
- b. Massing
- i. The proportions and relationships of the various architectural components of the building should consider the scale of other buildings in the vicinity and appropriate urban density.
 - ii. All buildings should be designed to ensure a pedestrian-friendly quality. Articulation of buildings in both plan and profile may help break up the mass of large buildings. Stepping back the upper floors from lower floors may be appropriate to minimize overall scale and minimize shadow effects.
 - iii. The mass of a building should not negatively impact existing views of the River or Gateway Arch from the surrounding properties. All buildings in the Area shall adhere to the “L” Jefferson Memorial District Zoning regulations, including the height limitations.
- c. Building Components
- i. The lower levels of street facing facades should generally incorporate a higher level of visual interest and richer architectural detailing. One way to achieve this is to locate active use areas on lower-level street side spaces within a building, which could be reflected in the exterior architecture of the corresponding facades.
 - ii. Roof forms should be used to integrate rooftop equipment, telecommunications equipment, and other devices so as to express/conceal them as architectural elements. Large mechanical penthouses and elevator overrides should be fully integrated into the building architecture and be appropriately-scaled to serve as architectural features

and avoid the appearance of being “plopped” on top. The roofs of buildings in the Area may be visible from taller nearby buildings and from the Gateway Arch.

- iii. The Area should facilitate a strong connection to the southern grounds of Gateway Arch National Park with the intention of enabling passive activation of and passive recreation on the southern grounds of Gateway Arch National Park. This connection should provide a link between the southern park grounds and Busch Stadium through the Area.
 - iv. The buildings in the Area shall facilitate and encourage accessibility for visitors of all abilities.
 - v. An appropriate number of parking spaces shall be provided for the proposed use or uses. These parking spaces shall be considered from a district approach and are not required to be located within the Area. Consideration should be given to maintaining the underground connection between the Area and the Stadium East Garage across 4th Street or providing an equally safe option for pedestrians crossing 4th Street.
- d. Visual Interest
- i. Buildings should have an overall design composition with a secondary and tertiary composition within it. All sides should have complementary design composition and quality of materials that make a positive contribution to the built urban environment.
 - ii. Buildings in the Area should have an overall design composition which complements the Arch and does not compete with the Arch. It should be noted that buildings in the Area will be visible from the top of the Arch and potentially numerous other locations in and around Downtown.
 - iii. Buildings in the Area should have an overall design composition which complements and is completely distinct from Busch Stadium and Ballpark Village.
 - iv. The Buildings in the Area should have an overall design composition which redefines the City skyline with an iconic landmark that will function as a beacon for the region.
 - v. The Buildings in the Area should welcome the public both at grade as well as in an elevated position to experience views of the Arch and Busch Stadium.
- e. Building Materials
- i. Approval by be LCRA of all building materials and Permit Drawings shall be required prior to building permit approval.

- ii. A variety of complementary exterior building materials may be incorporated to provide visual interest to the building. The palette of materials should not be overly complex or overly bland.
 - iii. All sides of a structure should exhibit design continuity and be finished with high quality materials. Materials should be those typically found in urban settings.
 - iv. If there are material changes on the facade of a building, they should generally occur at inside corners or be delineated by a specific transitional detail such as a pronounced belt course or substantial reveal.
- f. Highly-Visible Corners
- i. Corner buildings should define the street intersection with distinctive architectural features such as tower elements, rounded walls, recessed entries or other design features.
 - ii. Buildings located at visual focal points should demonstrate a higher degree of architectural strength to emphasize their location.
- g. Lighting
- i. Exterior lighting to accentuate the building architecture and landscaping should not be excessive in either amount or intensity.
 - ii. Building entrances and entryways and other walkways should be lit sufficiently to create inviting and safe building access.
 - iii. Building-mounted fixtures should be compatible with the building facades.
 - iv. Exterior lighting is to be provided to create positive pedestrian oriented space along the building façade and throughout the Area at all times when natural lighting is not sufficient.

3) Landscaping and Sidewalk Maintenance

- a. The Area shall be well-landscaped. Perimeter street trees of a minimum caliper of 2-1/2 inches and generally 30-35 feet on center, depending upon tree type, utilities, curb cuts, etc., shall be provided along all public or private streets -preferably in tree lawns along the curb. Where perimeter street trees are used, site design should provide sufficiently sized tree wells (or suspended pavement), planting beds, and appropriate planting medium to provide for healthy tree growth to maturity. If necessary, sidewalks shall be notched to accommodate the trees.

- b. The design emphasis should be on creating an “urban” landscape, incorporating site amenities such as linear planting beds or seat walls, street furniture, public art, lighting, and landscape materials. These features should be architecturally compatible with the styles, materials and colors of the principal building on the lot and those in the immediate area.
- c. The Area shall be well-landscaped at grade and at multiple elevations vertically along the building facades and/or on the roofs. The site design shall complement the quality vegetation present on the grounds of the Gateway Arch National Park.
- d. Context appropriate landscaping should be provided along all façades. Appropriate landscaping will depend on factors such as the setbacks, shape, size, and orientation of the building.
- e. Plant species should be selected based on their compatibility with an urban environment. Planting environments should be designed to provide plants the greatest potential to grow to maturity in a healthy state, such as use of planting beds, structural soils to promote root growth, and considering salt tolerance. Ease of maintenance should also be considered.
- f. Public art should be encouraged where it is an integral part of the design approach to these spaces.
- g. The Area shall integrate arts and culture that reflects the diversity of the local and regional community.
- h. Outdoor seating areas (including for cafes) and bicycle racks are encouraged provided they do not interfere with pedestrian flow and circulation along the sidewalks and building entries or amenities.
- i. Shading through vegetation, awnings, or other methods shall be encouraged to increase the comfort of pedestrians.
- j. All exterior surfaces and spaces shall be cleaned regularly so as to provide a positive, comfortable, and safe space for occupants of the Area.
- k. Canopy trees should be encouraged and planted to imply human-scale spaces and mitigate the urban heat island effect. Where canopy trees are used, site design should provide sufficiently sized tree wells or planting beds and appropriate planting medium to provide for healthy tree growth.

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.

Sign Regulations

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

Building, Conditional Use, and Sign Permits

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

Public Improvements

No additional schools, parks, recreational and community facilities or other public facilities will be required. Additional water, sewage or other public utilities may be required depending on redevelopment. The cost of such utility improvements will be borne by the Redeveloper(s). The Area is currently connected to the steam loop. Any future development to the Area should maintain the use of the steam loop.

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 and of the Design Downtown STL Neighborhood Plan. As part of a larger project to improve streetscapes throughout Downtown, 4th Street, Broadway, and Washington are all receiving significant overhauls in the next 24 months. Fourth Street will be improved from Chouteau to Convention Plaza, creating a two-way cycle track on the west side of the street, connecting to the bicycle improvements being installed on Chouteau at the south, and creating a north-south bicycle connection through Downtown St. Louis. The cycle track will be buffered by a concrete median, with additional bump-outs installed at intersections to create additional pedestrian amenities. Signal timing and new crosswalks will also be installed as part of the streetscape project. The project will begin construction in 2025.

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

Strategic Principles

Redevelopment of this Area presents a once in a generation opportunity to create catalytic, community-centric transformation. To provide a guiding light for this transformation, whether demolition is proposed or not, strategic principles have been developed. These strategic principles provide the

intention of what these Sites need to accomplish for the community as opposed to suggesting specific uses and designs. These strategic principles are not about the specific architectural forms, materials, or styles shown in the images. They are instead about the feeling and the emotional response the image conveys as well as the type of space and interaction created.

Integration of Arts and Culture that Reflect the Diversity of our Community

Transformation becomes possible when the community it serves is the priority. St. Louis is a diverse City with a number of inspirational considerations. The Area should encompass redevelopment that prioritizes the integration of arts and culture which reflects the diversity of our community.

Figure 23 – Kinetic Sculpture Signifying Hope Reborn Every Day



Figure 24 – Larger than Life Reflection of the Community



Create Space that Attracts Locals and Tourists

When you create a space that is frequented by locals and tourists, you extend the times of the year that the space is activated as well as the times of the day. Everyone needs to take a break, get some food and fresh air, and plan the rest of their day. There are also many other activity-based and resource-based uses that have been successful at attracting both locals and tourists.

Figure 25 – Food and Fresh Air



Encourage Repeated Visits and Extended Length of Stay Downtown

Visiting the Missouri Botanical Gardens in the heart of winter may not seem like it would be the hottest ticket in town. Yet, with the right programming, engagement, and marketing the Missouri Botanical Gardens has found a way to embrace community, encourage repeat visits, and extend the lengths of stay.

Figure 26 – Garden Glow



Lively and Vibrant Throughout the Day and Evening

St. Louis is not known for perfect weather, but its residents do enjoy getting out of the house and congregating in environments that encourage manageable socialization. Rockwell Beer Garden is a solely outdoor space that has experienced success in attracting residents and visitors alike from all over the Metro at all hours of the day.

Figure 27 – Rockwell Beer Garden



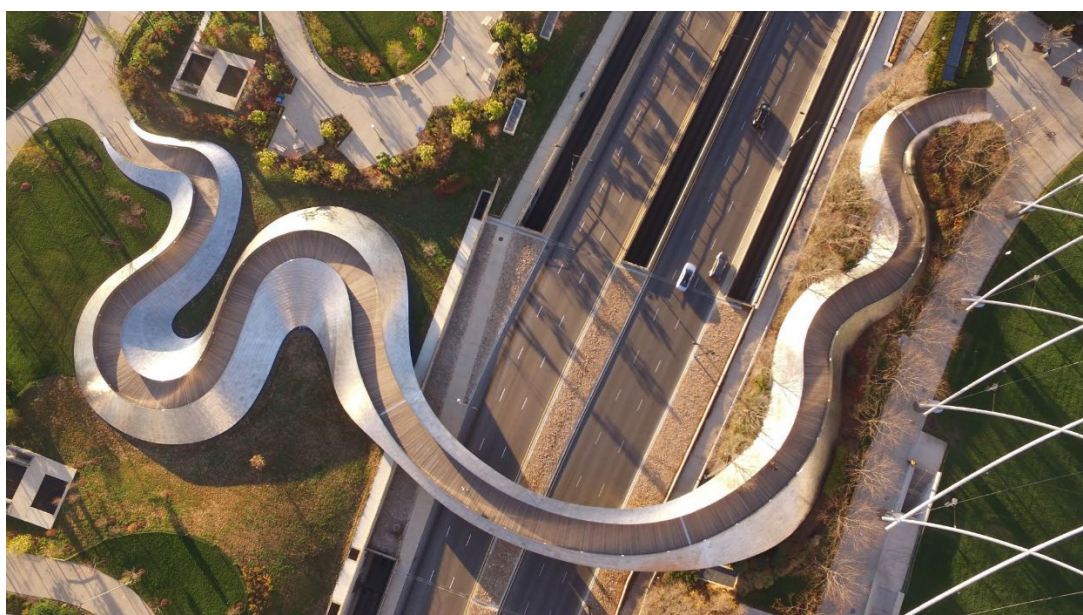
Accessible to Visitors of all Abilities

When spaces do not unnecessarily exclude certain visitors, they create welcoming environments for all. This attention to creating spaces that seamlessly integrate access for mobility, hearing, vision, sensory and/or other aspects of ability awareness, encourages and supports an increased willingness of patrons to frequent an inclusive, community-oriented space.

Figure 28 – Arrott Building Historic Accessible Entry



Figure 29 – Millennium Park Accessible Pedestrian Bridge



Economically and Environmentally Sustainable

The three pillars of sustainability are social, economic, and environmental. Sustainable development should be equally balanced with social accountability, long term profitability, and reduction of environmental impact. When analyzing potential development through this lens, a clearer picture of feasibility shines through.

Enduring Appeal and Adaptable Over Time

In order to succeed at long-term profitability, a development needs to have enduring appeal for the community over a long period of time while also providing necessary adaptability to combat inevitable change. Seattle's Pike Place Market has experienced success by attracting visitors and locals over and over again with long standing vendors as well as new ideas.

Figure 30 – Pike Place Market



Catalyst for Downtown, the City, and the St. Louis Metro

Development of the Area is integral to the success of Downtown and the Metro. The aspirational ideas for the Area must perform as catalyst toward a brighter future for St. Louis just as the Cincinnati riverfront park accomplished for its downtown.

Figure 31 - Cincinnati Riverfront Park



Variety of Uses & Mix of Public and Private Uses

Inviting the outside in (through both nature and community) blurs the lines of whether someone can feel welcome in a space. Providing areas that can be traversed by visitors, residents, and building occupants increases the vibrancy and functionality of a space.

Figure 32 – Indoor/Outdoor and Public/Private



Indirectly or Directly Assists with Alleviating the Local Housing Crisis

Whether development of this Area is able to directly alleviate the local housing crisis, or whether development of this Area will indirectly provide an opportunity for development on other sites to alleviate the local housing crisis, the current crisis at the time of development needs to be considered and mitigated as integrally as possible.

Consider the Potential of Additional Impact through Development of a District

The Area has the potential to spread its catalytic nature beyond its boundaries. Many portions of Downtown are prime for re-envisioning due to uses that are no longer viable, outdated approaches to infrastructure, and/or the need for a more modern approach to facilitating interaction between the community and Downtown. Whether it be connections to other nodes of Downtown, a reimagined district approach to providing parking solutions, or a branding opportunity, the Area must exist within its own site-specific context.

Remediate Environmental Hazards to Required Standard for Proposed Use

Environmental standards for remediation are different depending on the proposed use of a redevelopment. In order for the Area to be a fully-functioning community asset, it must perform at its best. The environmental hazards that are potentially present in the Area, due to its previous use and/or the length of time that has passed since its initial construction, will need to be remediated in order to create spaces that are safe for all to enjoy. This remediation can be costly and may require public funding to achieve.

Pedestrian Oriented Environment (Welcoming, Comfortable, Safe)

The Area should prioritize multimodal access and connections. For pedestrians specifically, Downtown has a long way to go in prioritizing pedestrians over automobiles. While a number of streetscape improvements are underway, future development needs to account for these considerations as well. Opportunities for pedestrians to traverse protected pathways with interesting views is an important consideration when looking to provide a wide array of options to activate the Area. Additionally, providing well-lit pathways at all hours of the day increases the safety of the pedestrians and prioritizes their presence.

Figure 33 – Protected Pedestrian Pathways



Figure 34 – Well-Lit Pedestrian Paths



Streetscape Improvements to Facilitate Temporary Street Closures and Pedestrian Activation

Temporary bollards, signs, and paving patterns can go a long way in temporarily creating additional space for pedestrians. Whether it be a marathon, or a street fair, or a pop-up farmer's market, prioritizing community interaction in the Area during times when the streets are not otherwise activated by automobiles, will go a long way in facilitating successful redevelopment. The City should work with developers and property owners of the Area and the surrounding properties in order to facilitate this prioritization.

Figure 35 – Temporary Street Closure



Provide Density in Multiple Masses with Varying Building Heights, Footprints, and Facades

New construction and/or additions are able to provide density while respecting the urban fabric when the proportions of the different masses and the setbacks relate to the surrounding context. Human-scaled building height near the walkways, vegetation, sturdy materials at the base, and transparency through to the interior all contribute to the approachability of a development.

Figure 36 – Variety within a Consistent Realm



Complements the Arch and does not Compete with the Arch

The Gateway Arch is an important icon in St. Louis and for the entire country. It is an integral part of our past and an important monument to prioritize as we envision our future. Any development in Downtown should respect its relationship with the Arch. The following image is an example of multiple iconic structures complementing each other and contributing to the vibrancy of the environment. This image is not meant to explicitly suggest the aspirational installments would need to be over water in order to satisfy this strategic principle.

Reintegrate into Downtown Urban Fabric

The historic Downtown urban fabric included bustling sidewalks and defined, consistent blocks. Breaking up the mega-block that is currently the Area and redefining the built environment with a vibrant transition at the sidewalk would improve the relationship of the Area with its surroundings.

Redefine the City Skyline with a Landmark that Complements the Iconic Arch

Whether you love it or hate it, the new tower on Kingshighway at Forest Park redefined the City skyline. You can see the building from a number of locations around the Metro. It is an aspirational design that is rooted in the human experience, and it is a widely recognized symbol. Something could be achieved in the Area whether demolition is proposed or not.

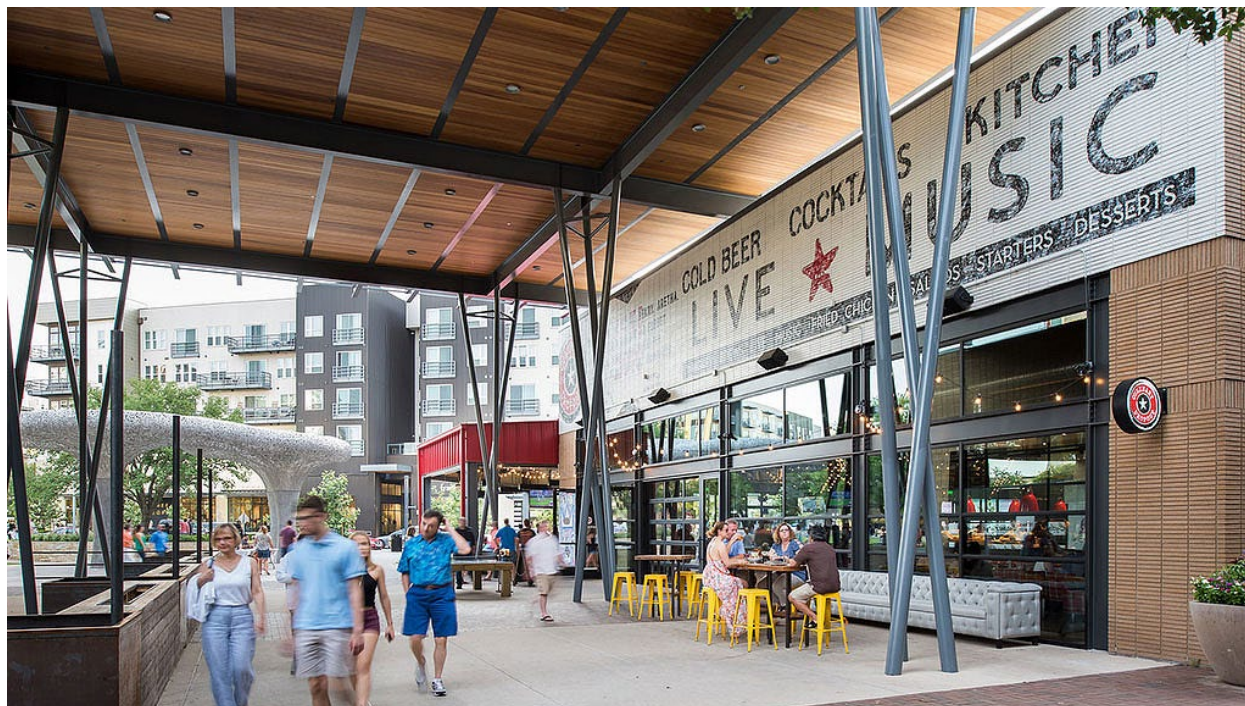
Figure 37



Operate on Numerous Levels, both Physically in Elevation and in its Purpose

This Area will need to attract multiple types of users. The site could also potentially be accessed from multiple elevations. As a potential thoroughfare and meeting place, as well as a potential home and destination, this site may need to succeed at many different functions simultaneously. Providing multiple elevations of interaction, blurring the lines between inside and outside spaces, and blurring the lines between public and private spaces will allow for a more dynamic and vibrant development.

Figure 38 – Over and Under / Inside and Outside / Public and Private



Operate from All Directions

The redevelopment of the Area could result in its potentially being accessed from all directions. A development that considers the historic nature as well as the modern potential while also keeping in mind the need for multiple front doors will succeed at creating an inviting environment for both St. Louisans and visitors. It is possible for iconic design to blend with historic context.

Figure 39 – Historic and Modern Public Thoroughfare



Provide Public Spaces with Spectacular Elevated Views

The Area has two of the most sought-after views in St. Louis, the Gateway Arch and Busch Stadium. Inviting locals and visitors to an elevated position to experience these beautiful views and appreciate all that St. Louis has to offer could provide not only a source of revenue but also a sense of excitement.

Figure 40 – Offering a New Take on the Observation Deck



Prioritize Job Creation

The development within the Area will need to prioritize job creation. The economic stability of the Area and its contributions to the Metro are important to the long-term success of the property. Detailed analysis should be performed in order to understand the potential for new jobs as well as relocated jobs and whether these jobs are full-time or part-time. Attention to this consideration could assist with securing funding sources that have a priority of job creation.

Partner with, Complement, and Generate Demand for Southern Grounds of the Gateway Arch National Park

The Arch grounds are a spectacular amenity to Downtown St. Louis. Building vibrancy in the Area, with its close proximity to the Arch grounds, could have a positive impact on the vibrancy of the southern portion of the Arch grounds. The redevelopment of the Area should complement the environment created but the Arch grounds, and partnerships could be grown to help facilitate dual activations. A space that blurs indoors and outdoors and provides masses and voids that pull you in and through to the other side could be a positive approach to partnership.

Figure 41 – Masses and Voids



Draw the Vegetation of the Arch Grounds onto the Site

The Area is located basically next to the Arch grounds. A development that builds on, but is not trying to replicate, the lush nature of the Arch grounds will provide for a pleasant environment that will attract both locals and tourists. Bringing this vegetation indoors and/or vertically along the façade could soften certain aspects of the development and improve the surrounding air quality.

Figure 42 – Signature Public Space with Natural Lighting and Interior Vegetation



Figure 43 – Interior Space that Feels Exterior

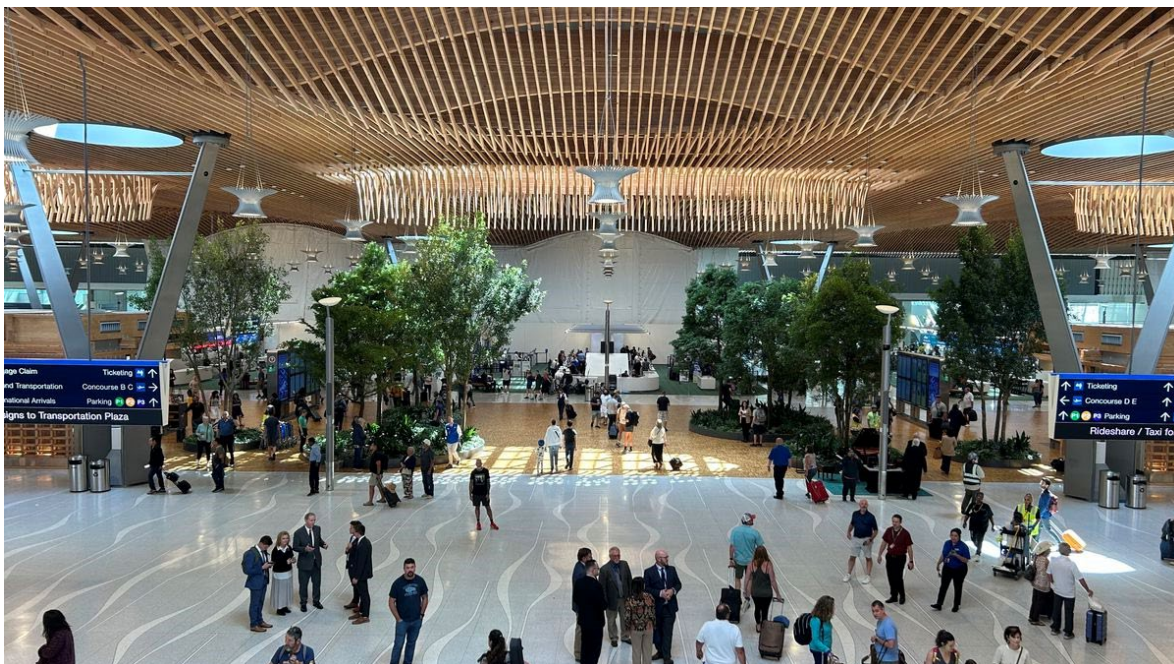


Figure 44 – Vegetation Throughout the Façade



Reknit the Connections / Ballpark and the Arch Grounds / Laclede's Landing and Gateway South

As part of a larger project to improve streetscapes throughout Downtown, 4th Street, Broadway, and Washington are all receiving significant pedestrian- and cyclist-oriented overhauls in the next 24 months. The Area being located along 4th Street gives it a prime opportunity to take advantage of and build on the pedestrian and cyclist improvements for an increased sense of community and activation. With a stronger connection between the site and the Park, the potential exists for a multimodal loop through the Park, across Clark into Ballpark Village, up 7th to Washington Ave, and then back to the Park. The consideration of a secondary loop into the recent improvements on Laclede's Landing is another potential enhancement. Additionally, with the Area being located along 4th Street between the Arch and Gateway South, it is a site with great potential for providing positive connections north to south as well as east to west.

Figure 45 - Potential Additional Streetscape / Pathway Improvements

Figure 46 – Connections Through Site to Destination – Source: Tom Klein



Figure 47 – Pedestrian-Only Connections Through Site with View



Figure 48 – Organic Connector with Multiple Entry Points



Figure 49 – Connector / Destination / Activation



Cultural Attraction / Entertainment District / Distinct from Ballpark Village

A distinctive architectural design that will entice locals and tourists to visit the Area would be a positive improvement. Oftentimes these types of structures are cultural attractions and/or entertainment districts. While this space should be distinct from Ballpark Village, approaching the development of the Area with a destination mentality along with its supporting spaces would allow for activation of the site throughout the day and evening.

Figure 50 – Cultural Attraction / Iconic Building



Development that is Innovative, Iconic, Distinctive, Aspirational, and Dynamic

Development of the Area needs to be aspirational and dynamic. Providing active and passive uses for multiple types of users and creating a space that entices visitors to come explore St. Louis will be integral. Inviting the public into the site and finding an appropriate complement to the historic assets throughout the City will ensure the development is embraced and frequently visited by the general public in addition to the building users. Considering the bright future ahead for St. Louis while respecting the City's distinct past, an innovative development should be proposed for the Area. This development, whether demolition is proposed or not, should be iconic and redefine the City skyline.

Figure 51 – Inviting the Public while Balancing Contemporary Design in a Historic Context



Figure 52 – Iconic Building with a Vision for Growth from Historic Urban Fabric at Street Level



SECTION C – PROPOSED SCHEDULE OF DEVELOPMENT

It is estimated that the implementation of this Plan may take place across multiple phases. The first phase is expected to be initiated within approximately two (2) years of the effective date of the approval of this plan by City ordinance and completed within approximately seven (7) years of the effective date of the approval of this plan by City ordinance.

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

SECTION D – EXECUTION OF PROJECT

Administration and Financing

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

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

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

Property Acquisition

The Project Area Plan-Acquisition Map, Exhibit "D" attached, identifies all the property located in the Area. The LCRA may acquire any property in the Area by the exercise of eminent domain. Improvements on parcels located in the Area may be demolished.

Property Disposition

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

Relocation Assistance

The property within the Area is currently unoccupied. If it becomes occupied, all eligible occupants displaced as a result of the implementation of this Plan shall be given relocation assistance in accordance with all applicable federal, state and local laws, ordinances, regulations and policies.

SECTION 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.

SECTION F – TAX ABATEMENT

Redeveloper(s) may seek ten (10) year real estate tax abatement pursuant to Sections 99.700 - 99.715, RSMo, as amended, upon application as provided therein. Such real estate tax abatement shall not include taxes collected for any Special Business District, Neighborhood Improvement District,

Commercial Improvement District, or any other similar local taxing district created in accordance with Missouri law, whether now existing or later created.

In lieu of the tax abatement available pursuant to Sections 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 City Code, 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 twenty (20) years thereafter (the “Chapter 353 Tax Abatement Period”), provided, however, that:

- 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 Section 353.110, RSMo) equals at least:
 - For years one through twenty 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 Section 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.
 - Pursuant to Section 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 payments in lieu of taxes shall be a lien upon the real property and, when paid to the Collector of Revenue of the City shall be distributed as all other property taxes. These partial tax relief and payment in lieu of taxes provisions, during up to said twenty (20) 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.

SECTION G – COMPLIANCE WITH AFFIRMATIVE ACTION AND NONDISCRIMINATION LAWS AND REGULATIONS

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.

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.

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.

Enforcement

All of the provisions of this Section G shall be incorporated in an Agreement between the LCRA and 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.

SECTION 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.

SECTION 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.

SECTION J – EXHIBITS

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

SECTION 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.



**BLIGHTING STUDY AND REDEVELOPMENT PLAN FOR THE
200 SOUTH 4TH STREET REDEVELOPMENT AREA (ST. LOUIS, MISSOURI)**

MAY 30, 2025

EXHIBITS

EXHIBIT A – LEGAL DESCRIPTION**200 South 4th St.
Redevelopment Area****Legal Description:**

200 South 4th St.
C.B. 6468 Fourth St
4.209 ACS
Civic Center Subdn
PT Tract 2
Parcel ID: 646800011

Starting at the intersection of the northern right-of-way line of Spruce Street and the eastern right-of-way line of S 4th Street and traveling north along said right-of-way line to a point at which the boundary line of parcel 64689011000 breaks eastward from the aforesaid right-of-way line, then following the boundary line of the aforesaid parcel entirely around the property bearing parcel identification number 6468901100 to the point of beginning.

EXHIBIT B – PROJECT AREA PLAN



EXHIBIT C – PROPOSED LAND USE



EXHIBIT D – ACQUISITION MAP



EXHIBIT E – EQUAL OPPORTUNITY AND NON-DISCRIMINATION GUIDELINES

Form: 05/01/20

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. 69427, 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 ordinances apply to the Project.

The Redeveloper(s) agrees for itself and its successors and assigns, that there shall be covenants to ensure that there shall be no discrimination on the part of the Redeveloper(s), its successors or assigns upon the basis of race, color, 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 interests 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 No. 60275 (First Source Jobs Policy) which is codified at Chapter 3.90 of the Revised Ordinances of the City of St. Louis. his Report provides a strategic vision for the redevelopment of (1) 200 South these Sites are all located in the Downtown, which for the purposes of this report encompasses the

EXHIBIT F – BLIGHTING QUALIFICATIONS STUDYfor the 200 South 4th St Redevelopment Area

Missouri law allows cities and counties to identify and designate redevelopment areas that qualify as “Blighted Areas” as defined within Section 99.805 of the Revised Statutes of Missouri (“Chapter 99” or “Land Clearance for Redevelopment Authority Law”).

As evidenced in the Blighting Qualifications Study within this Exhibit F, the Area meets the definition of a “Blighted Area” set forth in Chapter 99 because of the predominance and combination of unsafe conditions, deterioration of site improvements, and the existence of conditions which endanger life or property by fire and other causes present in the Area. The predominance of these conditions constitutes an economic liability, a social liability, and a menace to the public health, safety, or welfare in its present condition.

Subject Area is: ☐ Vacant Land☐ Occupied Mixed-Use☐ Occupied Commercial☐ Unoccupied Residential☒ Unoccupied Commercial**Subject Area is:** ☒ Secured☐ Unsecured

200 S 4th Street Redevelopment Area

Chapter 99 Qualifications Study

May 30, 2025



200 S 4TH STREET REDEVELOPMENT AREA CHAPTER 99 QUALIFICATIONS STUDY
CITY OF ST. LOUIS, MISSOURI

SECTION 1 – INTRODUCTION..... 1

 AREA DESCRIPTION AND BACKGROUND..... 1

 GENERAL HISTORY OF THE AREA 1

SECTION 2 - BASIS FOR DESIGNATION AS A BLIGHTED AREA..... 3

 STATUTORY DEFINITION OF BLIGHTED AREA..... 3

 ANALYSIS OF BLIGHTED AREA FACTORS 3

 FINDINGS REGARDING INSANITARY OR UNSAFE CONDITIONS 3

 FINDINGS REGARDING DETERIORATION OF SITE IMPROVEMENTS 4

 FINDINGS REGARDING THE EXISTENCE OF CONDITIONS WHICH ENDANGER LIFE OR PROPERTY BY FIRE
 AND OTHER CAUSES..... 4

 FINDINGS REGARDING ECONOMIC LIABILITY 5

 FINDINGS REGARDING SOCIAL LIABILITY 6

SECTION III – SUMMARY OF FINDINGS..... 7

APPENDIX A – EXISTING CONDITIONS PHOTOS

SECTION 1 – INTRODUCTION

AREA DESCRIPTION AND BACKGROUND

The 200 S 4th Street Redevelopment Area (hereinafter referred to as the “Area”) comprises approximately 4.2 acres of land within the Downtown neighborhood of the City of Saint Louis, Missouri (the “City”). The Area includes the vacant property most recently known as the Millennium Hotel St. Louis (the “Hotel”).

The boundaries of the Area are shown on the **Redevelopment Area Boundary** map on the following page. The legal description of the Area is as follows:

*“200 South 4th St.
C.B. 6468 Fourth St
4.209 ACS
Civic Center Subdn
PT Tract 2
Parcel ID: 646800011*

Starting at the intersection of the northern right-of-way line of Spruce Street and the eastern right-of-way line of S 4th Street and traveling north along said right-of-way line to a point at which the boundary line of parcel 64689011000 breaks eastward from the aforesaid right-of-way line, then following the boundary line of the aforesaid parcel entirely around the property bearing parcel identification number 6468901100 to the point of beginning.”

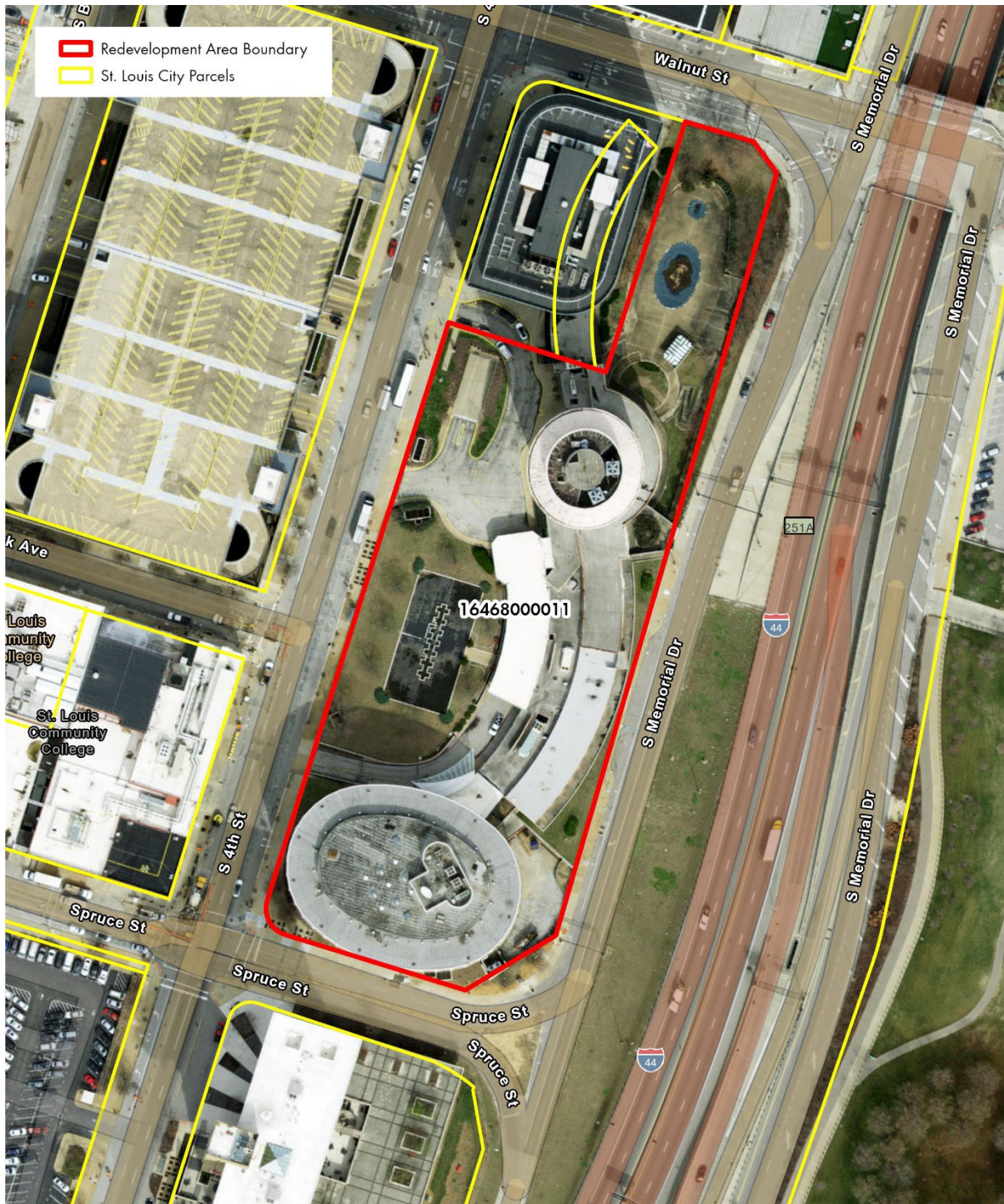
GENERAL HISTORY OF THE AREA

Originally known as Stouffer’s Riverfront Inn, the Millennium Hotel St. Louis is a currently vacant hotel complex that features two towers joined by a low-rise building equipped with restaurant facilities and meeting rooms. Millennium Hotel Tower I is 28 stories tall, sits at the north end of the Area and was constructed in 1968. Millennium Hotel Tower II is 11 stories tall, sits at the south end of the Area and was constructed in 1974. The Hotel also once featured a revolving restaurant on the 28th floor of Millennium Hotel Tower I. The Hotel has been closed since January 2014.

Since its closure, its 780 hotel rooms remain dormant; not generating any activity in this part of the Downtown St. Louis neighborhood and failing to generate any tax revenue for the City.

Since the Hotel became vacant, its future has been the subject of speculation, and its grounds have been attracted trespassers. In recent years, individuals have unlawfully entered the building, photographed the interiors, and posted the images online.

**200 S 4TH STREET REDEVELOPMENT AREA CHAPTER 99 QUALIFICATIONS STUDY
CITY OF ST. LOUIS, MISSOURI**



Redevelopment Area Boundary
St. Louis MO

0 100 200 US Feet
PCAV PLANNERS LLC



SECTION 2 - BASIS FOR DESIGNATION AS A BLIGHTED AREA

STATUTORY DEFINITION OF BLIGHTED AREA

Missouri law allows cities and counties to identify and designate redevelopment areas that qualify as “Blighted Areas” as defined within Section 99.805 of the Revised Statutes of Missouri (“Chapter 99”). Chapter 99 defines “Blighted Area” as follows:

“Blighted Area”, an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use; (Section 99.805(1), RSMo.)

ANALYSIS OF BLIGHTED AREA FACTORS

This section documents the conditions found to be present in the Area and contains the analysis of how such conditions cause the Area to be a “Blighted Area” pursuant to Chapter 99.

This analysis is based upon on-site investigations of the Area conducted by PGAV Planners staff in February 2024 and by staff of the St. Louis Development Corporation in July 2024. Photographs illustrating representative blighting conditions were taken during the site visit and are displayed in **Appendix A – Existing Conditions Photos**. This report will not reflect changes in conditions or events that have occurred after the date of the site visits or publication of this report.

FINDINGS REGARDING INSANITARY OR UNSAFE CONDITIONS

The Hotel has been vacant since 2014. Absentee ownership has led to the neglect of the Area as its interiors and exteriors visibly deteriorated over time. Vacant structures present fire hazards, as unattended buildings, even when secured, are more likely to be subject to vandalism or fire resulting from deterioration associated with building components. For example, the nearby, vacant Railway Exchange Building located at 611 Olive Street experienced a fire in October 2023.

A visual inspection of the Area indicates that the interior of the Hotel structure has experienced water damage due to the failure of roofing materials and internal utilities. Water damage presents an insanitary condition.

FINDINGS REGARDING DETERIORATION OF SITE IMPROVEMENTS

Deterioration refers to the physical deterioration of buildings and other above-ground improvements, below-grade supporting structures such as water, sewer, and electric utilities, and surface site improvements such as parking areas, roadways and drives, and lighting fixtures, signage, etc.

Deterioration may be evident in a variety of exterior and interior building components, including foundation, exterior walls, doors, windows, floors, roofs, wiring, plumbing, etc. Minor defects, such as a lack of painting, loose or missing roof tiles, floor or ceiling plates, holes and cracks over limited areas, or damaged fascia materials, may indicate deterioration resulting from deferred maintenance.

The Area exhibits several physical conditions that exemplify deterioration of site improvements, including:

- The improvements within the Area are notably deteriorated, and show signs of persistent damage to cement, metal, and other building materials.
- Broken windows on Area structures communicate a lack of attention to properly securing the buildings, leading to entry of rain and snow, insects, and birds.
- The Hotel has been vacant since 2014, without adequate control to manage moisture levels or prevent water infiltration or pest control to prevent entry of vermin.
- The interior of the Hotel appears to suffer from water damage as indicated by broken ceiling material, holes in ceilings, and streaks left by water and debris. These conditions indicate deterioration of interior water lines and building components.
- The paved sidewalk and parking surfaces show alligator cracking, which indicates that the surface and subsurface material has deteriorated to the point that replacement is required.

FINDINGS REGARDING THE EXISTENCE OF CONDITIONS WHICH ENDANGER LIFE OR PROPERTY BY FIRE AND OTHER CAUSES

The Area suffers from persistent vacancy. For the past decade, the Area has been an ominous presence in Downtown St. Louis by creating a void of inactivity within a neighborhood that should be vibrant and active. The Area is vacant and such buildings are more susceptible to fire.

Additionally, the City and the St. Louis Fire Department, who inspect buildings upon acquisition and prior to occupancy, may not have up-to-date information on the building's current condition.

Vacant structures are more susceptible to fire and are more likely to cause injuries. For example, the nearby, vacant Railway Exchange Building, located at 611 Olive Street, suffered fire damage in October 2023. According to the National Fire Protection Association, firefighter injuries are much more likely to occur in vacant building structure fires.

FINDINGS REGARDING ECONOMIC LIABILITY

Since 2014, the Area has transitioned from economically productive to vacant and deteriorating. The Hotel once housed hundreds of guests visiting St. Louis for business or recreation purposes. This commercial endeavor produced property tax, sales tax, gross receipts, and earnings tax revenues for the City, as well as jobs and income for their employees, and contributed to the vitality of downtown.

In 2013, property within the Area had a total assessed value of \$5,650,900. Adjusted for inflation, this value would exceed \$7 million. Today, the Area has an assessed value of \$2,589,100, which is less than half of its value in 2013.

Moreover, the closure of the Hotel in 2014 eliminated the sales tax revenue, earnings tax revenue, and hotel tax revenue generated by the Area. A review of hotel market data provided by CoStar indicates that an average hotel room in St. Louis should generate approximately \$31,700 in revenue in a year. The Area's 780 rooms should be generating \$24,726,000 in revenue, which would generate approximately \$2.4 million in sales tax revenue (based on the location's 9.679% total sales tax rate), and approximately \$927,225 in hotel sales tax revenues (based on the Convention and Visitors Commission 3.75% hotel sales tax). The Area, if it were operating at an economic level in line with the average hotel performance for the City, could generate more than \$3.3 million in sales tax revenue.

As the Area is vacant and underutilized, it fuels the real estate "doom loop" recently reported on by the Wall Street Journal in an April 9, 2024 article titled, "The Real Estate Nightmare Unfolding in Downtown St. Louis." The "doom loop" phenomenon, as described in the Wall Street Journal, is a situation in which building closures generate a self-reinforcing cycle and the cumulative decline in activity drags down the entire central business district. The Area occupies a prominent place in the City's skyline and has sat vacant for a decade. Its lengthy vacancy and deteriorated condition is a key motivator in the continuation of the City's real estate "doom loop."

The Area's condition negatively impacts its neighbor at 100 S Broadway, which is an office property with approximately 260,000 square feet of leasable space. Currently, only approximately 34% of this buildings is leased. Another way to say this is that this office building is 66% vacant, which is more than three times the overall vacancy rate in Downtown St. Louis.

The condition of the Area is a drag on Downtown St. Louis, the City's ability to generate tax revenue, and the viability of neighboring commercial property.

FINDINGS REGARDING SOCIAL LIABILITY

The 4.2-acre Area is located in a premier location within downtown St. Louis near Busch Stadium and the Arch grounds. The Hotel building also looms large as part of the City's skyline. The ongoing deterioration of the Area has an extremely negative impact on resident, employee, and visitor perception of downtown St. Louis. The Area, in its current state, communicates disinvestment and a threat to public safety.

Conditions within the Area likely discourage those who may be considering the surrounding blocks as sites of potential residence, employment or investment. The amount of foregone economic activity as a result of the depressed and bleak conditions should be noted as a consequence of the Area's deterioration.

Finally, it should be noted that functional businesses create street level vitality that support other businesses. The loss of urban amenities, such as hotels, challenges efforts to attract much-needed residents and employers to downtown St. Louis, who in turn create the foot traffic that makes the neighborhood feel alive and safe. The Area, in its present condition and use, reinforces Downtown St. Louis' real estate "doom loop."

SECTION III – SUMMARY OF FINDINGS

Vacancy and deterioration plague the Area. Building ownership has allowed Area improvements to deteriorate. In addition to the risk of injury, death, fire, and disease, the conditions within the Area have resulted in the loss of established businesses, along with their associated economic activity and revenue, and have likely served to deter reinvestment not only within the Area, but also in other parts of Downtown St. Louis. Finally, the social cost of losing businesses and visible signs of disinvestment and deterioration directly challenge the City's efforts to create a vibrant and sustainable downtown neighborhood and compromise resident and employee quality of life. The improvements in the Area constitute a major part of the City of St. Louis' skyline. The deterioration of the Hotel is a blight upon the Area, the skyline, and the region.

The Area meets the definition of a "Blighted Area" set forth in Chapter 99 because of the predominance and combination of the aforescribed factors. Unsafe conditions, deterioration of site improvements, and the existence of conditions which endanger life or property by fire and other causes present in the Area constitute an economic liability, a social liability, and a menace to the public health, safety, or welfare in its present condition.

APPENDIX A – EXISTING CONDITIONS PHOTOS

The image below shows a gas-powered lawn mower sitting inside the Hotel. Above the lawn-mower is visible evidence of water damage.



The image below indicates water damage and mold in the interior of the Hotel building.



Broken, deteriorated ceiling material in the interior of the Hotel.



Deteriorated columns, pavement, and ceiling material in the porte cochere.



**200 S 4TH STREET REDEVELOPMENT AREA CHAPTER 99 QUALIFICATIONS STUDY
CITY OF ST. LOUIS, MISSOURI**

Deteriorated windows and exterior building surfaces.

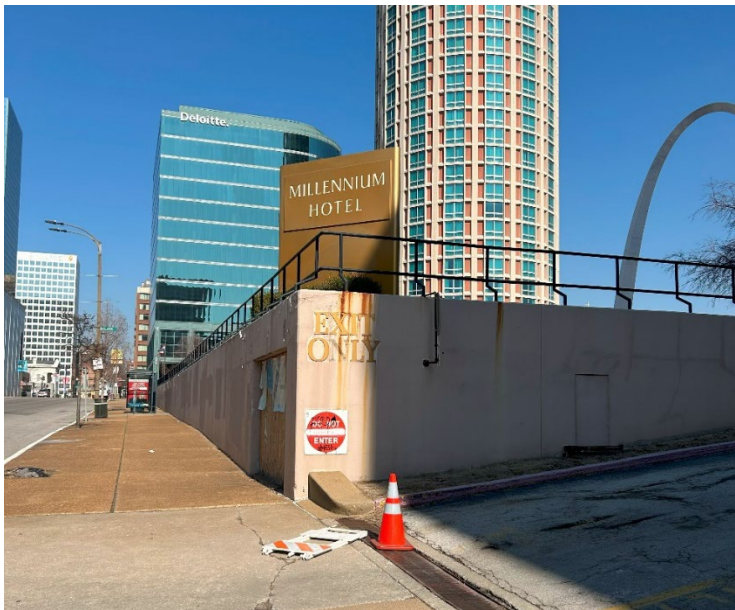


Deteriorated exterior building surfaces, boarded-over windows and doors indicating that these components are broken, and deteriorated paved surfaces.



200 S 4TH STREET REDEVELOPMENT AREA CHAPTER 99 QUALIFICATIONS STUDY CITY OF ST. LOUIS, MISSOURI

Deteriorated paved surfaces, concrete and metal railings shown below.



**200 S 4TH STREET REDEVELOPMENT AREA CHAPTER 99 QUALIFICATIONS STUDY
CITY OF ST. LOUIS, MISSOURI**

Deteriorated building exterior.



Deteriorated building material and metal fencing.



Deteriorated interior ceiling.



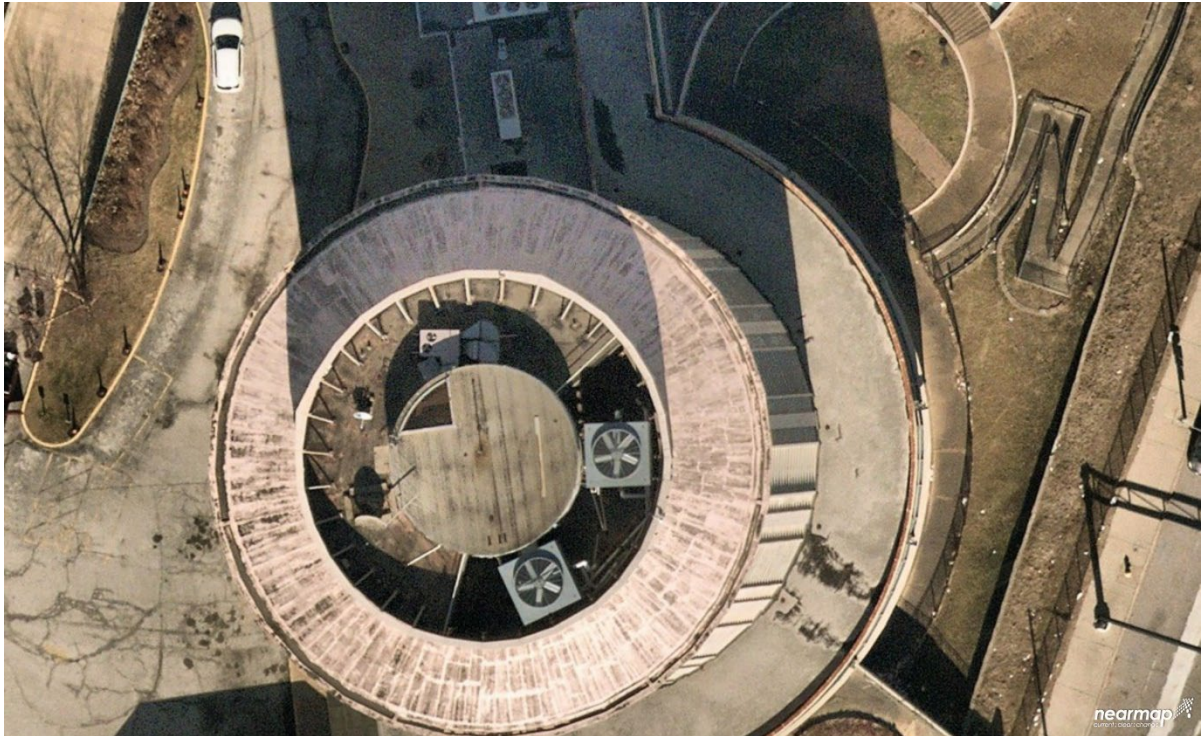
200 S 4TH STREET REDEVELOPMENT AREA CHAPTER 99 QUALIFICATIONS STUDY CITY OF ST. LOUIS, MISSOURI

This aerial image take in February 2024 shows evidence of deteriorated roofing material.



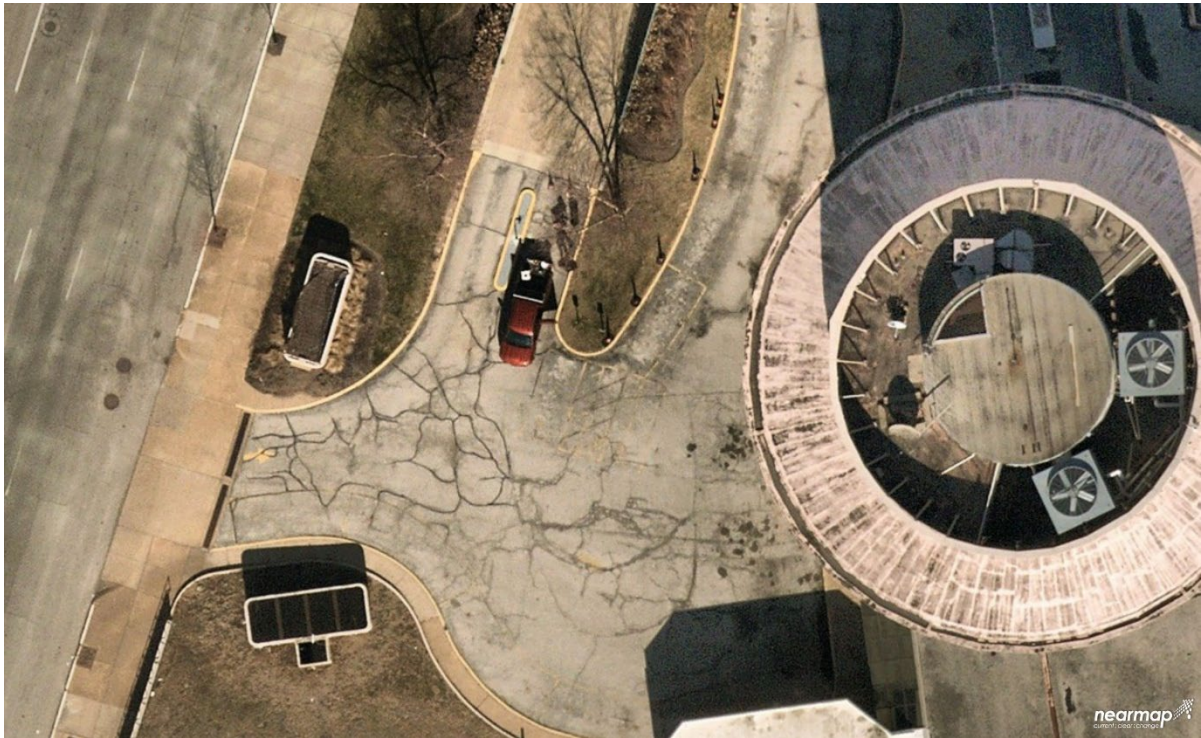
**200 S 4TH STREET REDEVELOPMENT AREA CHAPTER 99 QUALIFICATIONS STUDY
CITY OF ST. LOUIS, MISSOURI**

This aerial image taken in February 2024 shows evidence of roof deterioration.



**200 S 4TH STREET REDEVELOPMENT AREA CHAPTER 99 QUALIFICATIONS STUDY
CITY OF ST. LOUIS, MISSOURI**

This aerial image taken in February 2024 shows the deteriorated roof and deteriorated pavement.



Deteriorated interior ceiling showing water damage.



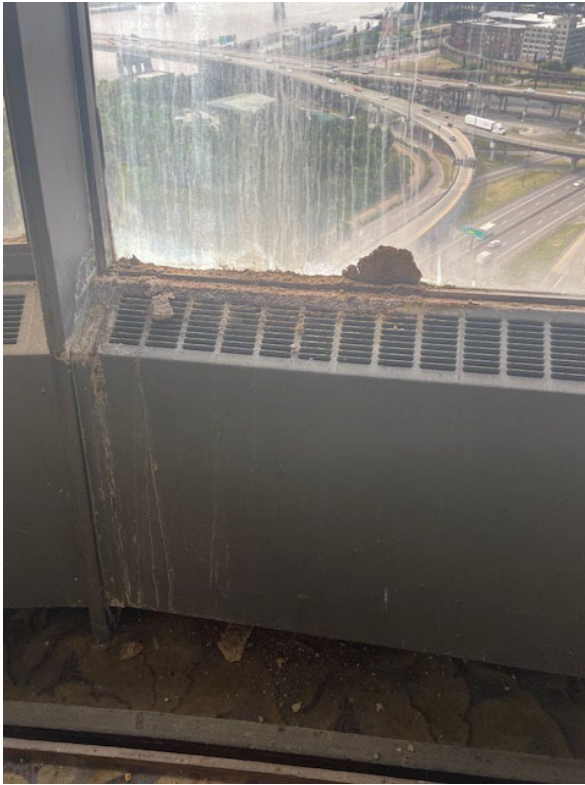
Water damage and signs of vandalism in top-floor restaurant space.



Evidence of vandalism inside the Hotel.



Water damage inside the Hotel.



Water damage evident inside the Hotel.

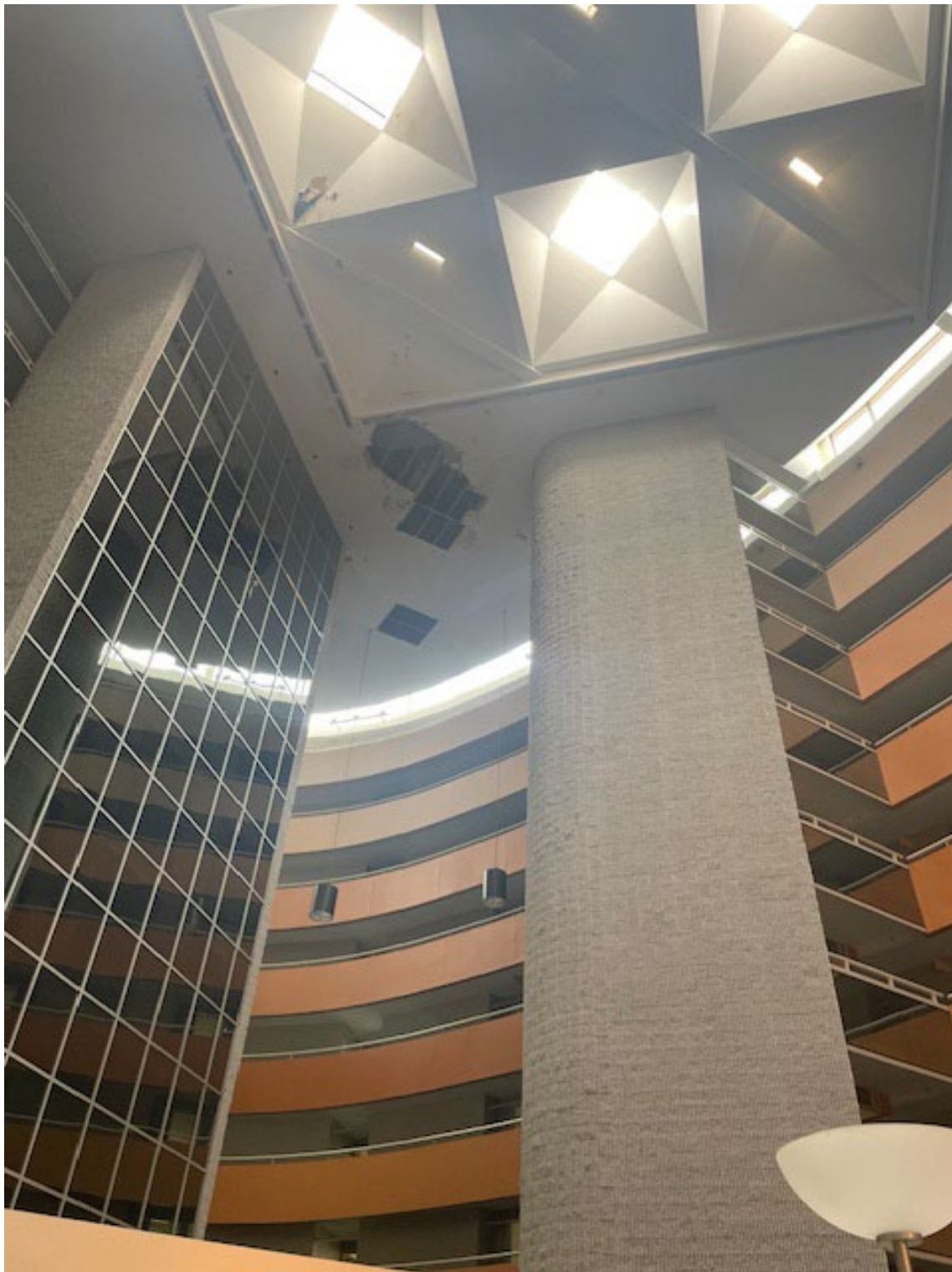


EXHIBIT G – SUSTAINABILITY REPORT

SUSTAINABILITY IMPACT STATEMENT -

The St. Louis Planning Commission adopted a Sustainability Plan on January 09, 2013. The following chart shows how the objectives of this Redevelopment Plan relate to selected Functional Categories and development related Objectives of the City's Sustainability Plan. The Mayor has issued a Sustainable Action Agenda (SAA). The following chart also shows items that may relate to development projects.

		Applicable	Not Applicable
I. URBAN CHARACTER, VITALITY AND ECOLOGY			
A1	Reinforce the City's Central Corridor as the dynamic "heart" of the region	X	
A3	Develop designated areas via incentives for "green" and technical industries		
A4	Increase riverfront development and provide safe public access and associated recreational activity	X	
A5	Provide development incentives to encourage transit-oriented development	X	
B1	Prioritize infill development to develop thriving compact communities/vibrant mixed-use main streets	X	
SAA2	Make LRA land available at no cost for smart, productive, create re-use of the land.		X
B2	Update local street design standards and implement the Complete Streets Ordinance		X
B3	Create Citywide, and multiple neighborhood-scale mobility plans		X
B4	Discourage development that reduces transit, bike and pedestrian activities	X	
C1	Design public spaces and neighborhood streets as gathering spaces for people	X	
C5	Maintain public spaces and neighborhood streets	X	
D7*	Expand the City's urban tree canopy	X	
SAA4	Increase the Number of Trees Planted by 16,000 or 15%	X	
E1	Celebrate and increase activity along the Mississippi River	X	
E2	Remove/change infrastructure to improve riverfront access	X	

F1	Preserve and reuse buildings as a means of achieving sustainability		X
F2	Continue to integrate preservation into the planning and building approval process		X
F4	Protect historic properties vulnerable to foreclosure, tax forfeiture, or demolition		X
F5	Promote the redevelopment of historic homes and commercial properties		X
G1	Develop affordable homes in concert with long-range transit and development planning		X

G2	Encourage mixed-use affordable housing in high amenity neighborhoods	X	
G4	Integrate low income housing into market-rate and mixed-use development	X	
G6	Experiment with new ways to create partnerships to build sustainable and affordable housing	X	
G8	Offer housing that is energy efficient and environmentally sustainable	X	
H4	Continue to remove site contamination and promote brownfields redevelopment	X	
I4	Ensure urban agriculture is a profitable, viable enterprise		
J4	Preserve neighborhood residential areas/commercial and mixed-uses on corners/major corridors	X	
J5	Increase the effectiveness of major commercial corridors	X	
J8	Incorporate sustainability in economic development programs	X	
II. ARTS, CULTURE AND INNOVATION			
A4	Encourage the development of affordable artist housing, studios and ventures		X
A5	Diversify the City's range of arts, creative and innovative industries	X	
SAA6	Build Phase II of CORTEX bioscience and technology research district		
C2	Facilitate development of arts, culture and innovative TODs		

C5	Target developing arts and cultural districts for streetscape and public space improvements		
E1	Use distinctive public art, architecture, landscape to build City and neighborhood identity	X	
F1	Revitalize existing and develop new arts and cultural facilities		
III. EMPOWERMENT, DIVERSITY AND EQUITY			
E4	Expand the capacity to create additional affordable housing units		X
E5	Create pathways for qualified low-income families to become homeowners		X
SAA10	Implement ordinance #71094 pertaining to workforce inclusion	X	
F1	Address blighting and environmental health hazards	X	
F6	Ensure the application of universal design and accessibility codes	X	
IV. HEALTH, WELL-BEING AND SAFETY			
A5	Plan and design buildings, spaces and environments for safety	X	
B5	Reduce exposure of lead-paint poisoning	X	
C1	Eliminate food deserts and improve access to fresh produce		
C3	Support urban agriculture opportunities in the City		X

End chronic Homelessness		X
Design buildings to encourage physical activity	X	
V. INFRASTRUCTURE, FACILITIES AND TRANSPORTATION		
Advance the City as a transportation hub		
Encourage transit oriented development	X	
Increase bike racks by 150%	X	
Use pilot projects to explore ways to achieve net zero storm water discharge		X
Strive for the highest levels of energy efficiency and maximize clean energy in buildings	X	
Ensure building and site development integrated with natural site ecology	X	
Advance the use of high-efficiency building related water systems and technologies	X	
Encourage re-use of materials and divert waste from land-fills	X	
Provide healthy interior environments in commercial buildings	X	
VI. PROSPERITY, OPPORTUNITY AND EMPLOYMENT		
Require a sustainability impact statement for all new City development	X	
Increase the inventory and availability of business and industrial real estate through environmental clean-up and land assembly		X
Encourage small scale redevelopment with economic incentives		X
Leverage the Mississippi River as an inexpensive transportation, drinking water and recreational resource		
Focus on small and local businesses as a key part of the City economy		
Re-use existing buildings for inexpensive incubation of entrepreneurial ideas		
Pursue transit oriented development at MetroLink stations and major bus nodes to encourage more walking/fewer carbon emissions	X	
Market and encourage living in the City to recent college graduates	X	

Promote flexible development approaches by developers, land owners and business firms	X	
Direct new commercial and mixed-use development to designated corridors and districts that demonstrate market support	X	
Create at least 8,500 new jobs at Ballpark Village, CORTEX, Carondelet Coke, St. Louis Army Ammunition Plant and North Riverfront		
Foster innovation	X	
Remediate and prepare at least 40 vacant properties for redevelopment	X	
<i>Please comment in what ways you believe the Mayor's Sustainability Action Agenda overlaps with your successes on your project.</i>		

BOARD BILL NUMBER 39
COMMITTEE SUBSTITUTE
FISCAL NOTE

Preparer's Name Zachary Wilson

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

Bill Sponsors Alderman Aldridge

Bill Synopsis:	This Board Bill seeks to approve a Chapter 99 Redevelopment Plan and Blighting Study for the 200 South 4th St. Redevelopment Area. The proposed Bill also allows for use of eminent domain within the area for all properties. This Board Bill will allow for up to a 20-year tax abatement at 90 percent.
Type of Impact:	None this year.
Agencies Affected:	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 ___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:

- 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:

- 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:

- 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.

Financial Estimate of Impact on General Fund			
Fiscal Impact	<u>Year 1 (current)</u>	<u>Year 2</u>	<u>Year 3</u>
Additional Expenditures	NA	NA	NA
Additional Revenue	NA	NA	NA
Net	NA	NA	NA
Financial Estimate of Impact on Special Funds			
Fiscal Impact	<u>Year 1 (current)</u>	<u>Year 2</u>	<u>Year 3</u>
Additional Expenditures	NA	NA	NA
Additional Revenue	NA	NA	NA
Net	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
 ○ If yes, by whom? _____ .

ECONOMIC ANALYSIS

Revenue Impacts for the City	10-Year	15-Year	20-Year
Net Revenue to the City	\$ 20,019,363	\$ 31,796,262	\$ 46,523,998
Baseline Revenue (If No Project)	\$ 635,675	\$ 991,072	\$ 1,372,596
New Revenue to City	\$ 19,383,688	\$ 30,805,190	\$ 45,151,402

* City Revenue projections excludes utility tax estimates.

Revenue Impacts for the School District	10-Year	15-Year	20-Year
Net Revenue to the School District	\$ 6,721,227	\$ 10,561,810	\$ 20,505,501
Baseline Revenue (If No Project)	\$ 2,319,723	\$ 3,616,647	\$ 5,008,917
New Revenue to School District	\$ 4,401,504	\$ 6,945,162	\$ 15,496,584

Revenue Impacts for Other Taxing District	10-Year	15-Year	20-Year
Net Revenue to Other Taxing Districts	\$ 2,175,461	\$ 3,416,397	\$ 6,734,578
Baseline Revenue (If No Project)	\$ 792,341	\$ 1,235,328	\$ 1,710,882
New Revenue to School District	\$ 1,383,119	\$ 2,181,068	\$ 5,023,696

