

**ATTACHMENT B**

REDEVELOPMENT PLAN

FOR THE

**NORTH GRAND BLVD./ NATURAL BRIDGE AVE./ NORTH FLORISSANT AVE./  
CASS AVE./ DR. MARTIN LUTHER KING DR. AREA**

SAINT LOUIS, MISSOURI

**SUBMITTED BY:**

St. Louis Place Community Association  
2626 N. 21<sup>st</sup> Street  
Saint Louis, Missouri 63106

Jeff-Vander-Lou Whole New Area II  
Neighborhood Development Association  
(a/k/a Jeff-Vander-Lou (JVL) Neighborhood Association)  
1523 Webster Avenue  
St. Louis, Missouri 63106

**PREPARED BY:**

Legal Services of Eastern Missouri  
Office of Neighborhood Advocacy  
2700 N. 14<sup>th</sup> Street  
Saint Louis, Missouri 63106

**SUBMITTED TO:**

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

Mayor Tishaura Jones

November 1, 2023

REDEVELOPMENT PLAN  
FOR THE  
**NORTH GRAND BLVD./ NATURAL BRIDGE AVE./ NORTH FLORISSANT AVE./  
CASS AVE./ DR. MARTIN LUTHER KING DR. AREA**  
SAINT LOUIS, MISSOURI

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- Exhibit A – “Legal Description”
- Exhibit B – “Map of the Area”
- Exhibit C – “Existing Uses and Conditions”
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## **A. EXISTING CONDITIONS AND FINDINGS OF BLIGHT**

**1. Description of the Project.** This Plan Summary, Statement of State, City, and Agency Policy implemented by this Plan, and all exhibits hereto, taken together, shall constitute the Redevelopment Plan (the “Plan”) made in accordance with Section 99.300, *et seq.*, of the Revised Statutes of Missouri (the Land Clearance for Redevelopment Authority Law) and Section 353.020 of the Revised Statutes of Missouri (2016) for the North Grand Blvd./ Natural Bridge Ave./ North Florissant Ave./ Cass Ave./ Dr. Martin Luther King Dr. Area (the “Area”).

**2. Delineation of Boundaries.** The Area consists of land totaling approximately 821.40 acres in the JeffVanderLou, and St. Louis Place Neighborhoods and a portion of the Carr Square Neighborhood of the City of St. Louis (“City”).

The Area takes in multiple City Blocks and is generally bound by Natural Bridge Ave. and Palm Street on the north; North Florissant Avenue, Mullanphy Street, and North Thirteenth Street on the east; Cass Avenue, North Jefferson Avenue, and Dr. Martin Luther King Drive on the south; and North Grand Boulevard and North Grand Avenue on the west.

A legal description of the Area is attached hereto as **Exhibit A** and a map of the Area is attached hereto as **Exhibit B**.

**3. General Condition of the Area.** The Area can generally be described as in poor condition. The parcel by parcel physical conditions of the Area are enumerated in Exhibit F to the Blight Study and are depicted in Exhibit C2. The Blight Study and all of its exhibits are attached hereto as **Exhibit D**.

**4. Present Land Use and Density of the Area.** Existing land uses within the Area include vacant lots, occupied and unoccupied residential, institutional, industrial, and commercial uses. The land uses, including the location of public and private uses, streets, and other rights-of-way are shown in the Project Area Plan – Existing Uses, attached hereto as **Exhibit C1**.

The properties surrounding the area contain a variety of different uses, ranging from large size government uses such as parks or post offices and medical uses to smaller residential and commercial properties. The majority of uses within the Area are vacant land uses and residential uses.

Residential density for the neighborhoods is approximately 8.5 persons per acre in the Carr Square neighborhood, 5.27 persons per acre in the Jeff VanderLou neighborhood, and 5.27 persons per acre in the St. Louis Place neighborhood.

**5. Current Zoning.** The Area is zoned “A” Single-Family Residential District, “B” Two-Family Residential Dwelling District, “C” Multiple-Family Residential Dwelling District, “E” Multiple-Family Residential Dwelling District, “F” Neighborhood Commercial District, “G” Local Commercial and Office District, “H” Area Commercial District, “J” Industrial District, or is a combination of one or more zoning districts, pursuant to the Zoning Code of the City, which is incorporated in the Plan by reference. A portion of the Area is also subject to the “Geospatial



Protection and Enhancement Special Use District” established by Ordinance 71495 by the City of St. Louis Board of Aldermen in 2021.

**6. Finding of Blight.** The properties within the Area are both unoccupied and occupied and in the condition outlined in the Blighting Report, which is attached as Exhibit B to the Blight Study. The Blight Study and all of its exhibits are attached hereto as **Exhibit D**.

The existence of deteriorated property constitutes an economic or social liability to the City, and creates a hazard to the health and well-being of its citizens and residents within the Area.

The preponderance of properties in the Area has been determined to be blighted within the meaning of Section 99.300, et seq., of the Revised Statutes of Missouri (the Land Clearance for Redevelopment Authority Law) and as defined in Section 353.020 of the Revised Statutes (2016) as evidenced by the Blighting Report and Blight Study attached hereto as **Exhibit D** and incorporated herein by this reference.

## **B. DEVELOPMENT OBJECTIVES, PROPOSED DEVELOPMENT, LAND USE PLAN AND REGULATIONS**

**1. Development Objectives.** The objectives of this Plan are:

- a) To eliminate the adverse conditions that qualify the Area as blighted within the meaning of the Land Clearance for Redevelopment Authority Law;
- b) To prevent the recurrence of conditions that impair the tax base, the provision of residential development, and negatively affect the physical, mental, social health and general welfare of residents within the Area and the City at-large;
- c) To encourage investment in home improvement and beautification of the Area;
- d) To mitigate the detrimental effects and involuntary economic displacement of existing Area homeowners due to increasing property taxes in the Area, by offering options to reduce property tax burdens on homeowners within the Area thus enhancing the likelihood of taxpayer payment of taxes;
- e) To improve the viability of the Area for residential and other uses and in so doing, to encourage future residential, commercial, and retail development in the City that is both in harmony with the general character of the Area and is consistent with modern environmental standards;
- f) To attract residents to the City, thereby increasing the City’s tax base; and increase demand for commercial services in the Area;
- g) To stimulate commercial investment in and with the community, promote the creation and sustainability of small businesses within the Area, and increase employment opportunities within the Area; and

h) To preserve and leverage the existing cultural and educational institutions within the Area to culturally enrich the lives of both new and existing residents within the Area and the City at-large.

i) To advance community-driven economic development within the Area that respects the vision and voices of existing residents of the Area.

**2. Land Use Plan and Relationship to Local Objectives.** The Strategic Land Use Plan (SLUP, Amended 2023) of the St. Louis Comprehensive Plan, which serves as the City’s general land use plan, recommends multiple Strategic Land Use designations for the Area, the largest majority being designated as Neighborhood Development Areas (NDAs) and Neighborhood Preservation Areas (NPA).

It will not be necessary to modify the land use components proposed in the SLUP at this time, though individual projects may require amendments to the land use recommendations through appropriate, required governmental processes as they are brought forward for consideration.

The proposed land uses for the Area are mainly residential, commercial, and institutional uses. Proposed uses will follow the “JeffVanderLou Neighborhood Plan” as originally adopted in 2001; the “Plan for the Neighborhoods of the 5<sup>th</sup> Ward” as originally adopted in 2002, and as amended in 2004, 2015, and 2020; the “North Riverfront Open Space & Redevelopment Plan” as originally adopted in 2015; all by the Planning Commission of the City of St. Louis. Any future neighborhood plan adopted within the Area will also direct the proposed uses within the Area.

This Plan also conforms to the City’s “Project Connect Action Plan” – a 2017 guide completed by the St. Louis Development Corporation (“SLDC”) to align the needs of the neighborhoods, existing plans, and current and future projects by both the public and private sectors. The action plan involved community stakeholder engagement to identify improvements and priorities for mobility, stormwater, and development that align with public and agency actions, including the preparation of new redevelopment areas and agreements to implement the Project Connect recommendations.

The City Planning Commission has also adopted a Sustainability Plan on January 9, 2013. This Plan contributes to the Sustainability of the City.

This Plan also conforms to the Economic Justice Action Plan and the Roadmap to Economic Justice completed by the SLDC and the Office of the Mayor of St. Louis in 2022 to focus on economic empowerment, neighborhood transformation, and equitable and inclusive development.

All of the Plans stated above are subject to revision and supplementation by the City of St. Louis.

**3. Proposed Zoning.** The zoning for the Area can remain “A” Single-Family Residential District, “B” Two-Family Residential Dwelling District, “C” Multiple-Family Residential Dwelling District, “E” Multiple-Family Residential Dwelling District, “F” Neighborhood Commercial District, “G” Local Commercial and Office District, “H” Area Commercial District, “J” Industrial District, or a combination of one or more zoning districts, pursuant to the Zoning Code of the City of St. Louis; and also the zoning overlay district known as the “Geospatial Protection and

Enhancement Special Use District” as established by the Board of Aldermen in 2022 through Ordinance 74195. All land coverage and building intensities shall be governed thereby.

The recipient of benefits provided by The Land Clearance for Redevelopment Authority of the City of St. Louis (the “Authority”) shall be permitted to use the Property within the Area for all of the uses proposed in this Plan.

The Authority shall not permit any of the following uses, unless already lawfully existing within the Area: adult bookstores, x-rated movie houses, auto and truck dealers (new or used), truck or other equipment rentals requiring outside storage, free standing package liquor stores, and check cashing centers.

**4. Proposed Traffic Circulation.** The layouts, levels and grades of all public rights-of-way remain unchanged. Rights-of-way changes will be subject to the review and approval of the City Department of Streets, and all vacations of rights-of-way are subject to approval by ordinance. Implementation of traffic alterations will be informed by the City’s ongoing “20<sup>th</sup> Street Mobility Improvements Project”, the City’s effort at Northside-Southside Metrolink expansion, and its stated goals to increase safety, upgrade roadways and public transit, and create more accessible corridors within the Project Area.

**5. 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 as stated herein. 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.

**6. Design Objectives and Controls.** Design objectives are hereby established in order to achieve sound and attractive development within the Area.

**Design.** Buildings shall be designed to avoid creation of unarticulated, blank facades and to create architectural style and proportion sympathetic or complementary to existing structures.

**General Maintenance.** General maintenance shall be required for all parcels receiving assistance from the Authority, and shall include consistent upkeep and repair, removal of debris and litter, trimming of landscape materials, and weed removal. Structures damaged by fire must be repaired, or if repair is deemed infeasible, such structure shall be removed.

The following additional controls are subject to Authority review and approval for projects receiving assistance by the Authority that also qualify as “High-Impact Development” as that term is defined within **Section D.2.a** of this Plan.

**Signage.** The recipient of benefits provided by the Authority shall remove freestanding outdoor advertising signs prior to the approval of any property tax abatement.

**Sidewalks.** The recipient of benefits provided by the Authority may be required to repave/replace sidewalks to insure safe walkability in the Area.

**Conditional Use and Sign Permits.** No conditional use or sign permits shall be issued by the City without the prior written recommendation of the Authority.

**7. Conclusion.** When development occurs in accordance with this Plan, the Area will comprise a coordinated, adjusted, and harmonious development that promotes the health, safety, order, convenience, prosperity, general welfare, efficiency and economy, of the affected area and the City at-large.

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

The implementation of this Plan shall take place in multiple phases initiated within approximately one (1) year of the effective date of the ordinance approving this Plan and completed within approximately twenty (20) years of the effective date of the ordinance approving this Plan.

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

## **D. IMPLEMENTATION AND ADMINISTRATION**

The Authority 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. With respect to the implementation of this Redevelopment Plan, the following techniques will be used to ensure positive economic and community development:

**1. Property Acquisition.** Under the provisions of Section 99.420(4) RSMo, the Authority is granted the power of eminent domain for the purposes of assisting in the implementation of approved redevelopment projects and /or the eradication of blight or insanitary conditions. The Authority therefore declares its intent to exercise its power of eminent domain within the Area to further the purposes and intent of the Plan in response to redevelopment project applications or in an effort to eradicate blight or insanitary conditions, subject to the conditions set forth below.

To eradicate blight or insanitary conditions, or to assist approved redevelopment projects, the Authority may only use its power of eminent domain to acquire properties that meet one or more of the following conditions: (1) improved parcel where the primary structure has been “structurally condemned” by the City of St. Louis, Department of Public Safety – Building Division for at least three months; (2) vacant lots or unimproved land, but not parcels of land adjoining the same owner’s primary residence (side lots) or parcels of land owned by a full-time resident of the Area on or before October 20, 2023; (3) commercial and industrial parcels where active or permitted business or charitable operations have ceased for at least one year; (4) commercial and industrial parcels that have been the subject of repeat ordinance violations for multiple violations of the building or property maintenance code or repeated calls to police for criminal activity; (5) residential parcels that have not been continuously and lawfully resided in as the owner or tenant’s primary residence for at least six months, that have also been the subject of repeat ordinance

violations for multiple violations of the building or property maintenance code or repeated calls to police for criminal activity; (6) any parcel situated within the Area that is also situated east of North Jefferson Avenue and south of Cass Avenue; or (7) upon written request of the owner.

**a.) Property Disposition.** If the Authority acquires property in the Area, it may only sell or lease the property to a party who in its individual or corporate capacity is not delinquent in real estate tax payments or amounts owed to the City for fines, fees, or special assessments. Further, the purchaser or lessee of any such property shall agree to develop said property in accordance with this Plan pursuant to a development agreement between the Authority and the purchaser or lessee.

**b.) Relocation Assistance.** Should the Authority exercise its limited authority to use eminent domain as described herein, all eligible occupants displaced as a result of the implementation of the Plan shall be given relocation assistance in accordance with all applicable federal, state, and local laws, ordinances, regulations, and policies.

## **2. Tax Abatement**

Pursuant to Sections 99.700 – 99.715 of the Land Clearance for Redevelopment Authority Law, as amended, the Authority may provide full ten-year ad valorem tax abatement for owner-occupants as provided for in this Plan, or for other proposals, up to ten years of ad valorem real estate tax abatement, or other forms of development assistance, as provided herein for projects proposed in conformance with this Plan.

The Authority is also permitted to provide less than full tax abatement. Should the Authority elect to provide less than full tax abatement, during this ten-year tax abatement period, the recipient of such abatement shall make payments in lieu of taxes (“PILOTs”) in the amount abated by operation of Sections 99.700 – 99.715 of the Land Clearance for Redevelopment Authority Law.

**a.) High-Impact Developments.** For any proposal for which real estate tax abatement is sought where the estimated cost of improvements will exceed One Million Dollars (\$1,000,000) (defined herein as “High-Impact Developments”), the Authority or the applicant seeking the abatement shall provide notice by written or electronic mail of such proposal to a contact person(s) provided by the neighborhood associations, whether formal or informal, if any, for the neighborhoods in the Area to be affected by the proposed High-Impact Development Proposal. Such notice(s) shall be provided as soon as practicable after SLDC becomes aware of the proposal for the High-Impact Development.

The applicant proposing the High Impact Development must publicly present its proposal to residents of the neighborhood or neighborhoods in the Area where the High-Impact Development is proposed, at least thirty (30) days prior to the Authority’s Board meeting whereby the applicant is seeking assistance from the Authority. Such public presentation must be held within the neighborhood or neighborhoods in the Area where the High-Impact Development is proposed and must be conducted in addition to any formal hearing as may be required by the Authority or the Board of Alderman.

**b.) Community Advisory Panel.** Prior to a final determination by the Authority regarding any form of development assistance from the Authority for a High-Impact Development or should the Authority conduct a public hearing pursuant to Section E below, the St. Louis Place Community Association and Jeff-Vander-Lou Whole New Area II Neighborhood Development Association, or their designated successor neighborhood associations shall nominate in writing to SLDC, by and through its legal counsel, if any, three to five members to comprise a Community Advisory Panel.

The function of the Community Advisory Panel shall be to hear, review, comment, and recommend amendments and alterations to High-Impact Development proposals, and/or recommend the use of a community benefit agreement between the applicant and the affected neighborhood or neighborhoods in the Area to maximize community input and benefits for any such proposal and to ensure consistency with community-determined objectives and desired impacts. The Community Advisory Panel may also be able to request any publicly available development agreements made in furtherance of this Plan.

Membership in the Community Advisory Panel shall be limited to one to two resident representatives from the St. Louis Place neighborhood, one to two resident representatives from the JeffVanderLou neighborhood, and one business or nonprofit owner or representative from the neighborhood in which the High-Impact Development is proposed. The name and contact information for the Community Advisory Panel representatives will be provided to the Authority within thirty (30) days after the public presentation of the High Impact Development proposal to residents as described in Section D.2.a above. The failure of the affected neighborhoods to nominate members within forty-five (45) days, in whole or in part, shall not impede or delay the Authority's ability to hear, comment, approve, or deny assistance for any High-Impact Development Proposal; however, a partial Community Advisory Panel or Community Advisory Panel appointed after such time period has passed may still perform its functions as described herein.

**c.) Chapter 353 Abatement.** Alternately and in lieu of the tax abatement provided in Sections 99.700 – 99.715 of the Land Clearance for Redevelopment Authority Law, “High-Impact Development” proposals (as that term is defined within Section D.2.a of this Plan) that consist of residential proposals where at least one-half of the total proposed available housing units are made available to purchasers or tenants at or below 60% of the Area Median Income, applicants may pursue tax abatement pursuant to Chapter 353, RSMo. upon compliance with the procedures set forth therein and in Chapter 11.06 of the Revised Code of the City of St. Louis. The terms of the “Chapter 353” tax abatement available to the applicable real property or portion thereof will be set forth in a redevelopment agreement between the Authority and the applicant for abatement. Such redevelopment agreement shall provide that tax abatement will begin in the year during which an urban redevelopment corporation acquires title to the applicable real property or portion thereof and continue no longer than fifteen (15) years thereafter (the “Chapter 353 Tax Abatement Period”), provided, however, that:

- Payments in lieu of taxes (“PILOTs”) will be imposed to ensure that the total revenues payable to the affected taxing jurisdictions from PILOTs and unabated ad valorem taxes (including those set forth in Section 353.110, RSMo) equals at least:
  - For years one through ten 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 five percent (5%) of the difference between the ad valorem real estate taxes that would be due if there were no tax abatement and Base Tax Value.
    - For years eleven through fifteen of the Chapter 353 Tax Abatement Period, unabated ad valorem real property taxes shall not exceed fifty percent (50%) of the ad valorem real estate taxes that would be due if there were no tax abatement.

**d.) Public Improvements.** Public greenspace, recreational, community facilities, or improvements to water, sewage, or public utility improvements may be recommended to be provided through a community benefit agreement by the Community Advisory Panel, but only for “High-Impact Development” as that term is defined herein.

If funds are available to the Authority, 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.

Notwithstanding the foregoing, no property shall receive tax abatement or other incentives unless the applicant(s) demonstrates that: (1) all property taxes have been paid for all of the properties owned by or under the control of the applicant(s) and (2) that there are no unresolved ordinance violations upon any property owned or controlled by the applicant within the City of St. Louis, unless, however, the applicant’s proposed project within the Area shall correct or remediate any ordinance violation at the property within the Area for which the applicant has been cited. The City and the Authority are encouraged to provide annual written information of the benefits described in this section to any owner-occupants it determines may be eligible to receive said benefits.

Construction plans and cost estimates will be prepared as part of applications for tax abatement submitted for consideration by the Authority. To qualify for tax abatement as an owner-occupant, the owner-occupant must have a legal interest in the property for which they are seeking assistance at or before the time this Plan is adopted and can prove exterior improvements with a value of

\$2,000 or more. All commercial, industrial, retail, mixed-use, office, non-owner-occupied-multi-family, and/or institutional redevelopment projects seeking assistance from the Authority shall be evaluated to determine if public assistance is necessary to fulfill the objectives of the Plan. No owner-occupant shall be charged a tax abatement application fee in excess of \$50.00 under this Plan.

The tax abatement described above shall not apply to any taxes excluded from abatement by law or special assessments. The tax abatement also shall not serve to reduce or eliminate any other licenses or fees owing to the City or any other taxing jurisdiction with respect to the applicable real property or portion thereof, except as expressly described above.

All PILOTs shall be a lien upon the real property and, when paid to the Collector of Revenue of the City shall be distributed as all other property taxes. These partial tax relief and payment in lieu of taxes provisions shall inure to the benefit of all successors in interest in the property, so long as such successors shall continue to use such property as provided in this Plan and in any redevelopment agreement with the Authority.

Any property being considered for a subsequent tax abatement must exhibit significant blight at the time of the second application and that at least five years shall have elapsed since the end of the previous tax abatement, provided, however, that said requirement that at least five years shall have elapsed may be waived or reduced by the Authority in the event of hardship circumstances.

#### **E. MONITORING AND ENFORCEMENT**

During the lifetime of any benefits granted by the Authority, the Authority will monitor the project in accordance with the terms of any applicable redevelopment contract to assure that the City realizes the benefits to its tax bases and that the physical improvements (Public Benefits) of the project promised by the Applicant were realized. Specifically, general maintenance including the regular upkeep, repair, removal of debris and litter, trimming of landscape materials and weed removal, shall be required of all parcels for which the Authority has provided a benefit.

In the event the City does not, in the opinion of the Authority, realize the Public Benefits, then the recipient of those benefits may be obligated to pay to the Authority a sum (“Liquidated Public Benefit”) equal to the value of the Authority benefits, which were realized by the recipient of those benefits.

The Community Advisory Panel established pursuant to Section D.2.b of this plan may notify the Authority, in writing, by and through its legal counsel, of any alleged conditions of concern that might justify a review of the assistance provided to any High Impact Development made in furtherance of this Plan. The Authority shall have the power to convene a public hearing with the recipient of any such benefit to hear comment and provide information as to any such conditions of concern. If the recipient of benefits provided by the Authority is able to demonstrate that the Public Benefits have not been realized due to unforeseen economic events, then the Authority may waive repayment of the Liquidated Public Benefit.



## **F. 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.

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

Any recipient of Authority benefits under this Plan 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 property within the Area. Nor shall a recipient of Authority benefits under this Plan discriminate based on the same 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.

A recipient of Authority benefits under this Plan shall comply with all applicable federal, state, and local laws, ordinances, executive orders, and regulations regarding nondiscrimination and affirmative action.

## **H. DURATION OF CONTROLS AND MODIFICATION OF THIS PLAN**

This Plan shall be effective for a period of twenty-five (25) years from the date of passage of the approving ordinance.

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, the length of tax abatement, the addition of the use of incentives under Chapter 353, RSMo, (other than as expressly authorized herein) or any alteration to the boundaries of the Area.

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

## **I. EXHIBITS**

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

## **J. SEVERABILITY**

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

## **Exhibit A – “Legal Description”**

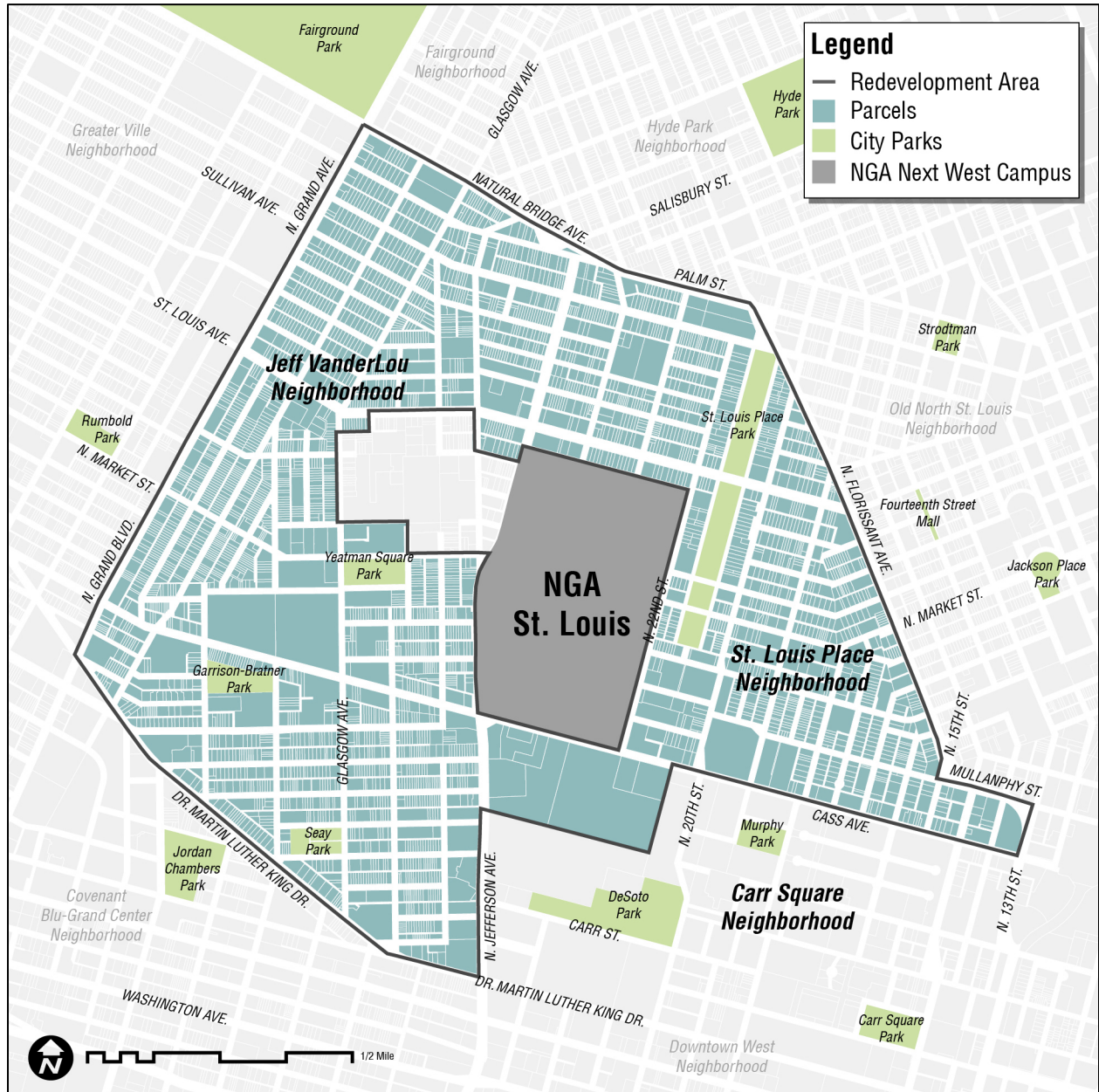
The North Grand Blvd./ Natural Bridge Ave./ North Florissant Ave./Cass Ave./ Dr. Martin Luther King Dr. Area in portions of the Carr Square, Jeff VanderLou, and St. Louis Place neighborhoods totaling approximately 821.40 acres.

Generally described as all of City Blocks 595, 596, 597, 598, 599, 617, 618, 619, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1028, 1029, 1030, 1031, 1032, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1085, 1086, 1087, 1088, 1089, 1090, 1090, 1091, 1092, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1134, 1135, 1177, 1178, 1249, 1746, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1850, 1852, 1853, 1854, 1855, 1857, 1858, 1859, 1860, 1877, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1902, 1903, 1904, 1905, 1906, 1907, 1984, 1985, 2146, 2308, 2309, 2310, 2311, 2312, 2313, 2320, 2322, 2323, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2361, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2379, 2380, 5210, 5211, 5212, 5213, 5214, 5215, 5216, 5217, 5218, 5219, 5220, 5221, 5222, 5223 and a portion of City Blocks 1744, 1897, and 5485.

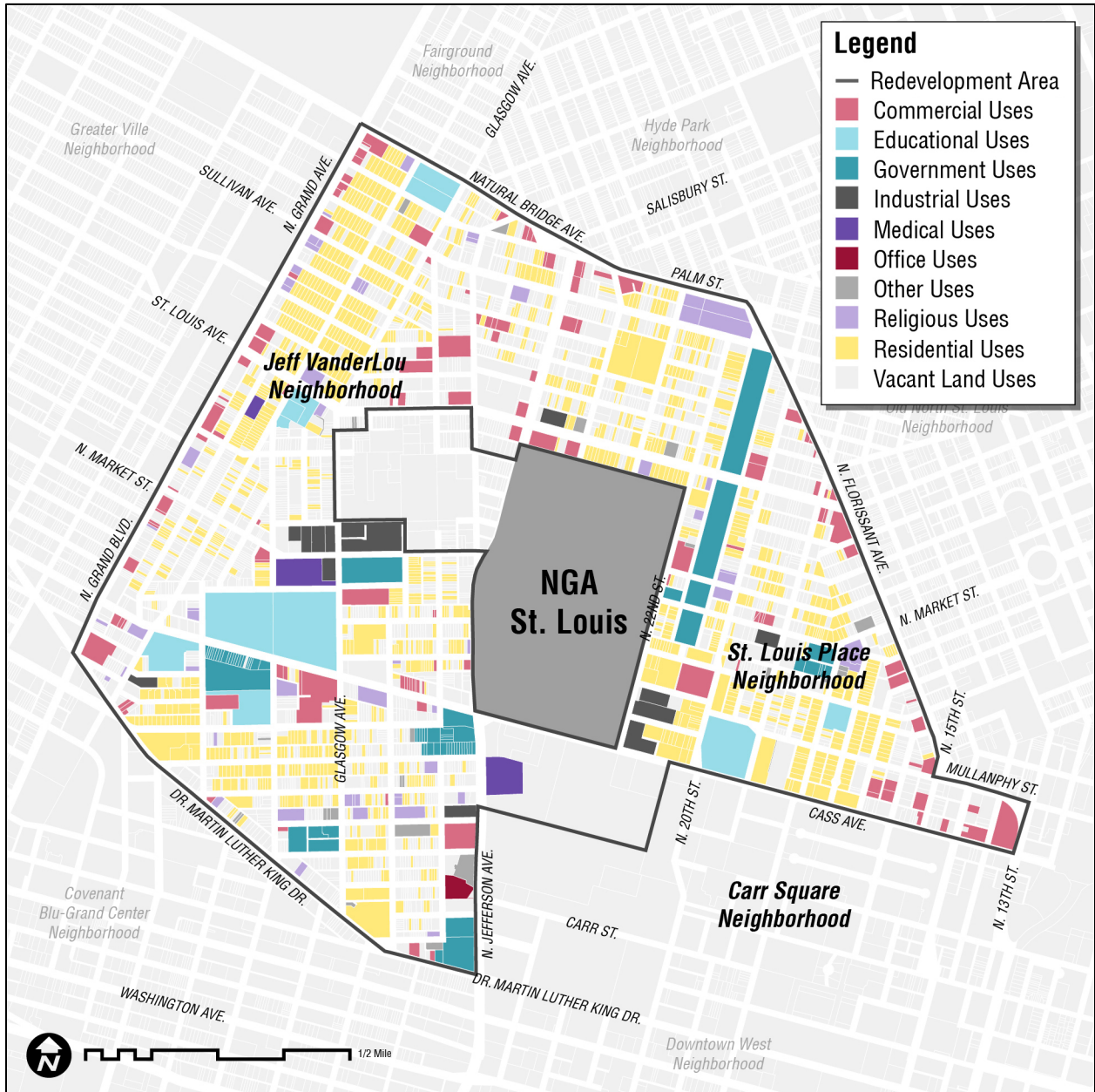
More specifically described as the area beginning at the point of intersection of the centerlines of N GRAND AVE. (120 feet wide) and NATURAL BRIDGE AVE. (100 feet wide); there southeastwardly along said centerline of NATURAL BRIDGE AVE. across all intersecting streets and alleys to its point of intersection with the centerline of N TWENTY FIFTH ST. (60 feet wide) and PALM ST. (100 feet wide); thence continuing southeastwardly along said centerline of PALM ST. to its point of intersection with the centerline of N FLORISSANT AVE. (100 feet wide); thence continuing southwardly along said centerline of N FLORISSANT AVE. across all intersecting streets and alleys to its point of intersection with the centerline of MULLANPHY ST. (60 feet wide); thence continuing eastwardly along said centerline of MULLANPHY ST. across all intersecting streets and alleys to its point of intersection with the centerline of N THIRTEENTH ST. (100 feet wide); thence continuing southwardly along said centerline of N THIRTEENTH ST. to its point of intersection with the centerline of CASS AVE. (80 feet wide); thence continuing westwardly along said centerline of CASS AVE. across all intersecting streets and alleys to its point of intersection with the northwardly prolongation of the eastern property line of 2020 CASS AV.; there southwardly along said property line and continuing southwardly along the eastern property line of 2160 CASS AV. to its point of intersection with the southern property line of 2160 CASS AV.; there westwardly along said southern property line and continuing westwardly along the southern property line of 2200 CASS AV. and its westward prolongation to its point of intersection with the centerline of N JEFFERSON AVE. (100 feet wide); there southwardly along said centerline of N JEFFERSON AVE. across all intersecting streets and alleys to its point of intersection with the centerline of DR. MARTIN LUTHER KING DR (80 feet wide); there westwardly and then northwestwardly along said centerline of DR. MARTIN LUTHER KING DR across all intersecting streets and alleys to its point of intersection with the centerline of N GRAND BLVD. (80 feet wide); there northeastwardly along said centerline of N GRAND BLVD. across all intersecting streets and

alleys to its point of intersection with ST LOUIS AVE. (100 feet wide); there continuing northeastwardly along the centerline of N GRAND AVE. across all intersecting streets and alleys to the point of beginning; less and excepting the area beginning at the point of intersection of the centerline of PARNELL ST. (100 feet wide) and the westward prolongation of the northern property line of 2301-2303 CASS AV.; thence eastwardly along said northern property line across all intersecting streets and alleys to its point of intersection with the centerline of N TWENTY SECOND ST. (60 feet wide); thence southwardly along said centerline of N TWENTY SECOND ST. across all intersecting streets and alleys to its point of intersection with the centerline of CASS AVE. (80 feet wide); thence westwardly along said centerline of CASS AVE. across all intersecting streets and alleys to its point of intersection with the centerline of N JEFFERSON AVE. (100 feet wide); thence northwardly along said centerline of N JEFFERSON AVE. and continuing northwardly along the centerline of PARNELL ST. across all intersecting streets and alleys to its intersection with the centerline of N MARKET ST. (60 feet wide); thence westwardly along said centerline of N MARKET ST. across all intersecting streets and alleys to its point of intersection with the southernly extension of the easternmost property line of 2825 NORTH MARKET ST; thence northwardly along said southernly prolongation to its point of intersection with the northern property line of 2825 NORTH MARKET ST; thence westwardly along said northern property line and its westward prolongation to its point of intersection with the centerline of GLASGOW AVE (60 feet wide); thence northwardly along said centerline of GLASGOW AVE across all intersecting streets and alleys to its point of intersection with the westward prolongation of the northern property line of 2716 GLASGOW AVE; thence eastwardly along said northern property line and continuing along the northern property line of 2717 BALDWIN ST. to its point of intersection with the centerline of BALDWIN ST. (60 feet wide); thence northwardly along said centerline of BALDWIN ST. to its point of intersection with the centerline of ST LOUIS AVE. (100 feet wide); thence eastwardly along said centerline of ST LOUIS AVE. across all intersecting streets and alleys to its point of intersection with the centerline of N JEFFERSON AVE. (60 feet wide); thence southwardly along said centerline of N JEFFERSON AVE. across all intersecting alleys and streets to its point of intersection with the centerline of MONTGOMERY ST. (60 feet wide); thence eastwardly along said centerline of MONTGOMERY ST. to its point of intersection with the centerline of PARNELL ST. (100 feet wide); thence northwardly along said centerline of PARNELL ST. to its point of beginning.

# Exhibit B – “Map of the Area”



# Exhibit C1– “Existing Uses”





# Exhibit C2– “Existing Conditions”

