

## **Exhibit D**



**BLIGHTING STUDY** *FOR THE*

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

**ISSUED BY:**  
**LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY**  
**OF THE CITY OF ST. LOUIS**  
**MAY 23, 2023, UPDATED NOVEMBER 1, 2023**  
**# 2458**  
**MAYOR TISHAURA O. JONES**

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

### **1. Introduction**

The subject of this blighting study includes the neighborhoods surrounding the new, approximately \$1.75 B National Geospatial-Intelligence Agency (“NGA”) facility and NGA St. Louis campus located at the intersection of North Jefferson Avenue and Cass Avenue in North St. Louis City, including portions of the Carr Square, Jeff VanderLou, and St. Louis Place neighborhoods. When completed in roughly 2025, the NGA will relocate approximately 3,150 existing employees from its western headquarters in South Soulard into the new 700,000 square foot office building and visitor center. This will offer the Land Clearance for Redevelopment Authority (LCRA) a unique opportunity to foster private development and redevelopment that will leverage local and federal investment, increased employment opportunities, and physical infrastructure improvements in the best interest of the neighborhoods, their residents, and the community.

Project Connect was initiated to understand the potential benefits and impacts of the relocation of the NGA on the surrounding neighborhoods and future development with a goal to identify priority investments that will keep existing residents, businesses and cultural institutions in the area and encourage new growth in the future. The Project Connect Action Plan was completed by the St. Louis Development Corporation (SLDC) in 2017 to serve as a guide for integrating and aligning the needs of neighborhoods, existing plans, and current and future projects by both the public and private sector. This action plan involved community and stakeholder engagement to identify improvements and priorities for mobility, stormwater, and development that will align public and agency actions, including the preparation of new redevelopment areas and agreements to implement Project Connect recommendations and identify demonstration projects that will support existing residents through compatible infill development.

The Economic Justice Action Plan and the Roadmap to Economic Justice completed by SLDC and the Office of the Mayor of St. Louis in 2022 are focused on economic empowerment, neighborhood transformation, and equitable and inclusive development. The neighborhood transformation goal of both policies seeks to provide direct support and coordination between SLDC and community organizations. This will involve expansion of staff capacity and commitment of revolving loan funds to build organizational and community capacity and facilitate transformation of the neighborhoods in the interest of social and environmental justice.

## 2. Data Gathering Methodology



This blighting study has been designed and conducted to address the specific requirements of Section 99.320(3) RSMo and 523.274.1 RSMo. The blighting study and required field work and parcel-by-parcel documentation of blighting conditions were performed from February 8, 2023, to April 24, 2023. As part of this documentation, City-provided data was utilized and each parcel and the associated improvements on that parcel were inspected, documented, and rated by personnel experienced in such evaluations. Baseline data and other general information on each parcel were also obtained from the City of St. Louis via the City of St. Louis Open Data website.

Regarding the documentation and finding of physical blight, a variety of physical factors associated with the blighting analysis were observed and collected including land vacancy, land use, building vacancy, building conditions, deterioration of site conditions, street conditions, sidewalk conditions, curb conditions, the existence of unsanitary or unsafe conditions, perceived environmental problems, overgrown vegetation, and excessive dumping. Additionally, individual photographs were collected for each parcel within the study area and multiple photographs were collected when necessary for larger or more complex parcels. All this data and information has been collected and compiled into a parcel-by-parcel data sheets that may be utilized as necessary by the St. Louis Development Corporation, City of St. Louis, and the Land Clearance for Redevelopment Authority.

Regarding the documentation and finding of social and economic blight, this blighting study relies primarily on the records of the Assessor's Office of the City of Louis for the 2010 and 2022 calendar years as obtained from the City of St. Louis via the City of St. Louis Open Data website. Additional data on economic blight was collected from various third-party sources, including the U.S. Census Bureau Decennial Census and American Community Survey (ACS) datasets, and ESRI Community Analyst.

### 3. Delineation of Area Boundaries

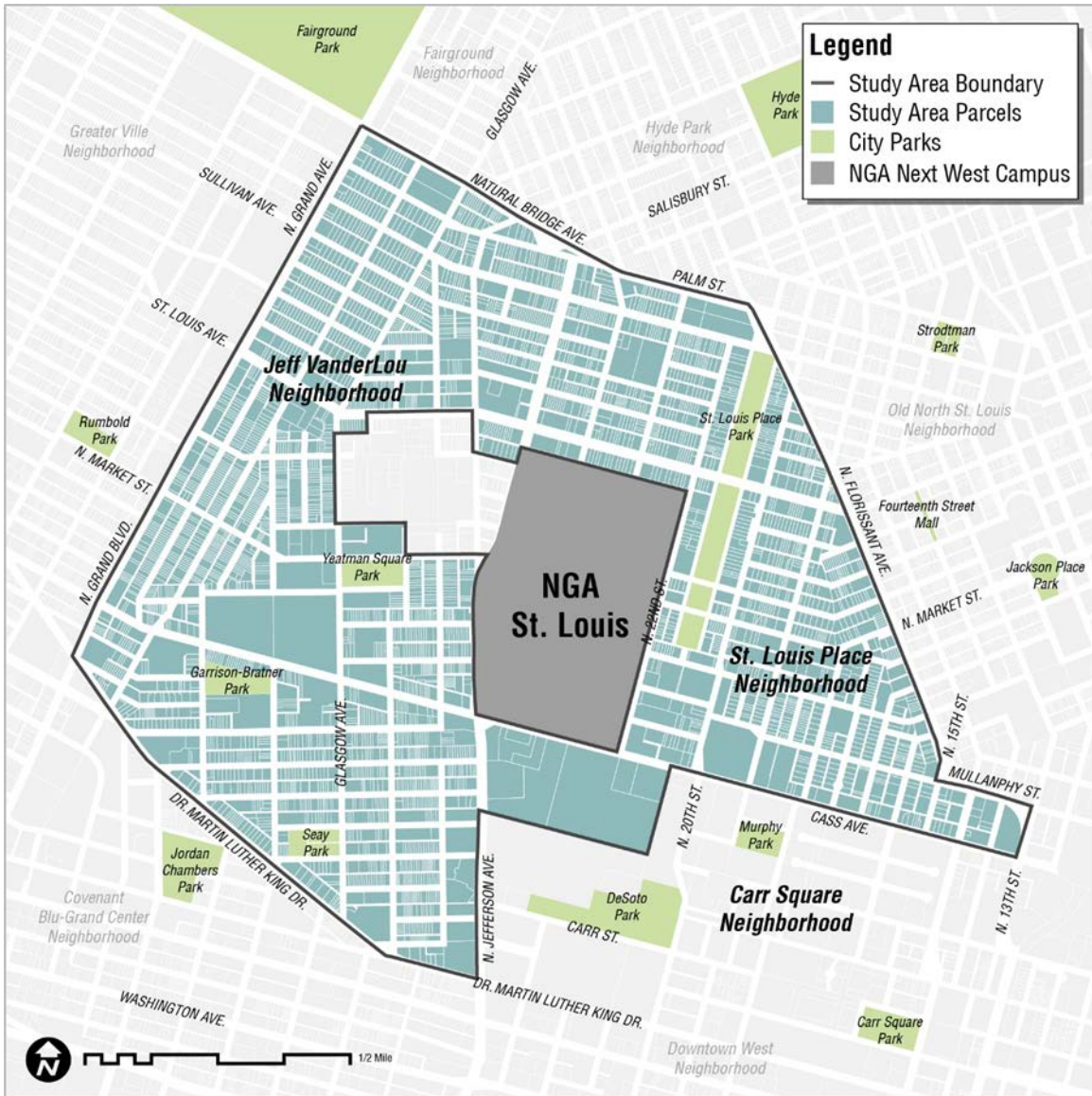


Figure 1: Map of the North Grand Blvd./ Natural Bridge Ave./ North Florissant Ave./Cass Ave./ Dr. Martin Luther King Dr. Area

The North Grand Blvd./ Natural Bridge Ave./ North Florissant Ave./Cass Ave./ Dr. Martin Luther King Dr. Area (“Area”) consists of land totaling approximately 821.40 acres in the Carr Square, Jeff VanderLou, and St. Louis Place Neighborhoods 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. See **EXHIBIT “A” PROJECT AREA DESCRIPTION** for more information.

### 4. Surrounding Neighborhoods

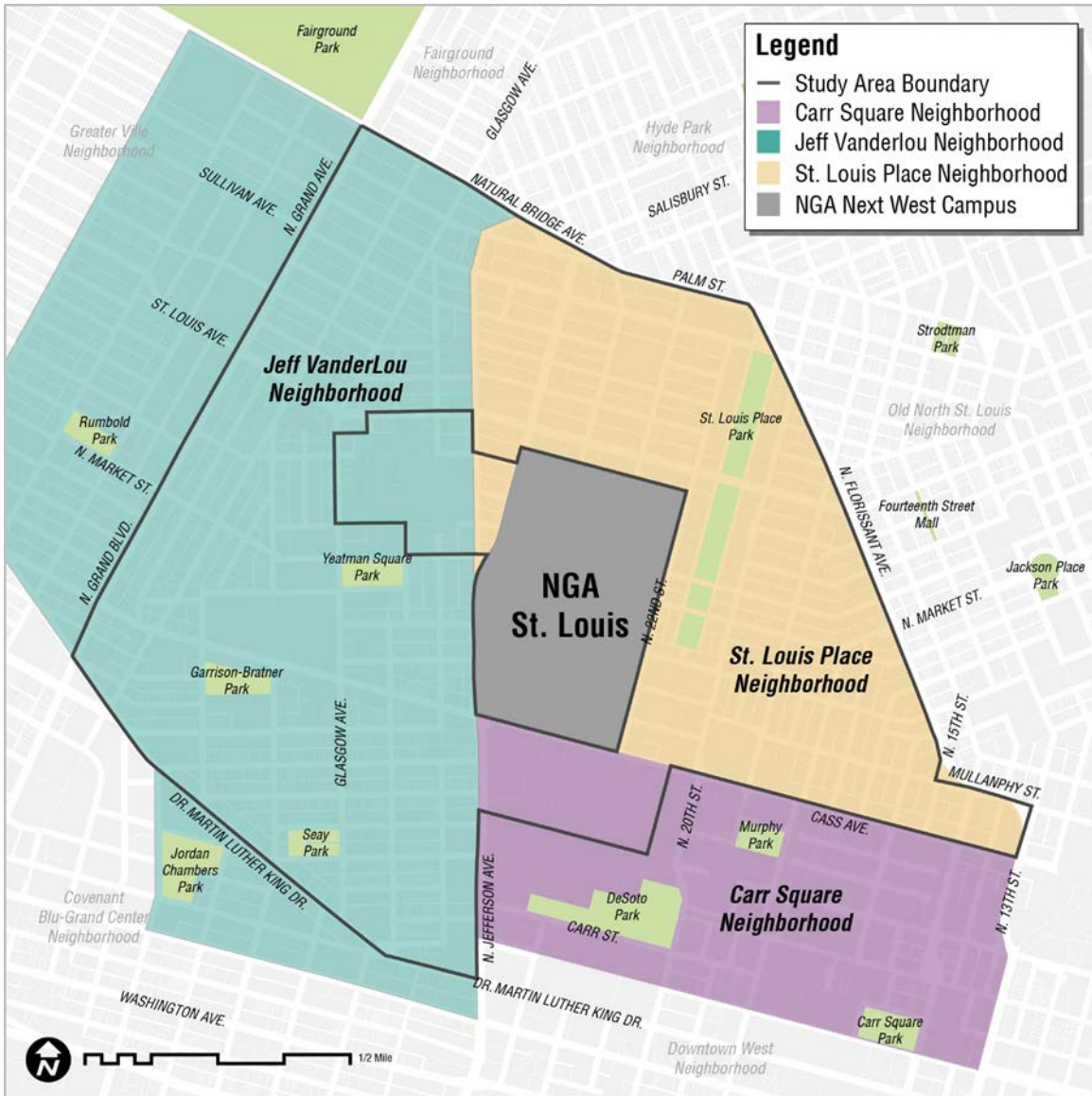


Figure 2: Map of North Grand Blvd./ Natural Bridge Ave./ North Florissant Ave./Cass Ave./ Dr. Martin Luther King Dr. Area

The North Grand Blvd./ Natural Bridge Ave./ North Florissant Ave./Cass Ave./ Dr. Martin Luther King Dr. Area includes portions of the Carr Square, Jeff VanderLou, and St. Louis Place neighborhoods with general 2020 estimates and densities as follows:

Neighborhood	Estimated Population	Population Density Per Acre
Carr Square	2,236	8.50
Jeff VanderLou	4,209	5.27
St. Louis Place	2,336	5.27
<b>TOTAL</b>	<b>8,781</b>	<b>5.83</b>

### 5. Future Land Uses – Strategic Land Use Plan

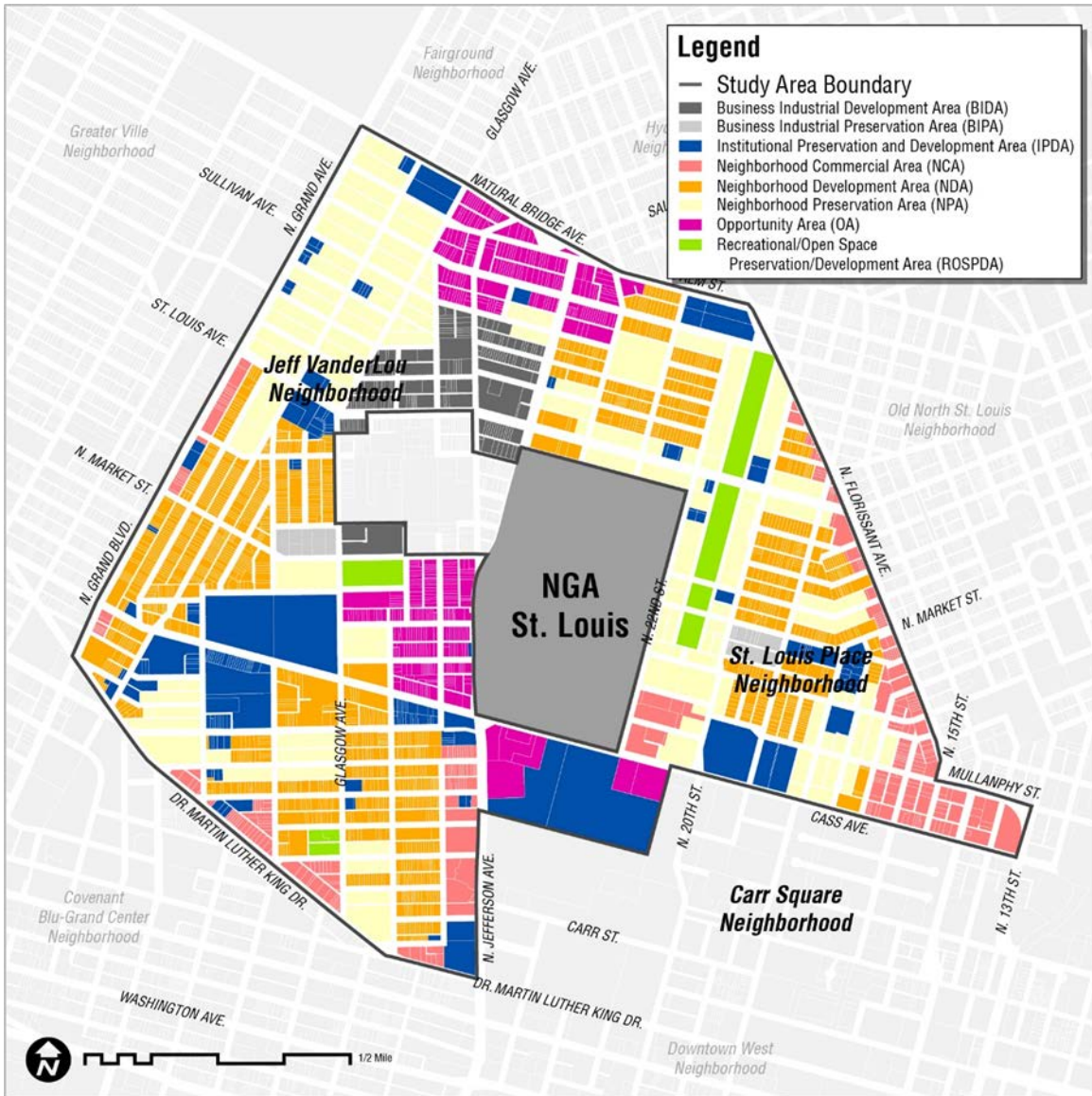


Figure 3: Map of Strategic Land Use Plan Designations within the Area

The Area contains multiple Strategic Land Use designations per the Strategic Land Use Plan (SLUP, Amended 2023). The largest majority – greater than 50% of the Area – is designated as Neighborhood Development Areas (NDAs) and Neighborhood Preservation Areas (NPA). Per the Strategic Land Use Plan, NDAs are areas in which new types of residential character is both permitted and encouraged, while NPAs are areas that should be improved and augmented in a manner that preserves the existing character. While NPAs are scattered throughout all three neighborhoods with large pockets along St. Louis Place Park and North Grand Avenue in the Jeff VanderLou Neighborhood, there are four (4) primary clusters of NDAs. Two of the NDAs are located immediately to the north and east of the future NGA St. Louis campus in the St. Louis Place Neighborhood, and two are located to the southwest in the Jeff VanderLou Neighborhood along both North Grand Boulevard and Dr. Martin Luther King Drive.

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The second largest future land use by area is the Institutional Preservation and Development Areas (IPDAs) which amount to just over 18% of the Area.

Neighborhood Commercial Areas (NCAs) encompass approximately 10% of the Area and are places where the development of new and rehabilitation of existing commercial uses that primarily serve adjacent neighborhoods should be encouraged. NCAs exist primarily along North Florissant Avenue, North Grand Boulevard, Dr. Martin Luther King Drive, North Jefferson Avenue, and Cass Avenue.

Additional Strategic Land Use Plans include Business Industrial Development Areas (BIDAs) and Business Industrial Preservation Areas (BIPAs) which amount to just under 7% of the area located immediately adjacent to the NGA in the heart of the Area, as well as Recreational / Open Space Preservation and Development Areas (ROSPDAs) which are just under 4% of the area. ROSPDAs include several City of St. Louis parks such as St. Louis Place Park, Yeatman Square Park, and Seay Park.

Strategic Land Use Plan designations by acreage and percentage of total area are as follows:

<b>Strategic Land Use Plan Designation</b>	<b>Acres</b>	<b>Percent of Total</b>
Business Industrial Development Area (BIDA)	31.11	5.47%
Business Industrial Preservation Area (BIPA)	6.84	1.20%
Institutional Preservation and Development Area (IPDA)	105.24	18.52%
Neighborhood Commercial Area (NCA)	53.88	9.48%
Neighborhood Development Area (NDA)	151.59	26.68%
Neighborhood Preservation Area (NPA)	143.76	25.30%
Opportunity Area (OA)	56.36	9.92%
Recreational / Open Space Preservation and Development Area (ROSPDA)	19.11	3.42%
<b>Total</b>	<b>568.23</b>	<b>100%</b>



6. Current Zoning: Title 26 – Zoning Code



Figure 4: Map of Title 26 - Zoning Code Districts

Within the Area, there are eight (8) zoning districts present with some properties having multiple zoning districts. The most prominent types of zoning within the area are four (4) residential districts that equate to more than two-thirds of the entire area, predominantly consisting of A: Single-Family Residential Dwelling Districts (“Zoning District A”) and C: Multiple-Family Residential Dwelling Districts (“Zoning District C”). Very limited portions of this area consist of B: Two-Family Residential Dwelling Districts (“Zoning District B”) and E: Multiple-Family Residential Dwelling Districts (“Zoning District E”). Most of the area – just under 44% of the area – consists of Zoning District C which also allows for any types of uses permitted in Zoning District B which also allows any types of uses permitted in Zoning District A. Properties designated with Zoning District A are primarily located to the north and east of the NGA St. Louis campus and properties designated with Zoning District C are

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primarily located to the west of North Jefferson Avenue and within the St. Louis Place Neighborhood along Cass Avenue. Properties designated with Zoning Districts B and E are primarily located in the northern portion of the area in very limited amounts within both the Jeff VanderLou and St. Louis Place Neighborhoods

Designated commercial districts within the area amount to just over one-fifth of the area and consist of three (3) commercial districts that include F: Neighborhood Commercial District (“Zoning District F”), G: Local Commercial and Office District (“Zoning District G”), and H: Area Commercial District (“Zoning District H”). The predominant commercial zoning district within the area is Zoning District G which is located along major corridors within the area such as North Jefferson Avenue, St. Louis Avenue, Cass Avenue, Natural Bridge Avenue, Dr. Martin Luther King Drive, and North Florissant Avenue. Properties designated with Zoning District H are exclusively located along North Grand Boulevard and North Grand Avenue; and properties designated with Zoning District F are scattered throughout and mixed within all three neighborhoods primarily within areas that are designated with Zoning District C.

Designated industrial districts are limited to around 6.5% of the area and consist exclusively of J: Industrial District (“Zoning District J”) which are located mostly near and along Glasgow Avenue and North Jefferson in the vicinity of the NGA St. Louis campus. Additionally, just around 6.5% of the area contains properties that have been designated with combinations of one or more residential, commercial, and industrial districts, including the following districts: CF, CG, CGF, CH, FC, GC, GJ, HC, and JC.

Zoning district designations by acreage and percentage of total area are as follows:

Zoning	Acres	Percent of Total
<b>Residential Uses</b>		
A: Single-Family Residential Dwelling District	118.24	20.81%
B: Two-Family Residential Dwelling District	11.02	1.94%
C: Multiple-Family Residential Dwelling District	246.51	43.38%
E: Multiple-Family Residential Dwelling District	0.58	0.10%
<b>Total</b>		<b>66.23%</b>
<b>Commercial Uses</b>		
F: Neighborhood Commercial District	12.03	2.12%
G: Local Commercial and Office District	93.21	16.40%
H: Area Commercial District	13.40	2.36%
<b>Total</b>		<b>20.88%</b>
<b>Other Uses / Areas Not Zoned</b>		
J: Industrial District	36.68	6.46%
Multiple Zoning Districts / Areas Not Zoned	32.38	6.43%
<b>Total</b>		<b>12.89%</b>
<b>Total</b>		<b>100%</b>

Much of the area is also included in the Geospatial Protection and Enhancement Special Use District (Ordinance 74195). This ordinance establishes The Geospatial Protection and Enhancement Special Use District (“GPE-SUD”) for approximately a 958 acre site surrounding and within 2500 feet of the

perimeter of the Next NGA West Campus located at the Northeast corner of Jefferson Avenue and Cass Avenue.

*LINK: <https://www.stlouis-mo.gov/government/city-laws/upload/legislative//Ordinances/BOAPdf/71495%20Combined.pdf>*

## 7. Adopted Plans and Planning Documents

The Area falls within the geographic area of several City of St. Louis adopted plans, as well as includes other on-going planning related to the St. Louis Development Corporation's Project Connect and other City of St. Louis neighborhood planning activities currently underway.

- **Project Connect Action Plan:** Project Connect is a City of St. Louis initiative to understand the potential benefits and impacts the relocation of the National Geospatial-Intelligence Agency (NGA) will have on surrounding neighborhoods and future development.  
*LINK: <https://www.stlouis-mo.gov/government/departments/sldc/project-connect/action-plan.cfm>*
- **Equitable Economic Development Strategy Framework:** The Equitable Economic Development Strategy Framework sets forth a vision to create collaborative opportunities for development and investment that benefit all the City's people and neighborhoods. The Equitable Economic Development Strategy Framework is not an adopted City of St. Louis plan.  
*LINK: <https://www.stlouis-mo.gov/sldc/framework/index.cfm>*
- **Roadmap to Economic Justice:** The Roadmap to Economic Justice is a strategy to empower, develop, and transform the City of St. Louis through vibrant, just, and growing economy in which all people can thrive. The Project Connect Action plan is not an adopted City of St. Louis plan. The Roadmap to Economic Justice is not an adopted City of St. Louis plan.  
*LINK: <https://www.stlouis-mo.gov/government/departments/sldc/documents/upload/Roadmap-to-Economic-Justice-20220425.pdf>*
- **The City of St. Louis Strategic Land Use Plan of the City of St. Louis Comprehensive Plan:** Adopted by the Planning Commission on January 5, 2005, as amended. This plan clearly identifies the established neighborhoods, historic districts, and business areas the City is committed to maintaining and enhancing. The land use plan will become the basis for additional planning and development initiatives involving collaboration between elected officials, City departments, neighborhood residents and developers, to overlay more fine-grained versions of the broader framework presented within.  
*LINK: [https://www.stlouis-mo.gov/government/departments/planning/documents/upload/Strategic-Land-Use-Plan-Documents\\_upload.pdf](https://www.stlouis-mo.gov/government/departments/planning/documents/upload/Strategic-Land-Use-Plan-Documents_upload.pdf)*
- **Jeff VanderLou Neighborhood Plan:** Adopted Neighborhood Plan by the Planning Commission on April 11, 2001, as amended. This plan provides a blueprint for physical, economic, and social revitalization of the neighborhood.  
*LINK: <https://www.stlouis-mo.gov/government/departments/planning/documents/jeff-vander-lou-neighborhood-plan.cfm>*
- **A Plan for the Neighborhoods of the 5<sup>th</sup> Ward:** Adopted Neighborhood Plan by the Planning Commission on March 6, 2002, as amended. The plan includes four (4) neighborhoods in their entirety including St. Louis Place and Carr Square.  
*LINK: <https://www.stlouis-mo.gov/government/departments/planning/documents/a-plan-for-the-neighborhoods-of-the-fifth-ward.cfm>*

## 8. Residential Market Value Analysis (2019)

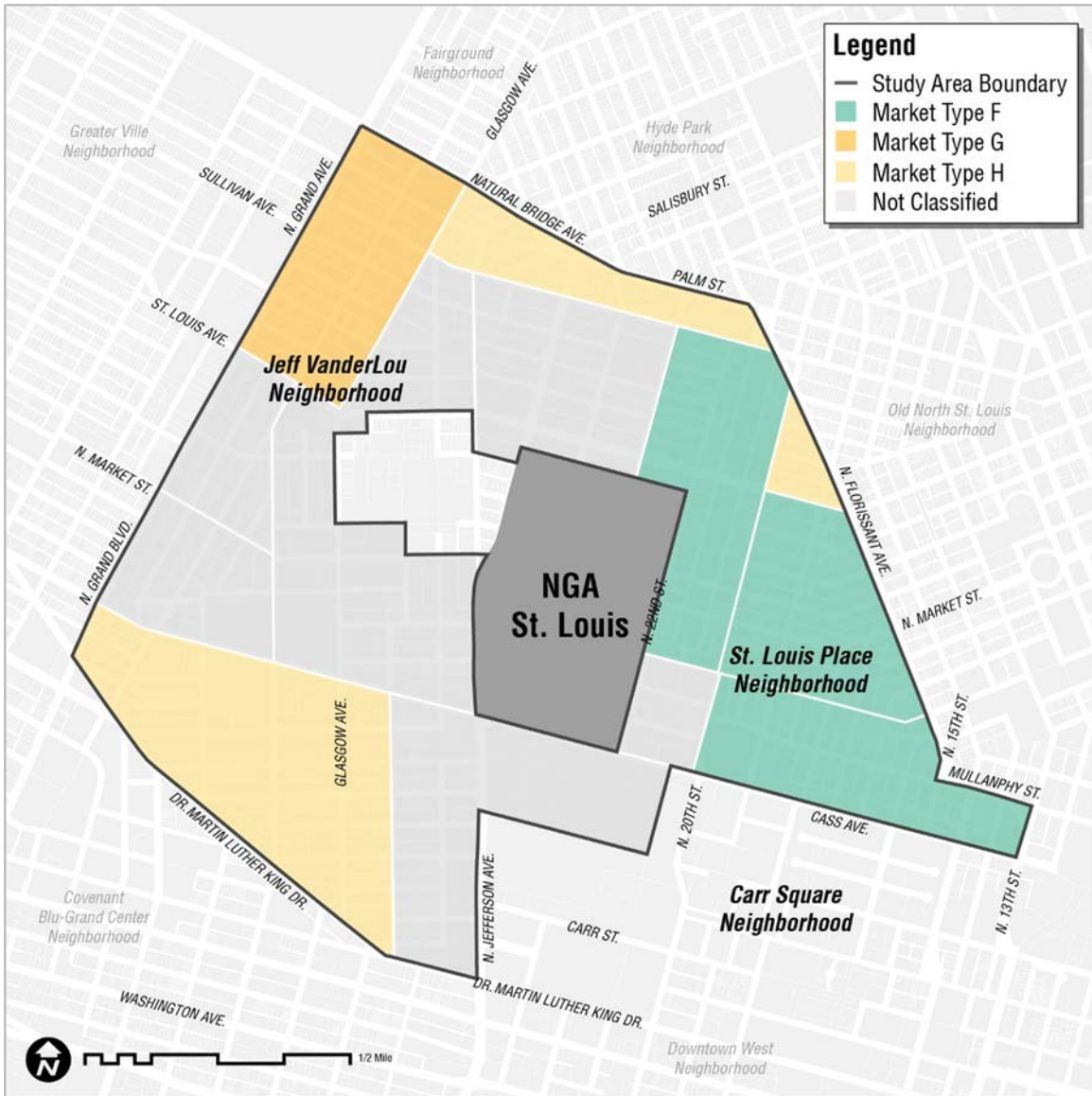


Figure 5: Map of 2019 Residential Market Value (MVA) Analysis

The Residential Market Value Analysis (MVA) is a tool that can help City public officials and others direct the investment of public funds so that private investment may be strategically leveraged for the public’s benefit. It uses market data to classify geographic areas into various market types within the City and identify the unique needs of each neighborhood. Market types are designated utilizing a clustering method that analyzes variables such as housing sale prices, vacancies, non-residential units, building permit activity, foreclosures, subsidized rentals, and others. The MVA may be used to clarify where different market types exist as well as what potential strategies are most successful in each area.

The Area contains areas in the Market Type “F” that have housing values below the citywide average, more renters than owners, an above average share of distressed and investor sales, and the third highest share of renters receiving federal subsidy. Market Type “F” contains 32 of the City’s 360 Census block groups and is home to 8.1% of the 2010 population and 7.8% of the City’s housing units. Market Type “F” areas are generally limited to the core of the St. Louis Place Neighborhood along St. Louis Place Park.

The Area also contains Market Type “G” markets that have below average housing values, low levels of permitting activity, more renters than owners, an above average share of distressed sales and investor sales, and the highest levels of vacant residential land and vacant residential buildings. Market Type “G” contains 35 of the City’s 360 Census block groups and is home to 9.5% of the 2010 population and 8.3% of the City’s housing units. Type “G” is generally located in the northwestern portion of the Area within the Jeff VanderLou Neighborhood in well-established residential areas along North Grand Avenue.

Finally, the Area also contains Market Type “H” markets that have below average housing values, low levels of permitting activity, more renters than owners, an above average share of distressed sales and investor sales, and the highest levels of vacant residential land and vacant residential buildings. Market Type “H” areas are primarily located in the very northern and very southern portions of the Area including a large portion of the Jeff VanderLou Neighborhood between Cass Avenue and Dr. Martin Luther King Drive and some portions of the St. Louis Place Neighborhood along the south sides of North Florissant Avenue and Natural Bridge Avenue.

The remainder of the Area is not classified as part of the 2019 Residential Market Value Analysis.

## 9. Previous and Current LRA Properties

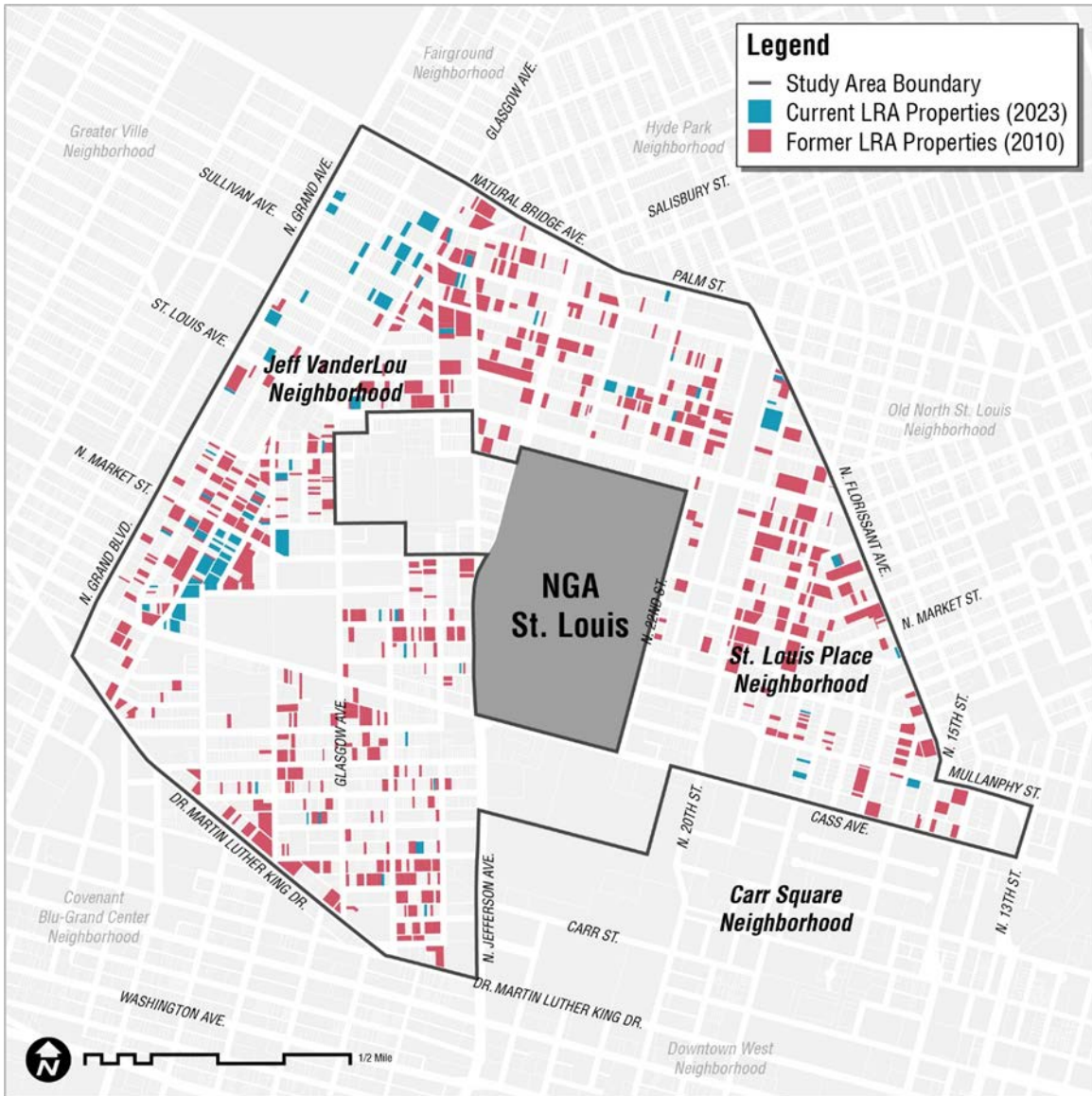


Figure 6: Map of Previous(2010) and Current LRA Properties

Since 2010, many properties within the Area have changed ownership, underwent changes in parcellation through land consolidation or subdivision, or changed from public to private ownership. The Land Reutilization Authority (LRA) for the City of St. Louis is administered by the St. Louis Development Corporation with the goal to bring all City property into productive and effective use using a variety of tools and resources. The LRA has the authority to manage, maintain, market and sell agency-owned vacant and abandoned buildings and property through the Missouri Revised Statutes, Chapter 92, Section 92.875.

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Over time, many properties owned by the LRA were transitioned into private ownership or utilized for redevelopment in accordance with agency goals. With the change in the number and identification of parcels within the Area, we will need to utilize a simple snapshot of LRA-ownership in 2010 and currently to gain a sense of the change in LRA-owned land to other entities, owners, or groups.

In 2010, we estimate that the 3,561 parcels within the Area amounted to approximately 568.23 acres; and that currently the Area current contains around 3,546 parcels. LRA-ownership for both periods is shown here for reference.

### 2010 LRA-Owned Properties

Site Vacancy	Acres of the Area	Percentage of the Area
LRA-owned in 2010	91.38	16.08%
Not LRA-owned	476.85	83.92%
<b>TOTAL</b>	<b>568.23</b>	<b>100.0%</b>

### Current LRA-Owned Properties

Site Vacancy	Acres of the Area	Percentage of the Area
LRA-owned Today	13.95	2.45%
Not LRA-owned	554.28	97.55%
<b>TOTAL</b>	<b>568.23</b>	<b>100.0%</b>

Based on figures for both periods of time, we can estimate that around 13.63% of the land within the Area transitioned from LRA to other individuals, companies, or agencies between 2010 and 2020 and that today approximately 2.5% of the Area remains owned by the LRA.

10. Residential Recommended Tax Abatement

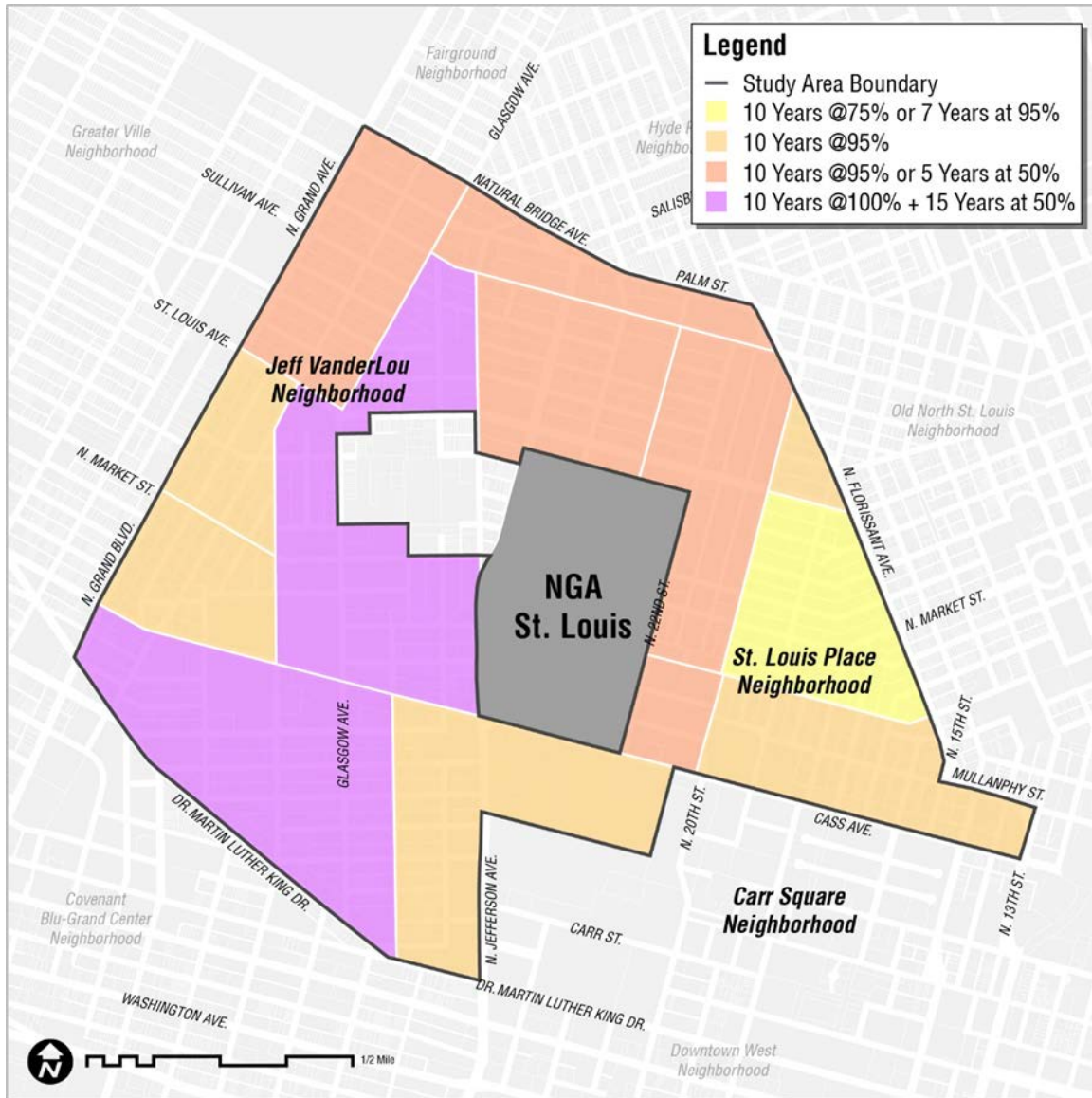


Figure 7: Map of Residential Recommended Tax Abatement

The Recommended Residential Tax Abatement Map approved by Resolution 104 of the Board of Aldermen on October 26, 2018 recommends tax abatement for residential projects under \$1 million. For this Area, there are four (4) different recommendations for residential tax abatement. Core areas of the Jeff VanderLou neighborhood are recommended for 10 years at 100% with 15 additional years at 50% tax abatement. Large portions of the St. Louis Place Neighborhood are recommended at 10 years at 90% or 5 years at 50% with reductions in available abatement moving east along North Florissant Avenue. Other areas are recommended for 10 years at 95% and 10 years at 75% or 7 years at 95%. The map above depicts the ranges of recommended tax abatement for the Area.



## 11. Historic Districts

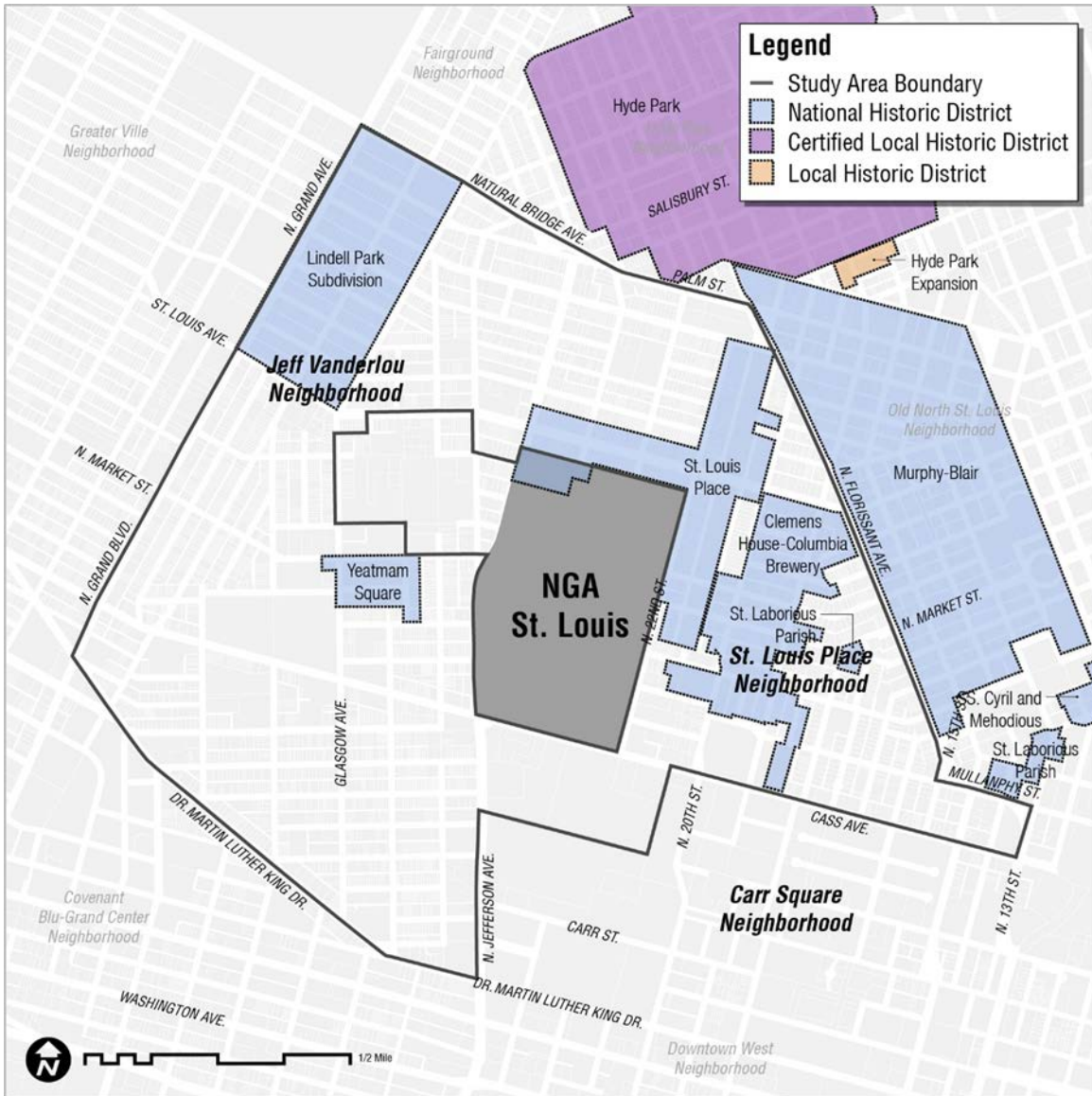


Figure 8: Map of Historic Districts

Officially designated historic districts within and adjacent to the Area are depicted on map above. These districts include National Historic Districts, Certified Local Historic Districts, and Local Historic Districts. The area specifically contains five (5) National Historic Districts which include the Clemens House – Columbia Brewery, Lindell Park Subdivision, St. Liborius Parish, St. Louis Place, and Yeatman Square Historic Districts. Around 25% of the Area falls the boundaries of a National Historic District with large districts in the St. Louis Place Neighborhood to the north and east of the NGA St. Louis campus and a large district in the more established residential areas of the Jeff VanderLou Neighborhood along North Grand Avenue.

## 12. Owner-Occupancy



Figure 9: Map of Owner-Occupied Properties

Using City of St. Louis data, owner-occupancy was calculated suggesting that only approximately 10% (or 497 properties out of 3,546) are defined as owner-occupied amounting to around 57.46 acres within the Area.

Owner-Occupied Buildings	Acres of the Area	Percentage of the Area
Yes, owner-occupied	60.44	10.63%
No, not owner-occupied	507.79	89.36%
<b>TOTAL</b>	<b>568.23</b>	<b>100.0%</b>

### **13. Physical Blighting Conditions within the Area**

The properties within the Area are both unoccupied and occupied and observed in the conditions outlined in this document. The existence of deteriorated property constitutes an economic or social liability to the City and presents a hazard to the health and well-being of its citizens. The preponderance of properties in the Area has been determined to be blighted within the meaning of Section 99.300 *et seq.* of the Revised Statutes of Missouri (the Land Clearance for Redevelopment Authority Law) and as defined in Section 353.020 of the Revised Statutes of Missouri (2016) as evidenced by the Blighting Report attached hereto, labeled **EXHIBIT "B" BLIGHTING REPORT** and incorporated herein by this reference.

Field conditions were also collected and observed including a range of conditions affecting the parcel, buildings located on the parcel, and public infrastructure serving the parcel. See **EXHIBIT "F" PARCEL-BY-PARCEL DOCUMENTATION** for full documentation of all blighting conditions observed and cataloged as part of this blighting study. This documentation includes all the information located above, as well as a map of the parcel location, legal information, basic parcel information, financial information, and parcel-by-parcel site photography. The following field conditions were observed and documented as part of the blighting study portion of this plan:

- A. Site Vacancy (Yes or No)**
- B. Site Land Use (Varies by Category)**
- C. Building Occupancy (Yes or No)**
- D. Building Conditions (Varies by Good, Fair, Poor, N/A)**
- E. Site Conditions in Deterioration (Yes or No)**
- F. Street Conditions (Good, Fair, Poor, N/A)**
- G. Curb Conditions (Good, Fair, Poor, N/A)**
- H. Sidewalk Conditions (Good, Fair, Poor, N/A)**
- I. Unsanitary or Unsafe Conditions are Existing (Yes or No)**
- J. Environmental Problems (Likely or Unlikely)**
- K. Overgrown Vegetation or Excessive Dumping (Yes or No)**
- L. Summary of Physical Blighting Conditions (Yes or No)**

It is important to note that field observations may change over time. For example, with reference to overgrown vegetation it is possible that parcels within the Area could change from having “no overgrown vegetation” to “having substantial overgrown vegetation” should that property remain in a condition of deferred maintenance. In another example, it is also possible that properties within the Area that were observed as occupied may become unoccupied. The field observations documented in this section reflect a snapshot in time of the Area in accordance with the Data Gathering Methodology.

Furthermore, the Summary of Blighting Conditions contained at the end of this section reflects an evaluation of all conditions observed during the process and suggests that any parcel containing one-or-more blighting conditions present would be categorized as blighted as part of this study.

The following is a brief overview of blighting conditions observed:

**Site Vacancy (Yes or No)**

Site vacancy was observed and marked “yes” or “no.” A vacant site is a site without any houses, buildings, or other significant improvements on it.

**Site Land Use (Varies by Category)**

Site land use was chosen from a drop-down box as one of the following categories: commercial, educational, government, industrial, medical, office, open land, other, religious, or residential.

**Building Occupancy (Yes or No)**

If a site was observed to contain a building, it was further observed to determine if the building was currently being used. Based on appearances of a building, it was marked “yes” or “no” to indicate it is occupied or unoccupied respectively.

**Building Conditions (Varies by Good, Fair, Poor, N/A)**

The building condition was marked good, fair, poor, or N/A. Good condition reflects an element that is intact, structurally sound, and performing as its intended purposes with few or no cosmetic imperfections. A good condition element needs no repair other than minor/routine maintenance. A fair condition denotes signs of wear, failure, or deterioration, though the element is generally structurally sound and performing its intended purpose. A fair condition may include failure of a subcomponent of the element where the element is in need of repair and/or replacement. A poor element may not be performing its intended purpose or has missing elements, deterioration or damage, shows signs of failure or breakdown, requires major repair/replacement. N/A was used in areas where for instance there is a fenced-in side-yard or parking lot.

**Site Conditions in Deterioration (Yes or No)**

The site conditions were observations of any area on the property outside of the building. Any properties that were observed with deterioration were marked as “yes” and properties without deterioration were marked as “no”. Examples of site deterioration are a sink hole forming, neighboring building collapsing onto site, and crumbling site infrastructure.

**Street Conditions (Good, Fair, Poor, N/A)**

Street conditions were marked as good, fair, poor, or N/A. The good category is given to streets where no work is needed; pavement is in good condition with no cracks, no oxidation of the asphalt, no failure of the base material below the pavement. Fair streets show minimal cracking, and the base material may be damaged. Poor streets show moderate cracking and are in need of repair/replacement. N/A is used for properties that face an alley.

**Curb Conditions (Good, Fair, Poor, N/A)**

Curb conditions were marked as good, fair, poor, or N/A. The good category is given to curbs where no work is needed; curb is in good condition with no cracks, no oxidation, no failure. Fair curbs show minimal cracking, and the base material may be damaged. Poor curbs are in need of repair/replacement. N/A is used for properties where there is no curb.

**Sidewalk Conditions (Good, Fair, Poor, N/A)**

Sidewalk conditions were marked as good, fair, poor, or N/A. The good category is given to sidewalk where no work is needed; pavement is in good condition with no cracks. Fair sidewalks show minimal cracking, and there may be damage. Poor sidewalks show moderate cracking and are in need of repair/replacement. N/A is used for properties where there is no sidewalk.

**Unsanitary or Unsafe Conditions are Existing (Yes or No)**

Unsanitary or unsafe conditions are marked with a “yes” or “no.” Examples of these observations include condemned properties and properties that are collapsed.

**Environmental Problems (Likely or Unlikely)**

Environmental problems were considered “likely” or “unlikely” based on observations. An example of properties with likely environmental problems is gas stations.

**Overgrown Vegetation or Excessive Dumping (Yes or No)**

Properties with overgrown vegetation or excessive dumping were marked with “yes” or “no” based on observation.

**Summary of Physical Blighting Conditions (Yes or No)**

The summary of physical blighting conditions was provided as an overall blighting condition as “yes” or “no”. If one or more of the conditions was less than good, then the property was marked as “yes.” If the property was overall in good condition, then the property was marked that there was “no” blight.

13. A Site Vacancy

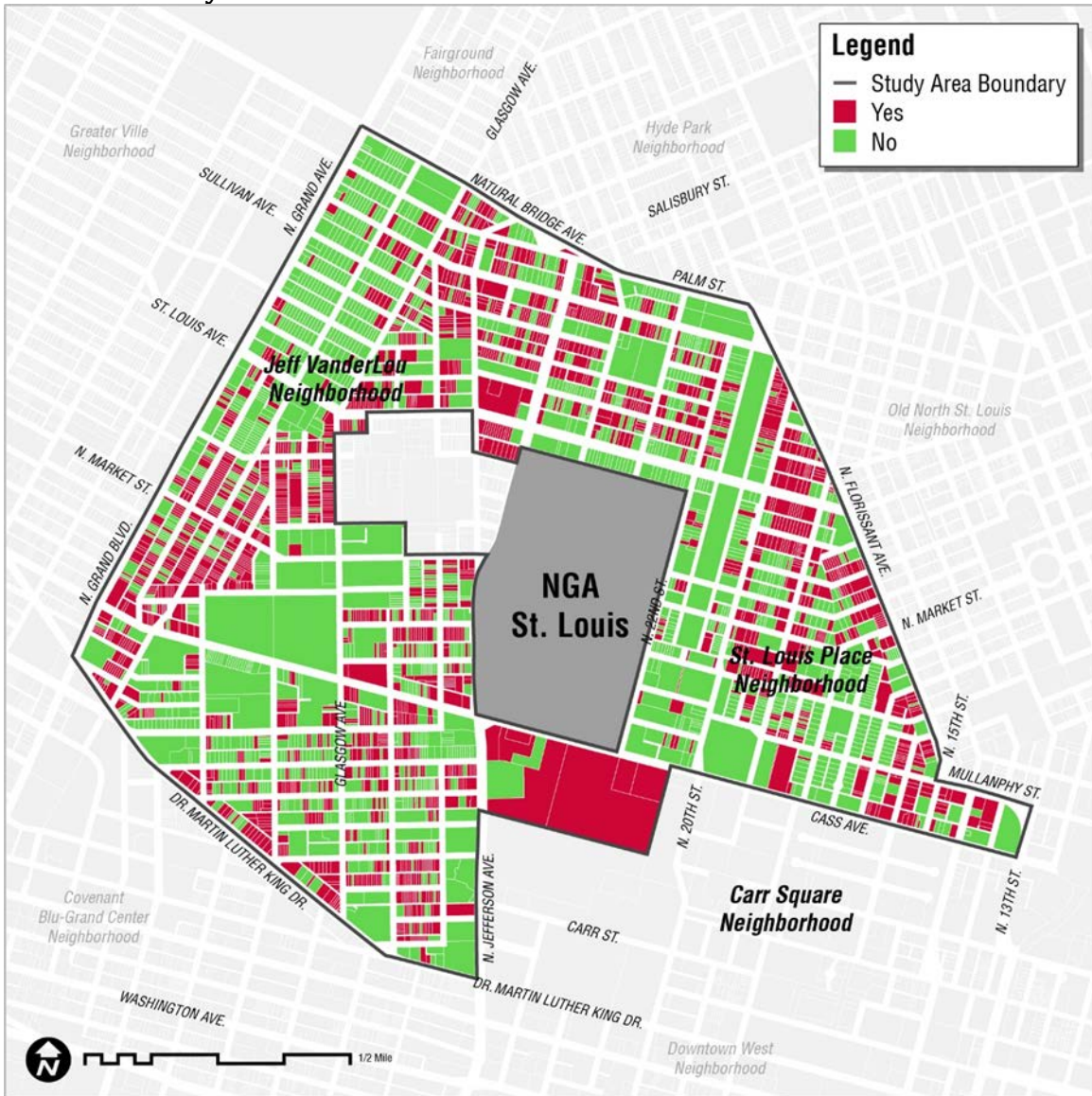


Figure 10: Map of Observed Site Vacancy

Many of the properties within the Area were observed to have conditions of vacancy on-site including lack of any improvements such as parking, buildings, and other structures or no indication of activity in existing buildings or structures. Almost 2/3 of the Area can be classified as vacant sites. The following site vacancy was observed within the Area:

Site Vacancy	Acres of the Area	Percentage of the Area
Yes, documented on parcel	348.00	61.2%
No, not documented on parcel	220.23	38.8%
<b>TOTAL</b>	<b>568.23</b>	<b>100.0%</b>

13. B Site Land Uses

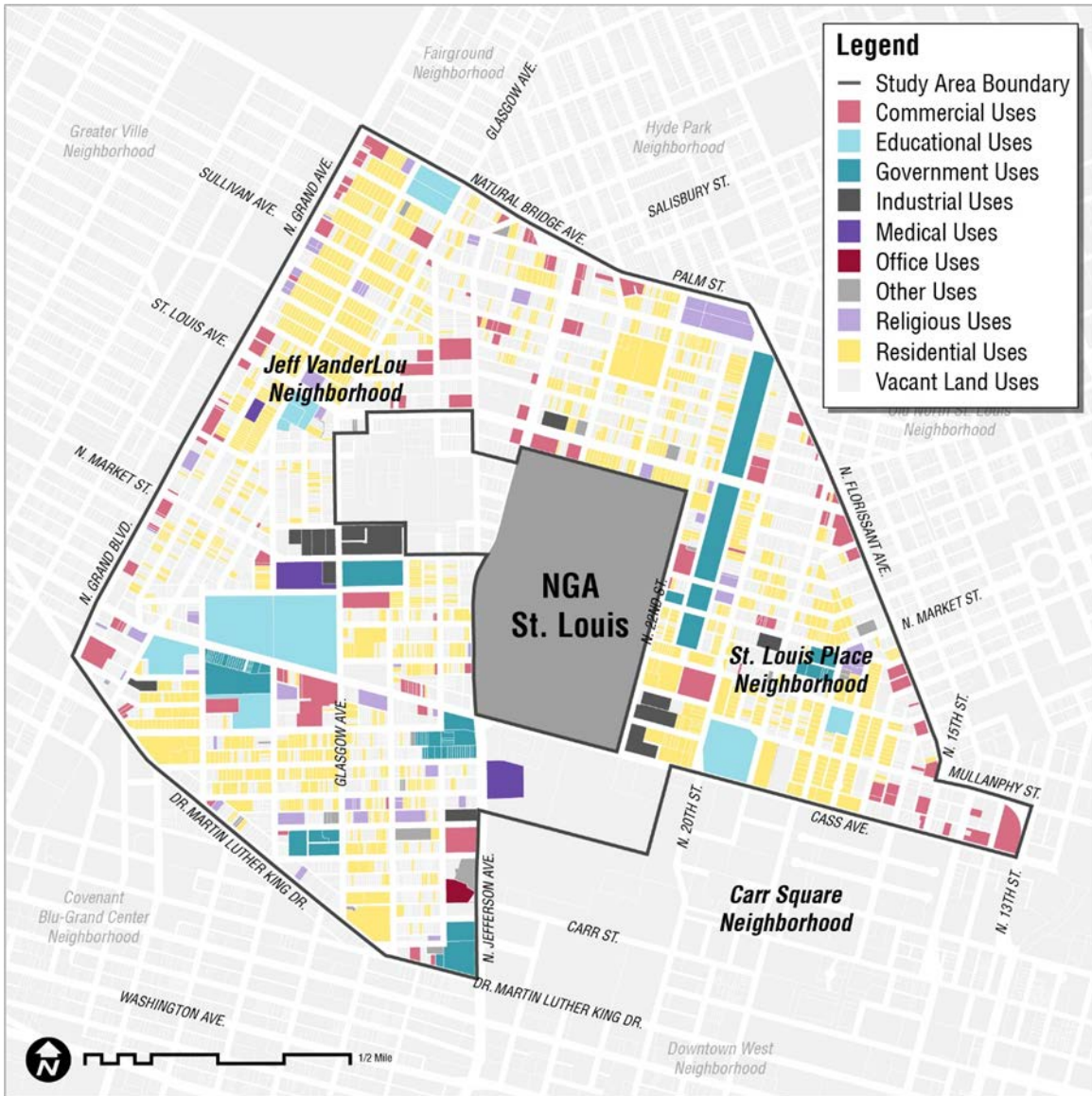


Figure 11: Map of Observed Site Uses

The Area contains a variety of different observed site 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, accounting for 43.6% and 27.8% respectively and totaling almost 3/4 of the Area (approximately 405.55 acres). Both are scattered around the Area with major pockets of residential uses in the Jeff VanderLou Neighborhood north of St. Louis Avenue and west of Glasgow Avenue, and other pockets both north and east of the NGA property in the St. Louis Place Neighborhood.

## Land Clearance for Redevelopment Authority

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Commercial uses totaling 7.8% of the Area (or 44.09 acres) are generally located along major corridors such as North Grand Boulevard / North Grand Avenue, North Florissant Avenue, Cass Avenue, and some pockets north of the NGA property in the Jeff VanderLou and St. Louis Place Neighborhoods. The Area contains very little office uses (1.23 acres), industrial uses (13.98 acres), and religious uses (18.54 acres) which consume approximately 5.9% of the Area. Industrial uses are generally located near the Sensient and NGA properties along Glasgow Avenue and North 22<sup>nd</sup> Street.

Additional uses within the Area include educational uses (37.63 acres) such as Columbia Community Education, Blewett Middle School, Dunbar Elementary School, and (the vacant) Yeatman High School along with others amounting to about 6.6% of the Area. Government uses mostly consist of public parks, police stations, and fire station facilities amounting to 36.05 acres or 6.3% of the Area.

Other uses totaling about 7.5 acres (or 1.3% of the area) include a range of different users such as Doorways (currently under construction, community gardens, and museums (such as the Griot Museum of Black History).

The following site uses were observed within the Area:

Site Land Uses	Acres	Percent of Total
Commercial Uses	44.09	7.8%
Educational Uses	37.63	6.6%
Government Uses	36.05	6.3%
Industrial Uses	13.98	2.5%
Medical Uses	3.65	0.6%
Office Uses	1.23	0.2%
Other Uses	7.50	1.3%
Religious Uses	18.54	3.3%
Residential Uses	157.98	27.8%
Vacant Land Uses	247.57	43.6%
<b>Total</b>	<b>568.23</b>	<b>100.0%</b>



13. C Building Occupancy

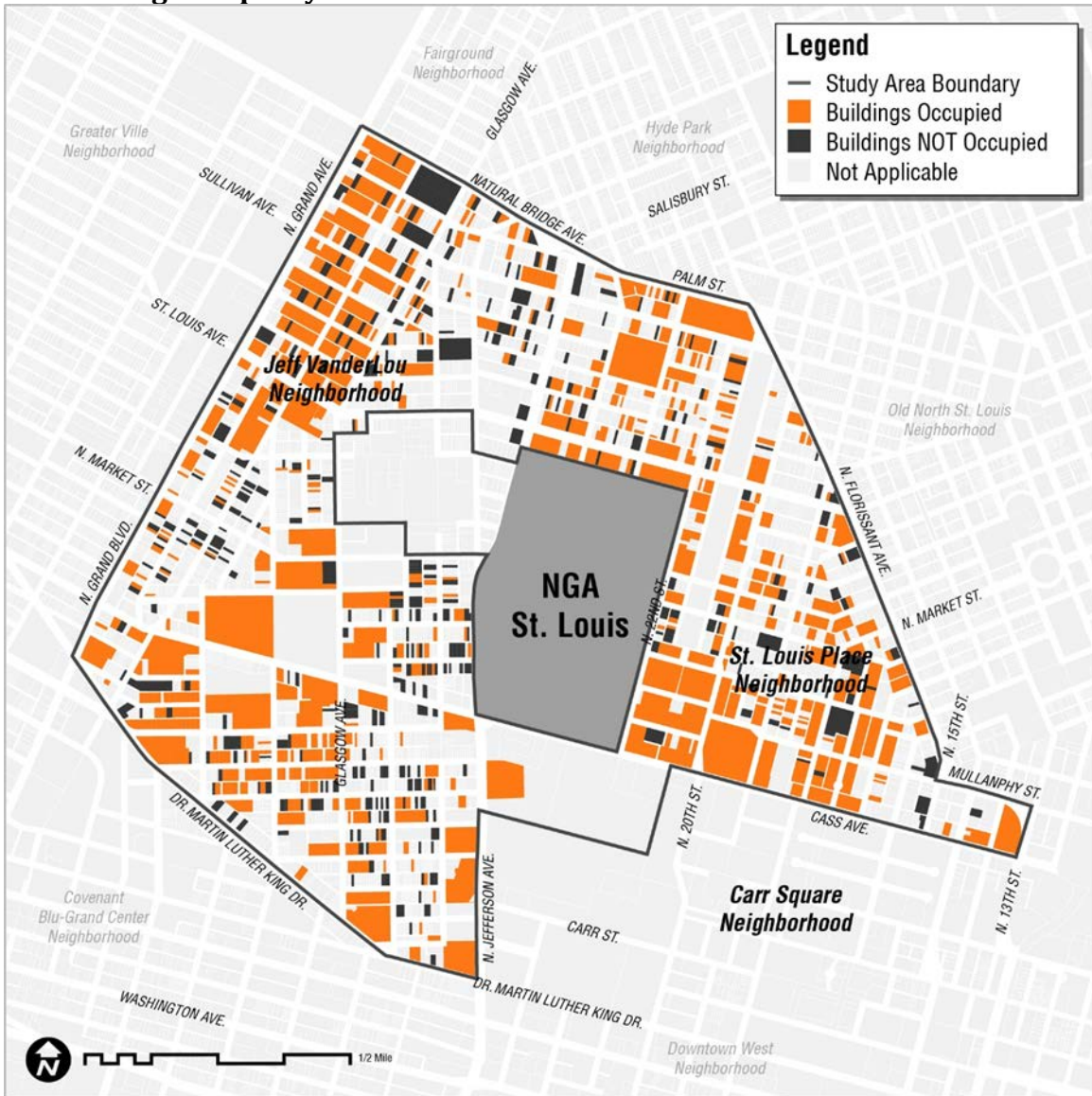


Figure 12: Map of Observed Building Vacancy

Many of the buildings within the Area were observed to be occupied at the time of these field surveys. Approximately just under 40% of the Area remains occupied to some degree.

Building Occupancy	Acres of the Area	Percentage of the Area
Yes, documented in Building	210.97	37.2%
No, not documented in Building	55.38	9.7%
No Building to Document Occupancy	301.88	53.1%
<b>TOTAL</b>	<b>568.23</b>	<b>100.0%</b>

13. D Building Conditions

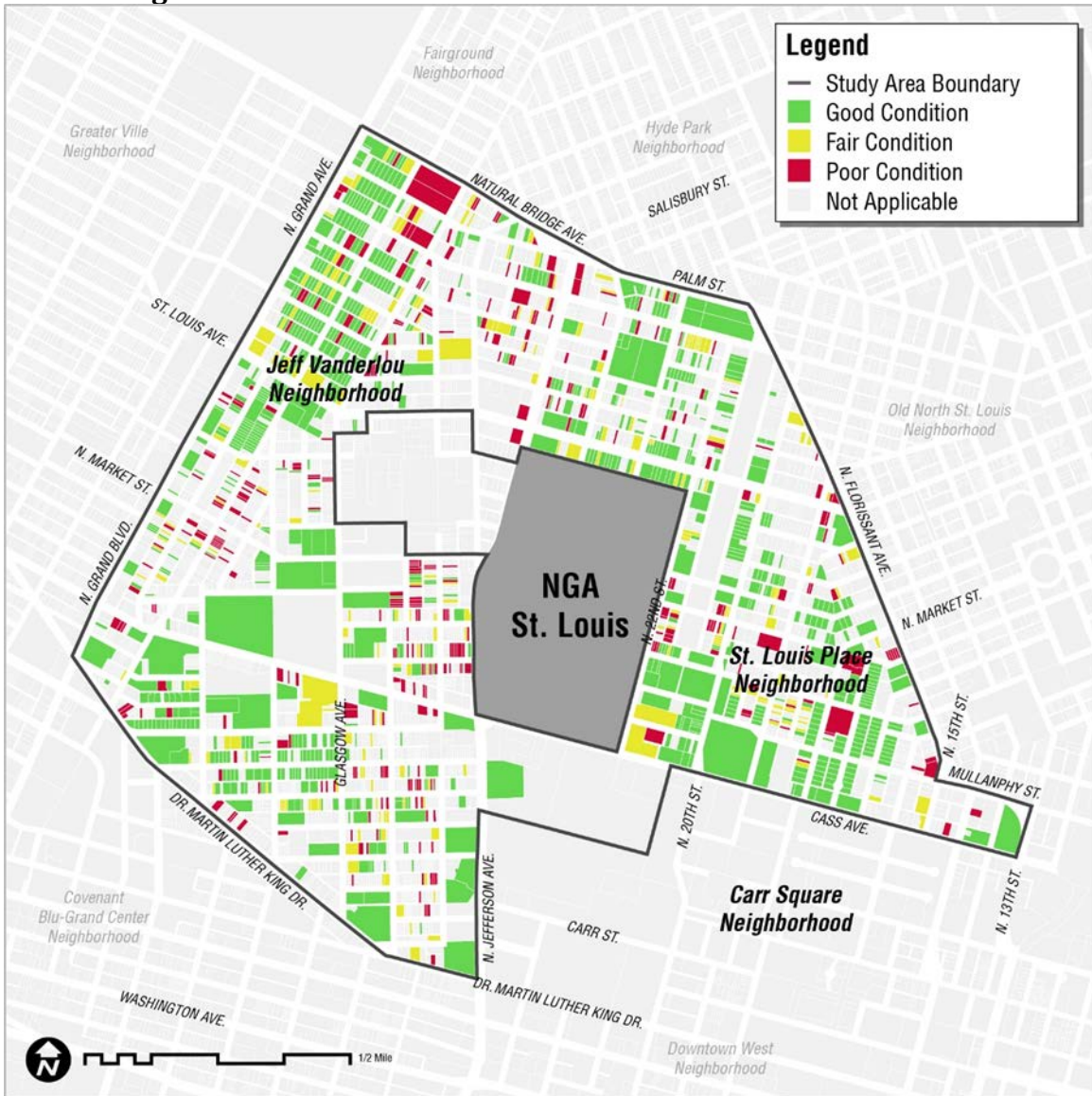


Figure 13: Map of Observed Building Conditions

The existing conditions of buildings located on parcels were documented. Approximately 2/3 of the Area contains buildings in poor or fair conditions or no buildings at all.

Building Conditions	Acres of the Area	Percentage of the Area
Good Condition Buildings	192.66	33.9%
Fair Condition Buildings	34.77	6.1%
Poor / Deteriorated Condition Buildings	38.98	6.9%
Not Applicable / No Building On-Site	301.82	53.1%
<b>TOTAL</b>	<b>568.23</b>	<b>100.0%</b>

13. E Site Conditions in Deterioration

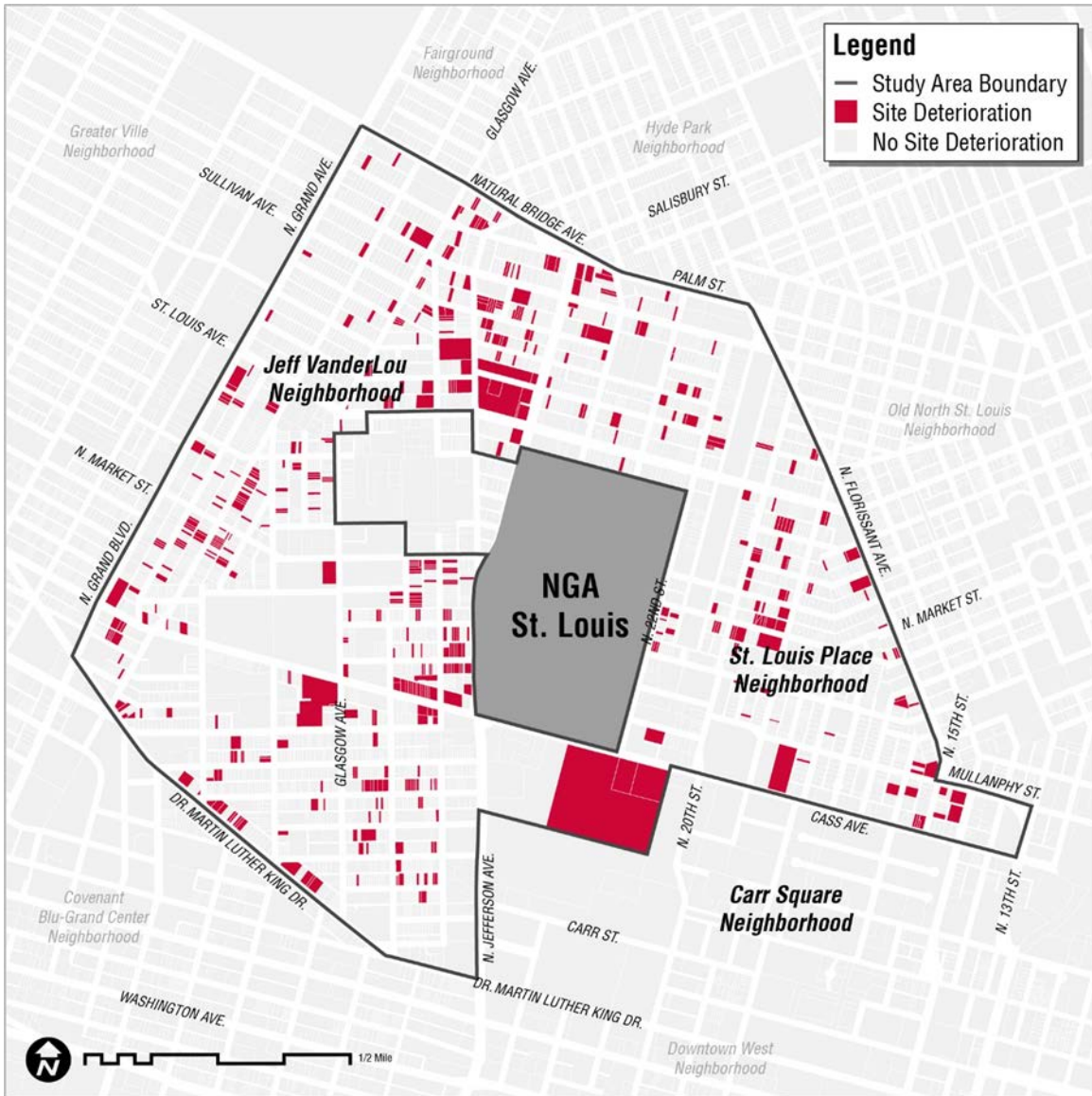


Figure 14: Map of Observed Site Conditions in Deterioration

Broad deterioration of the site was also observed and documented, and we estimate that approximately 16% of the Area includes parcels that exhibit characteristics of extreme deterioration.

Site Conditions in Deterioration	Acres of the Area	Percentage of the Area
Site deterioration was observed	91.04	16.0%
No site deterioration was observed	477.19	84.0%
<b>TOTAL</b>	<b>568.23</b>	<b>100.0%</b>

13. F Street Conditions

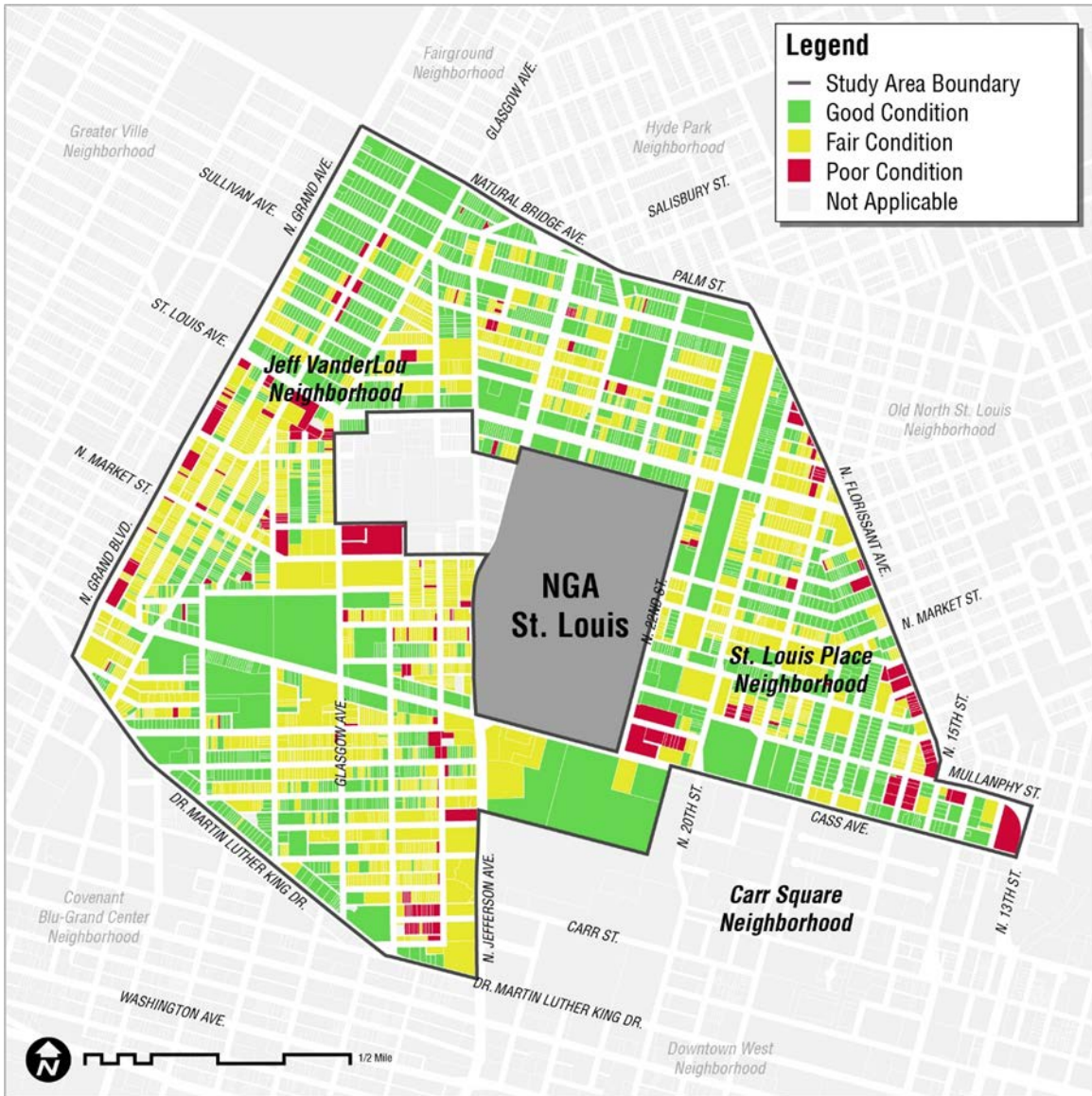


Figure 15: Map of Observed Street Conditions

Regarding the conditions of the streets, almost half of all streets within the Area were observed to have fair or poor physical conditions (approximately 45.5%) present or lack street frontage.

Street Conditions	Acres of the Area	Percentage of the Area
Good Condition Streets	307.93	54.2%
Fair Condition Streets	222.35	39.1%
Poor Condition Streets	36.38	6.4%
Not Applicable / No Streets	1.56	0.3%
<b>TOTAL</b>	<b>568.23</b>	<b>100.0%</b>

13. G Curb Conditions

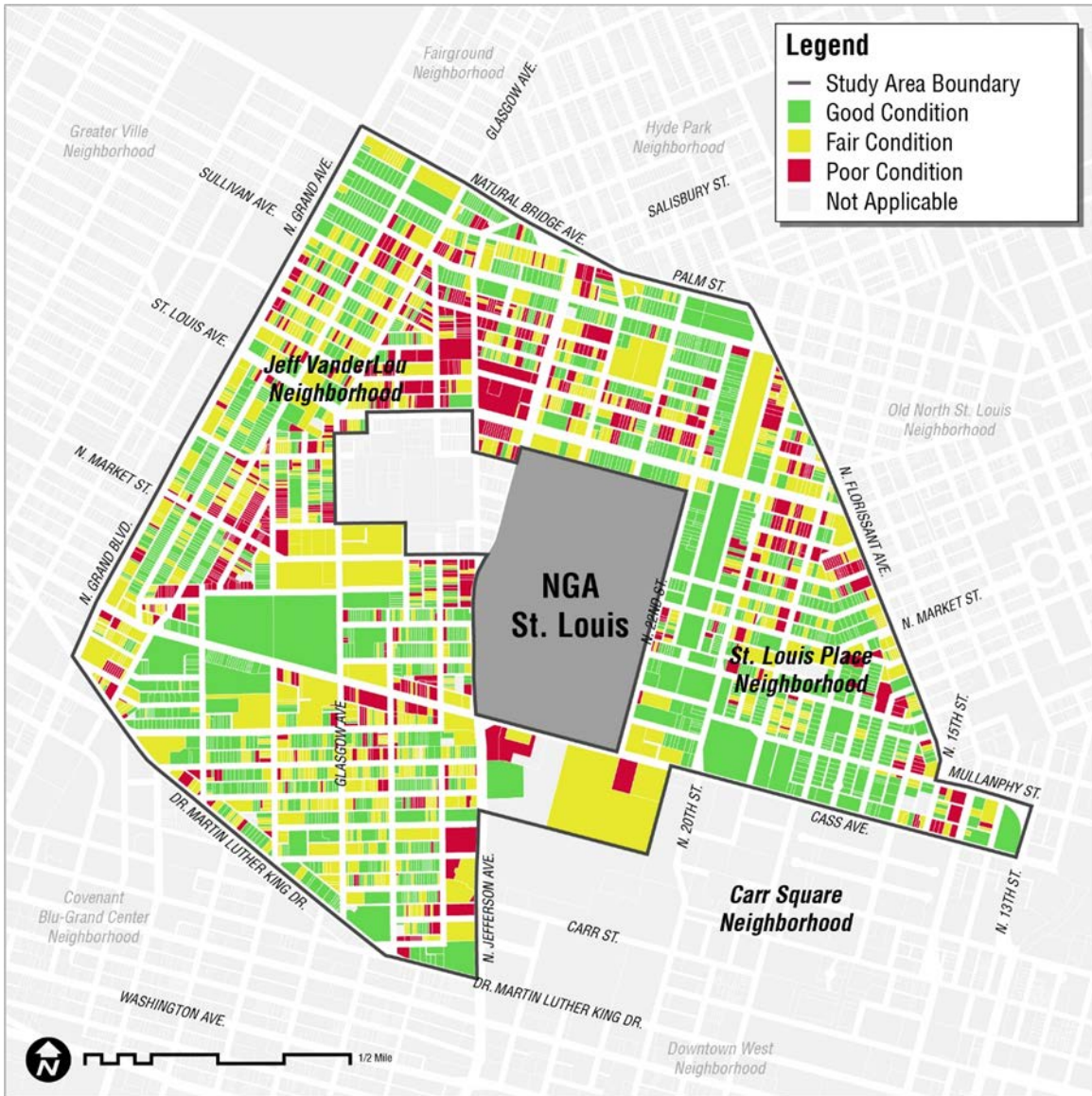


Figure 16: Map of Observed Curb Conditions

Regarding the conditions of curbs, more than half of all curbs within the Area (approximately 52.2%) were observed to have fair or poor physical conditions present or lack curbs altogether.

Curb Conditions	Acres of the Area	Percentage of the Area
Good Condition Curbs	271.76	47.8%
Fair Condition Curbs	188.96	33.3%
Poor Condition Curbs	94.22	16.6%
Not Applicable / No Curbs	13.28	2.3%
<b>TOTAL</b>	<b>568.23</b>	<b>100.0%</b>

13. H Sidewalk Conditions

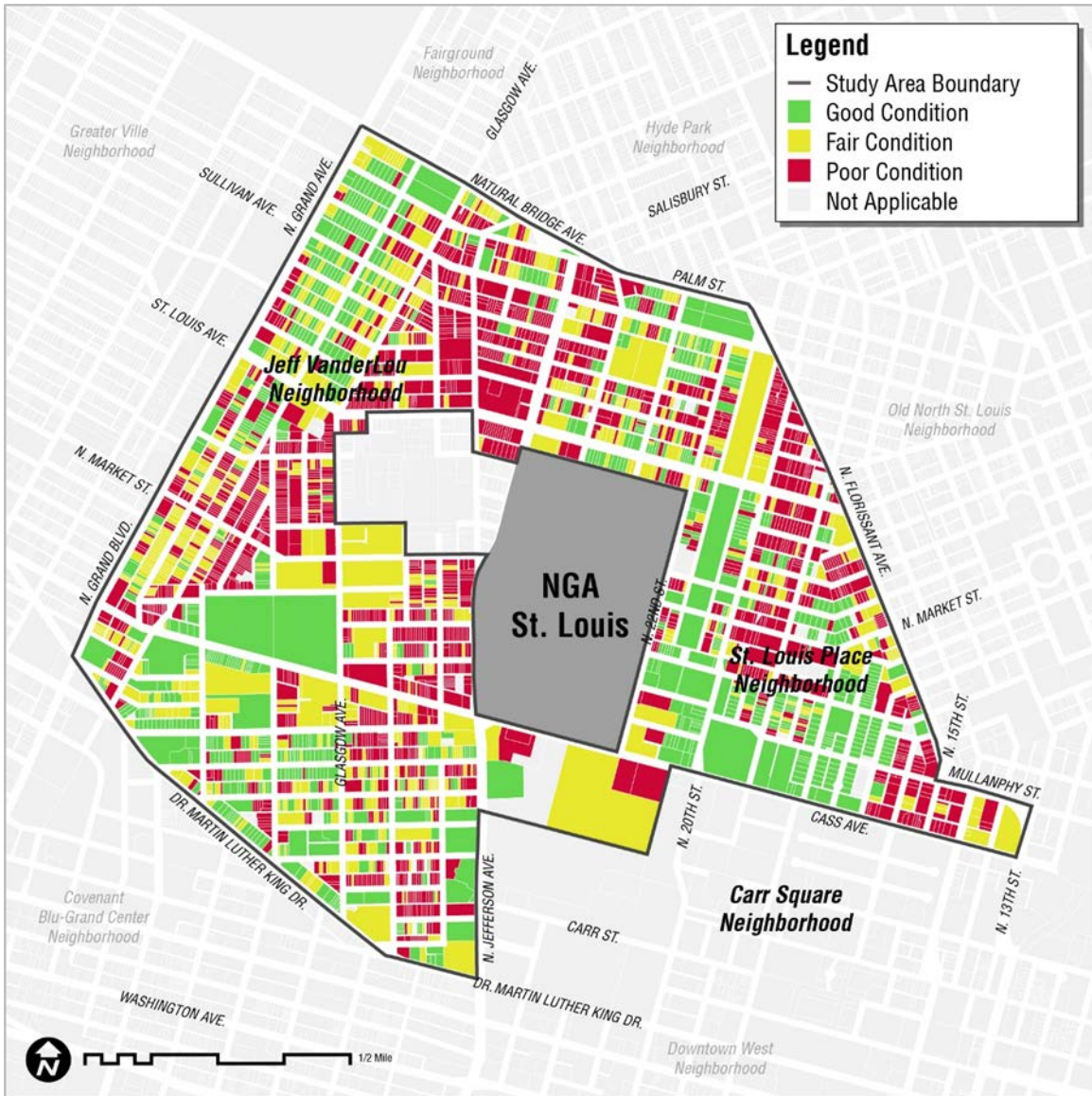


Figure 17: Map of Observed Sidewalk Conditions

Regarding the conditions of sidewalks, around 2/3 of the Area (approximately 66.3 acres) were observed to have fair or poor physical conditions present or lack sidewalks altogether.

Sidewalk Conditions	Acres of the Area	Percentage of the Area
Good Condition Curbs	191.23	33.7%
Fair Condition Curbs	157.78	27.8%
Poor Condition Curbs	200.68	35.3%
Not Applicable / No Sidewalks	18.54	3.3%
<b>TOTAL</b>	<b>568.23</b>	<b>100.0%</b>

13. I Unsanitary or Unsafe Conditions Existing

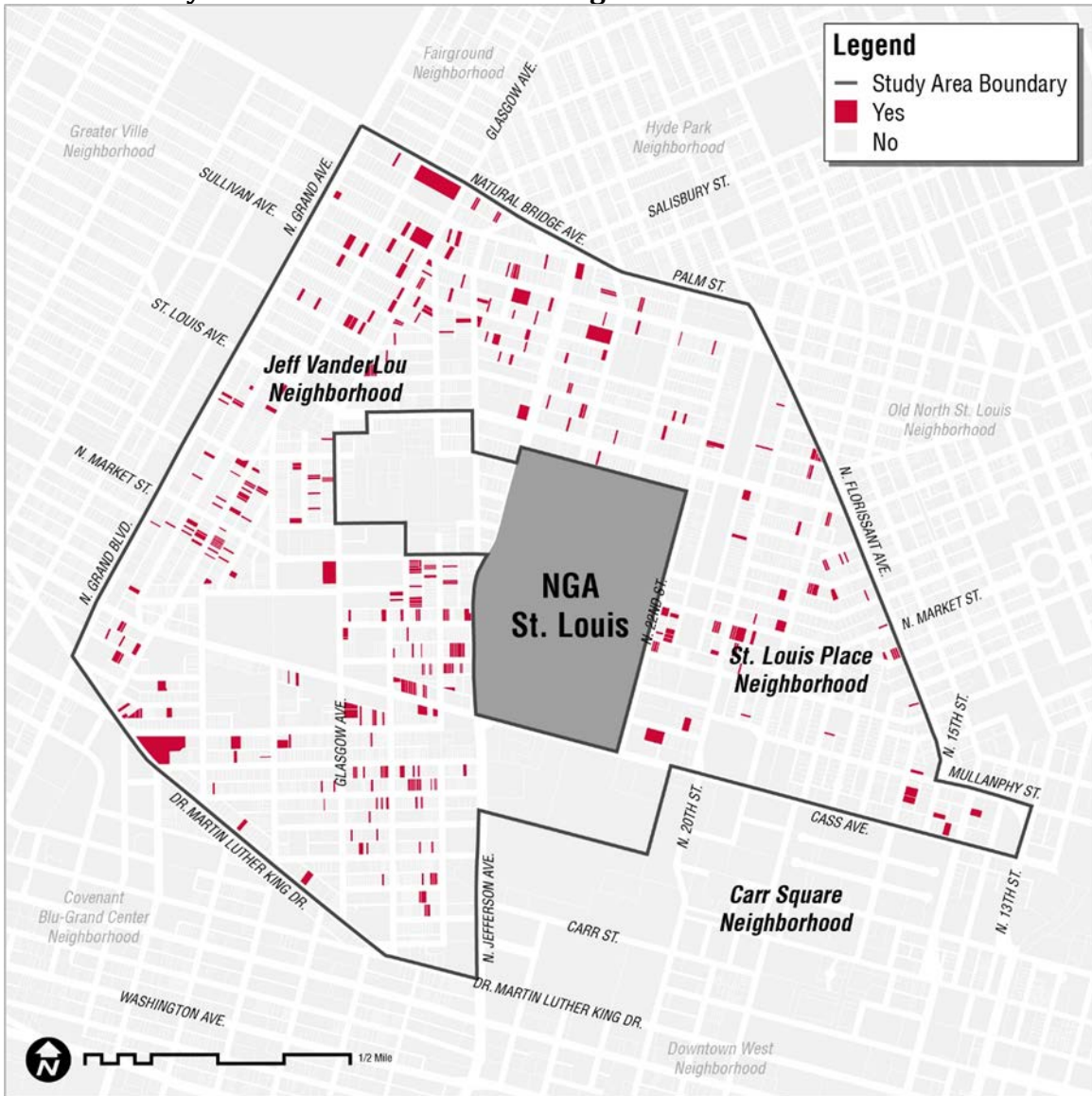


Figure 18: Map of Observed Unsanitary or Unsafe Conditions

Unsanitary and unsafe conditions within the Area were also documented, and we estimate that approximately 6.8% (or 38.89 acres) of the Area contain conditions that are either unsanitary or unsafe, or both.

Unsanitary or Unsafe Conditions	Acres of the Area	Percentage of the Area
Yes, unsanitary or unsafe conditions	38.89	6.8%
No, no unsanitary or unsafe conditions	529.34	93.2%
<b>TOTAL</b>	<b>568.23</b>	<b>100.0%</b>

13. J Environmental Problems

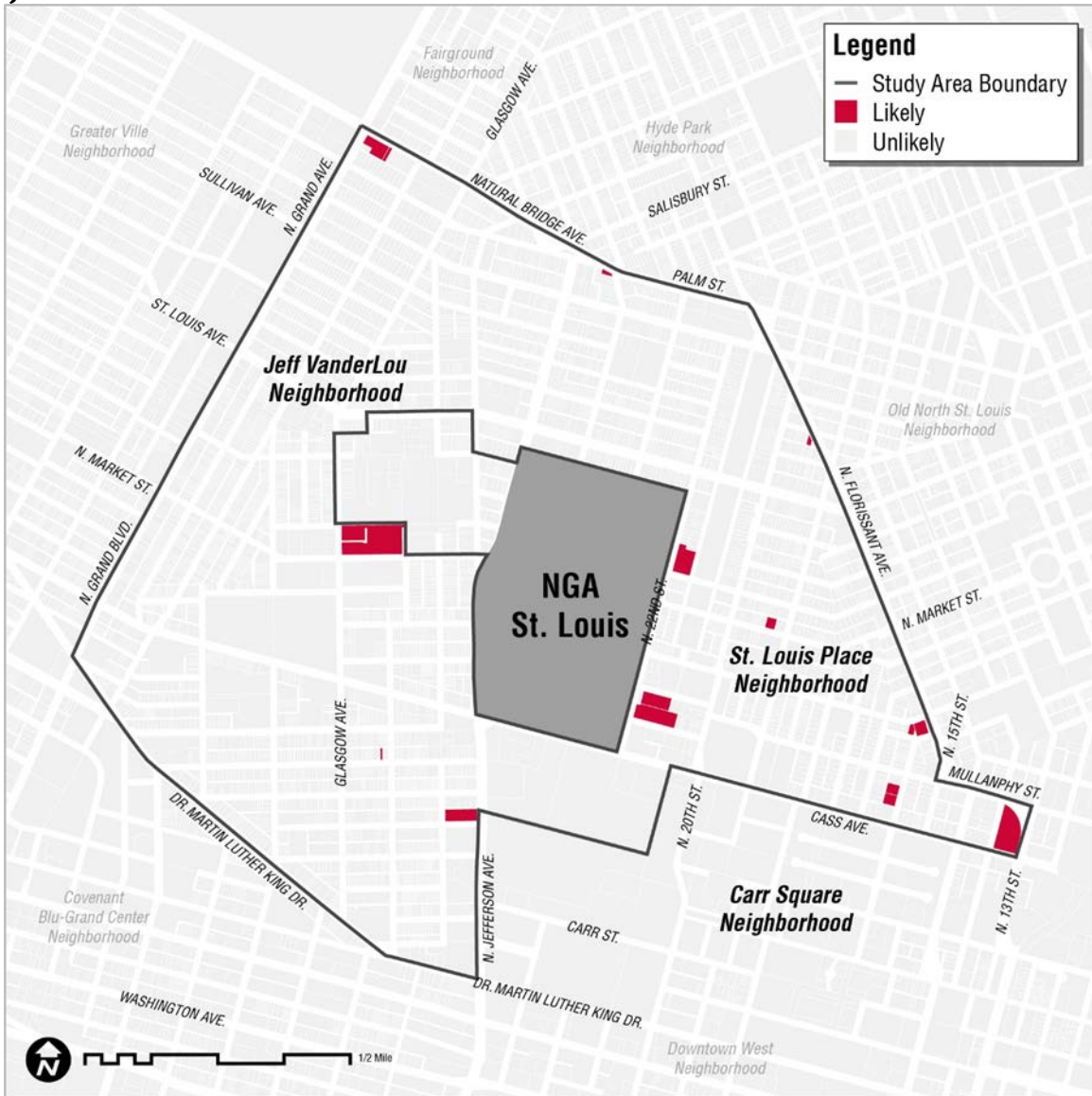


Figure 19: Map of Observed Potential Environmental Problems

Sites within the Area that may include environmental problems were also documented and we can estimate that just over 2% (or 12.73 acres) of the Area may include sites that have potential environmental issues associated with them.

Environmental Problems	Acres of the Area	Percentage of the Area
Likely found on-site	12.73	2.2%
Unlikely found on-site	555.50	97.8%
<b>TOTAL</b>	<b>568.23</b>	<b>100.0%</b>



13. K Overgrown Vegetation or Excessive Dumping

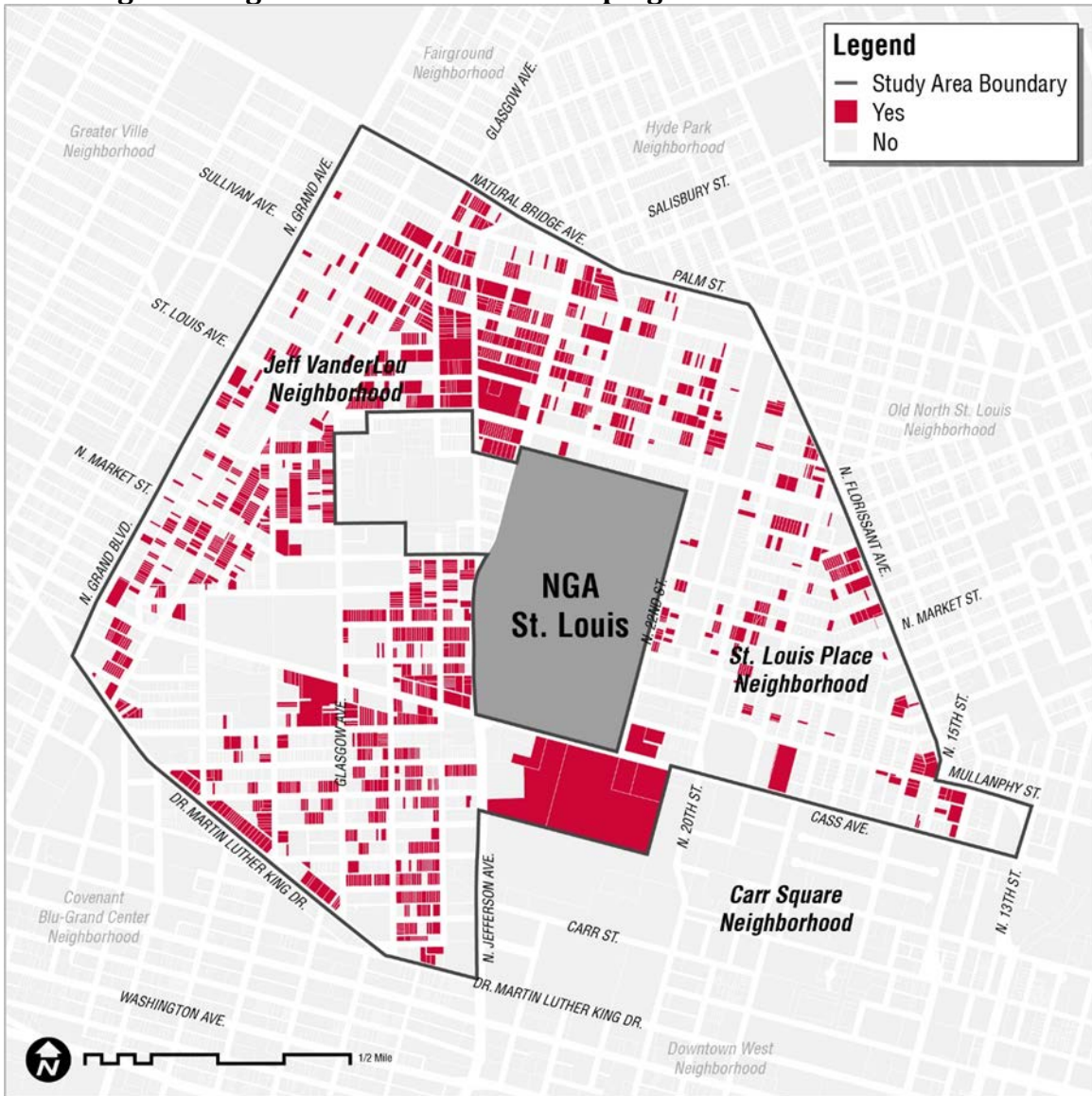


Figure 20: Map of Observed Overgrown Vegetation and / or Excessive Dumping

Overgrown vegetation and excessive dumping were documented within the Area. Almost 1/3 of the Area exhibits sites have either overgrown vegetation or excessive dumping present, or both.

Overgrown Vegetation / Excessive Dumping	Acres of the Area	Percentage of the Area
Yes, exhibits overgrown vegetation or excessive dumping	185.62	32.7%
No, does not exhibit overgrown vegetation or excessive dumping.	382.61	67.3%
<b>TOTAL</b>	<b>568.23</b>	<b>100.0%</b>

13. L Summary of Physical Blighting Conditions

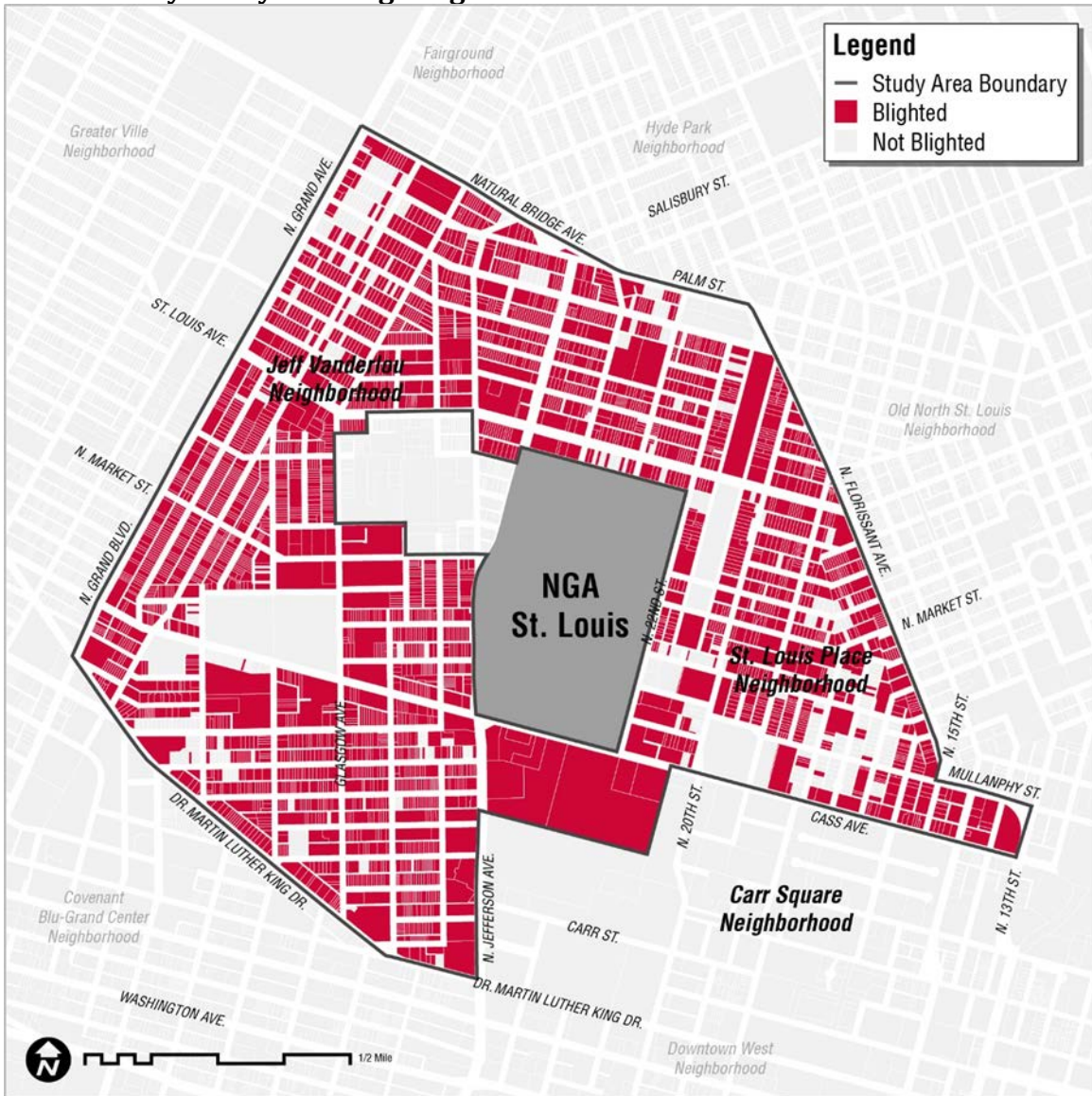


Figure 21: Map of All Observed Physical Blighting Conditions

The Area is broadly in poor to fair condition. Over 84% percent of total acreage, excluding right-of-way, exhibits one or more of the key characteristics of physical blight. See **EXHIBIT “F” PARCEL-BY-PARCEL DOCUMENTATION** for full documentation of all blighting conditions observed and cataloged as part of this blighting study.

Condition	Acres	Percent of Total
Deemed Physically Blighted	479.11	84.3%
Deemed Not Physically Blighted	89.12	15.7%
<b>Total</b>	<b>568.23</b>	<b>100%</b>

## **14. Social and Economic Blighting Conditions within the Area**

Consistent with the physical blighting conditions described above, the Study Area has significant economic and social blighting conditions as well. Although the economic and social decline of the Study Area has taken place over a long-term period spanning the second half of the 20th century, by most metrics, this pattern has continued over the past decade and, in some cases, accelerated.

### **14. A Declining Population**

The Area falls within three (3) neighborhoods (Carr Square, Jeff VanderLou, and St. Louis Place) as previously described in this document. Based on City of St. Louis data, the neighborhoods experienced an overall 22% reduction in population between 2010 and 2020, primarily affecting African Americans. While all other demographic categories increased over this same time, the neighborhoods lost approximately ¼ of the African American population or about 2,662 individuals with largest losses in the Carr Square Neighborhood (-22%) and Jeff VanderLou Neighborhood (-28%). Today, African Americans make up about 92.3% of the population within and around the Area.

#### **Carr Square Neighborhood**

	<b>2010</b>	<b>2020</b>	<b>Change</b>	<b>% Change</b>
White alone	14	47	33	236%
Black or African American alone	2,719	2,121	-598	-22%
Asian-American alone	2	7	5	250%
American Indian and Alaska Native alone	9	0	-9	-100%
Native Hawaiian or Other Pacific Islander alone	0	1	1	N/A
Some Other Race alone	3	15	12	400%
Two or More Races	27	45	18	67%
<b>Total Population</b>	<b>2,774</b>	<b>2,236</b>	<b>-538</b>	<b>-19%</b>

#### **Jeff VanderLou Neighborhood**

	<b>2010</b>	<b>2020</b>	<b>Change</b>	<b>% Change</b>
White alone	74	121	47	64%
Black or African American alone	5,399	3,887	-1,512	-28%
Asian-American alone	4	7	3	75%
American Indian and Alaska Native alone	8	21	13	163%
Native Hawaiian or Other Pacific Islander alone	0	0	0	0%
Some Other Race alone	8	23	15	188%
Two or More Races	64	150	86	134%
<b>Total Population</b>	<b>5,557</b>	<b>4,209</b>	<b>-1,348</b>	<b>-24%</b>

#### **St. Louis Place Neighborhood**

	<b>2010</b>	<b>2020</b>	<b>Change</b>	<b>% Change</b>
White alone	210	146	-64	-30%
Black or African American alone	2,649	2,097	-552	-21%

## Land Clearance for Redevelopment Authority

Asian-American alone	10	4	-6	-60%
American Indian and Alaska Native alone	5	12	7	140%
Native Hawaiian or Other Pacific Islander alone	0	0	0	0%
Some Other Race alone	9	9	0	0%
Two or More Races	56	68	12	21%
<b>Total Population</b>	<b>2,939</b>	<b>2,336</b>	<b>-603</b>	<b>-21%</b>

### Neighborhood Summary

	2010	2020	Change	% Change
Carr Square Neighborhood	2,774	2,236	-538	-19%
Jeff VanderLou Neighborhood	5,557	4,209	-1,348	-24%
St. Louis Place Neighborhood	2,939	2,336	-603	-21%
<b>Total Population</b>	<b>11,270</b>	<b>8,781</b>	<b>-2,489</b>	<b>-22%</b>

In addition to the neighborhood profile data described above, total population estimates for the Study Area itself are shown below and compared to the City of St. Louis. From 2000 to 2010, the Study Area declined at a significantly slower rate (-2.9%) than that of the citywide average (-8.3%). However, from 2010 to 2020, the Study Area lost almost a quarter (-23%) of its population.

	2000	2010	2020	% Change 2000-2010	% Change 2010-2020
Study Area	6,178	5,999	4,611	-2.9%	-23.1%
City of St. Louis, MO	348,245	318,331	301,578	-8.3%	-5.6%

Based on this data, from 2000 to 2010, the Study Area lost population at about one third the rate of the City as a whole. During the following decade, as the citywide rate of decline slowed, study area population decline rapidly increased, to a rate of over four times that of the City from 2010 to 2020.

### 14. B Declining Housing Inventory

A similar pattern of decline has taken place in housing inventory, with a slight drop from 2000 to 2010 followed by a much more dramatic reduction from 2010 to 2020. From 2000 to 2010, housing inventory in the Study Area declined by 85 units, or -2.8%. From 2010 to 2020, the Study Area housing inventory declined by over 500 units, or almost six times as many units as the previous decade.

	2000	2010	2020	% Change 2000-2010	% Change 2010-2020
Study Area	3,055	2,970	2,462	-2.8%	-17.1%
City of St. Louis, MO	176,393	176,028	173,479	-0.2%	-1.4%

These Census data are consistent with fieldwork findings, which inventoried hundreds of vacant parcels, many with the remains of residential units that appeared to have collapsed or been demolished in recent years.

### **14. C Continued High Housing Vacancy**

The Census-reported vacancy rate showed a gradual decline from 2000 through 2020. This pattern suggests that many of the units that were eliminated over the period were classified as vacant versus occupied prior to being removed. Census data over the period shows an estimated 600-unit reduction in housing stock from 2000 to 2020. Over the same period, estimates suggest a reduction in vacant units of almost 500. This results in a reduction in housing vacancy rate from 32% in 2000 to 20% in 2020. However, parcel-by-parcel fieldwork conducted as part of this analysis indicates that the current vacancy rate is closer to the peak shown in 2000 (31%).

	<b>2000</b>	<b>2010</b>	<b>2020</b>		<b>2023 Parcel Inventory</b>
Study Area Total Units	3,055	2,970	2,462		2,600
Study Area Vacant Units	965	763	483		802
Study Area Vacancy Rate	31.6%	25.7%	19.6%		30.8%
Citywide Vacancy Rate	16.6%	19.3%	16.5%		16.8% (2022 est.)
Ratio of Study Area to City	190%	133%	119%		183%

While the 2023 total units inventoried is slightly higher (5.6%, or 138 units) than the Census 2020 estimate, documented vacant units are markedly higher (66% or 319 units).

The Citywide average over the same period was 16.6% in 2000 and 16.8% in 2022, with an increase to 19.3% in 2010, reflecting softening economic and housing market conditions during the Great Recession. Despite the decline in total units in the study area, the housing vacancy rate remains high. At over 30%, it is close to twice the Citywide rate, and is another metric that shows worsening conditions since 2010.

### **15. D Declining Property Values**

Parcel data from the City Assessor’s office shows that the vast majority of properties in the Study Area have declined in value over time. Over the 12-year period from 2010 to 2022, citywide property value increased by 16%. A comparison of the approximately 3,500 parcels in the Study Area over the same period shows the following:

- 80% (2,833) of Study Area properties increased by less than the citywide average (<16%);
- 77% (2,727) of Study Area properties had value appreciation less than or equal to zero;
- 71% (2,510) of Study Area properties declined in value (appreciation of value less than zero).



Figure 22: Map of Properties with Assessed Values Increases Less than the City Average

Despite this preponderance of declining value at the parcel-specific level, after adjusting for publicly-owned properties and other tax-exempt parcels, the total combined assessed value of all taxable property in the Study Area increased by 7.5% over the period. This overall increase is primarily a result of one property with the single largest value appreciation over the period. What is currently named the Homer G. Phillips Hospital, a three-bed facility located on the former Pruitt-Igoe site, had an assessed improvement value of \$1,147,600. To demonstrate the extent to which this outlier skews the aggregate results, removing it from the Study Area inventory of taxable parcels reduces the total percentage change from 7.5% to -0.3% over the period.

## Land Clearance for Redevelopment Authority

	2010	2022	\$ Change	% Change
Total Taxable Assessed Value	\$14.696M	\$15.796M	\$1.099M	7.5%
Homer G. Phillips Memorial Hospital Improvement Value		\$1.148M		
Adjusted Value	\$14.696M	\$14.648M	-\$0.049M	-0.3%

Despite a small amount of improvement in the area, four out of every five parcels trailed the City average in value appreciation since 2010, and over three quarters had either no increase or a decline in value. Given the decline in housing inventory of approximately 500 units shown in section 15B, it stands to reason that there would be at least 500 or so properties that would show a resulting decline in value given the complete loss of built improvements. There are, however, a total of over 2,500 properties that declined in value over the period, indicating a pattern of widespread economic blight that has worsened since 2010.

### 14. E Relative Decline in Median Household Income

Study area median household income shows a similar long-term pattern, with relatively weak conditions slightly improving compared to the City from 2000 to 2010, followed by a decline relative to the City since 2010.

Median Household Income	2000	2010	2021	2000-2020 Avg. Ann. Rate	2010-2021 Avg. Ann. Rate
Study Area	\$15.4K	\$22.1K	\$26.5K	3.7%	1.7%
City	\$27.2K	\$33.7K	\$48.8K	2.2%	3.4%
Study Area % of City	57%	66%	54%		

As shown above, the Study Area median household income increased at a much faster average annual rate (3.7% per year) than that of the City (2.2%) from 2000 to 2010. Although the median income of the Study Area was still low relative to the overall City median in 2010, the higher rate of growth over the decade was an indicator of progress, increasing the Study Area median income from 57% of the City median to 66%. This trend reversed, however, from 2010 to 2021, as the Study Area median income grew at an annual rate of just half that of the City as a whole (1.7% versus 3.4%). As a result, the progress achieved from 2000 to 2010 was more than offset, reducing the Study Area median household income to just 54% of that of the City.

**14. F Unemployment Rate 2.1x Citywide Rate**

On one hand, the Study Area’s unemployment rate has declined from a very high 24% in 2000 to 12.2% in 2021. On the other hand, despite this decline, the Study Area’s unemployment rate remains over two times that of the City (5.9%). This continues the pattern in which the Study Area shows a positive gain relative to the City from 2000 to 2010, only to see this progress reversed in the following decade.

<b>Unemployment</b>	<b>2000</b>	<b>2010</b>	<b>2021</b>
Study Area	24.0%	20.0%	12.2%
City	11.3%	17.3%	5.9%
Study Area Ratio to City	2.1x	1.2x	2.1x

**14. G Crime Well Above Citywide Rates**

Crime data indicates that compared to the City of St. Louis as a whole, the Study Area has a 37% higher risk of crime of any type occurring, including:

- A 69% higher risk of personal crime (murder, rape, robbery, assault)
- A 26% higher risk of property crime (burglary, larceny, auto theft)

The detailed crime indices by geography are shown below:

	<b>Study Area</b>	<b>City</b>	<b>Study Area Ratio to City</b>
Total Crime	396	290	1.37
Personal Crime	799	474	1.69
Murder	2,239	1,160	1.93
Rape	267	218	1.22
Robbery	842	539	1.56
Assault	838	476	1.76
Property Crime	327	259	1.26
Burglary	343	256	1.34
Larceny	285	238	1.20
Motor Vehicle Theft	604	414	1.46



## EXHIBIT "A": PROJECT AREA 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, 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": BLIGHTING REPORT**

**Blighting Report for  
The North Grand Blvd./ Natural Bridge Ave./  
North Florissant Ave./Cass Ave./ Dr. Martin  
Luther King Dr. Area**

As outlined below, the Area suffers from a multitude of physical and economic deficiencies including insanitary or unsafe conditions, deteriorating or inadequate site improvements, and conditions which endanger life or property by fire or other causes.

As a result of these factors the preponderance of the property in the Area is an economic and/or social liability for the City, its residents and the taxing districts that depend upon it as a revenue source, as well as a public health and safety liability. It, therefore, qualifies as a "blighted area" as such area is defined in Sections 99.320(3) and 353.020 (2) of the Missouri Revised Statutes (2016) as amended.

**Subject Area is:**       Vacant Land  
                                  Occupied Mixed-Use     Occupied Commercial  
                                  Unoccupied Residential  Unoccupied Commercial

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**Subject Area is:**       Secured                       Unsecured

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**Does the Subject Area have insanitary or unsafe conditions? If yes, explain.**

Yes                       No

60% of the Area has parcels with no structures or structures in poor condition. These parcels are more likely to have dumping and conditions that are not safe to surrounding residents.

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**Does the Subject Area have deterioration of site conditions? If yes, explain.**

Yes       No

84.3 % of the total acreage in the Area (excluding right-of-way) have one or more characteristics of blight. The parcel by parcel documentation in Exhibit F provides what was observed during the field observations.

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**Does the Subject Area have conditions which endanger life or property by fire or other cause? If yes, explain.**

Yes       No

Unoccupied buildings are more likely subject to illegal dumping and use by transients, which combined make them a significant risk for fire. Unoccupied properties endanger life and surrounding properties. These properties are fire risks and have structural issues that can cause damage to surrounding structures.

---

**Does the Subject Area retard the provision of housing accommodations? If yes, explain.**

Yes       No

43.6% of the property in the Area is vacant land and almost 10% of the existing buildings are unoccupied. These conditions retard the occupancy of existing buildings and retard the development of new housing.

---

**Does the Subject Area constitute an economic liability? If yes, explain.**

Yes       No

71% of the property in the study Area declined in value. Vacant and unoccupied properties reduce the value of surrounding properties. The revenue from property within this Area is below the average revenue for the City. Vacant buildings and vacant lots severely reduce the income the City can capture from real estate taxes, personal property, sales, and income taxes.

**Does the Subject Area constitute a social liability? If yes, explain.**

The deteriorating conditions of the buildings makes the properties conducive to health and social issues. Vacant buildings and lots are frequently the site of crime.

Yes       No

**Is the Subject Area a menace to the public health, safety, or welfare in its present condition? If yes, explain.**

Yes       No

The condition of the vacant buildings creates a menace; the properties are more likely to be victims of dumping and arson activities, thus creating public health, safety, and welfare issues.

**Is the Subject Area detrimental because of dilapidation, deterioration, age, or obsolescence? If yes, explain.**

Yes       No

84.3 % of the total acreage in the Area (excluding right-of-way) have one or more characteristics of blight resulting from dilapidation and deterioration.

**Is the Subject Area detrimental because of lack of air sanitation/open space? If yes, explain.**

Yes       No

Public parks within the Area include St. Louis Park Place and Yeatman Square. Vacant land accounts for 43.6% of the Area. Therefore, there is no lack of open space. There are few if any industries in the Area that contribute to air pollution.

**Is the Subject Area detrimental because of overcrowding of buildings or land? If yes, explain.**

Yes       No

43.6% of the property in the Area is vacant land and 27.8% of the residential buildings vacant, there is no overcrowding.

**EXHIBIT "C": EXISTING USES**

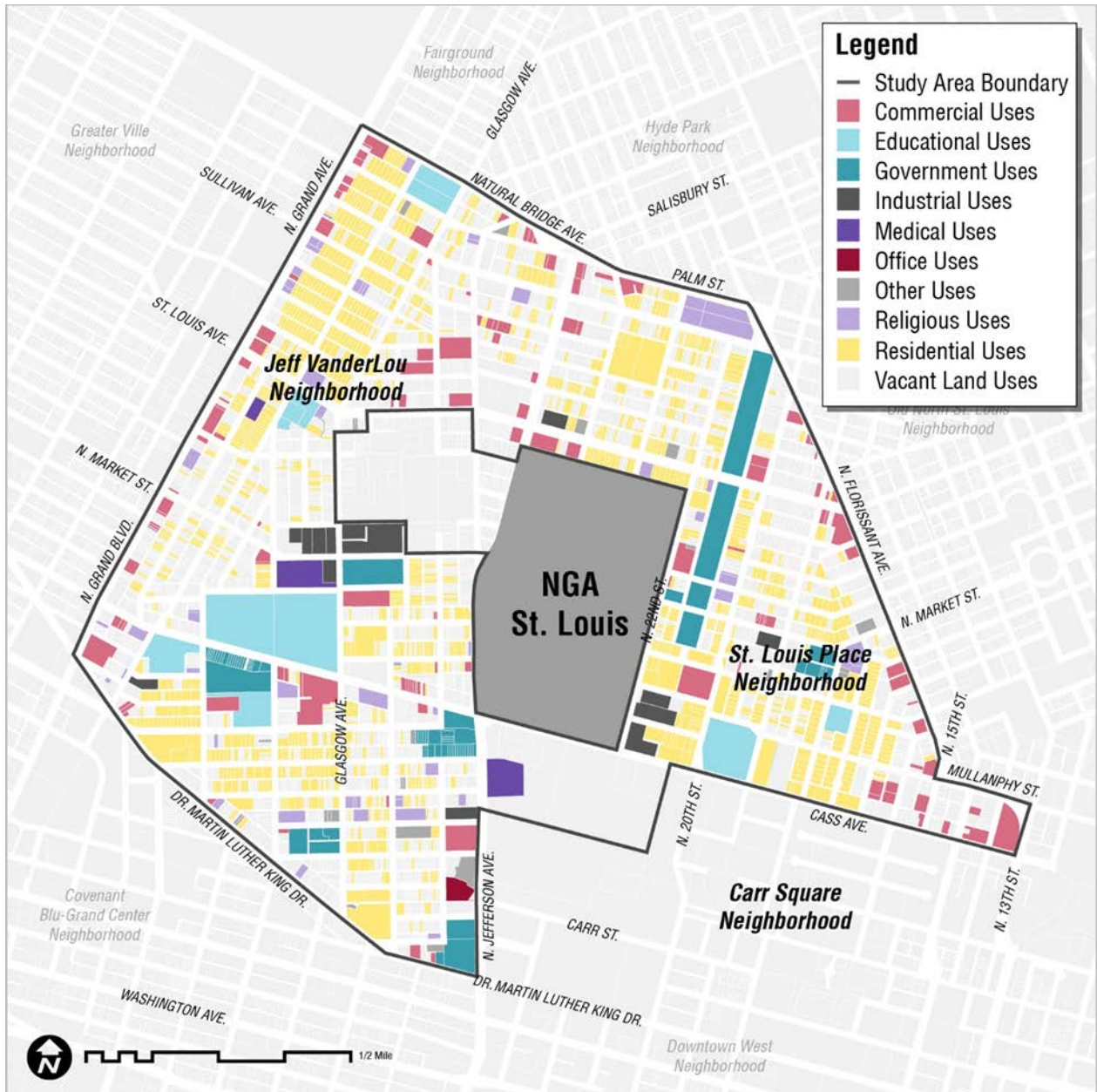


Figure 23: Map of Existing Uses with the Area

North Grand Blvd./ Natural Bridge Ave./ North Florissant Ave.  
/Cass Ave./ Dr. Martin Luther King Dr. Area

**EXHIBIT "D": EXISTING CONDITIONS**

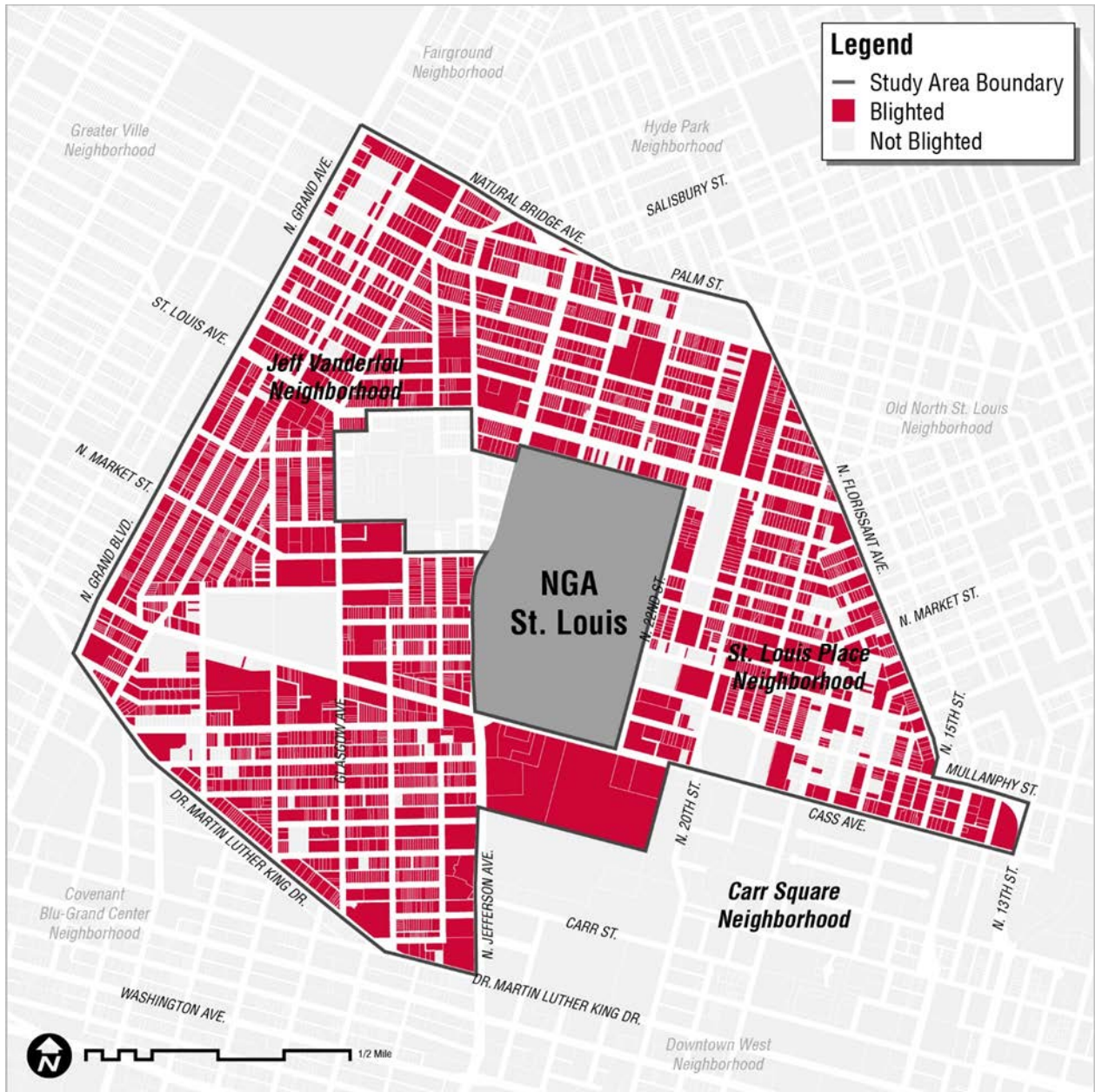


Figure 24: Map of Summary of Existing Conditions (based on blighting factors)

**EXHIBIT "E": PROPOSED USES**

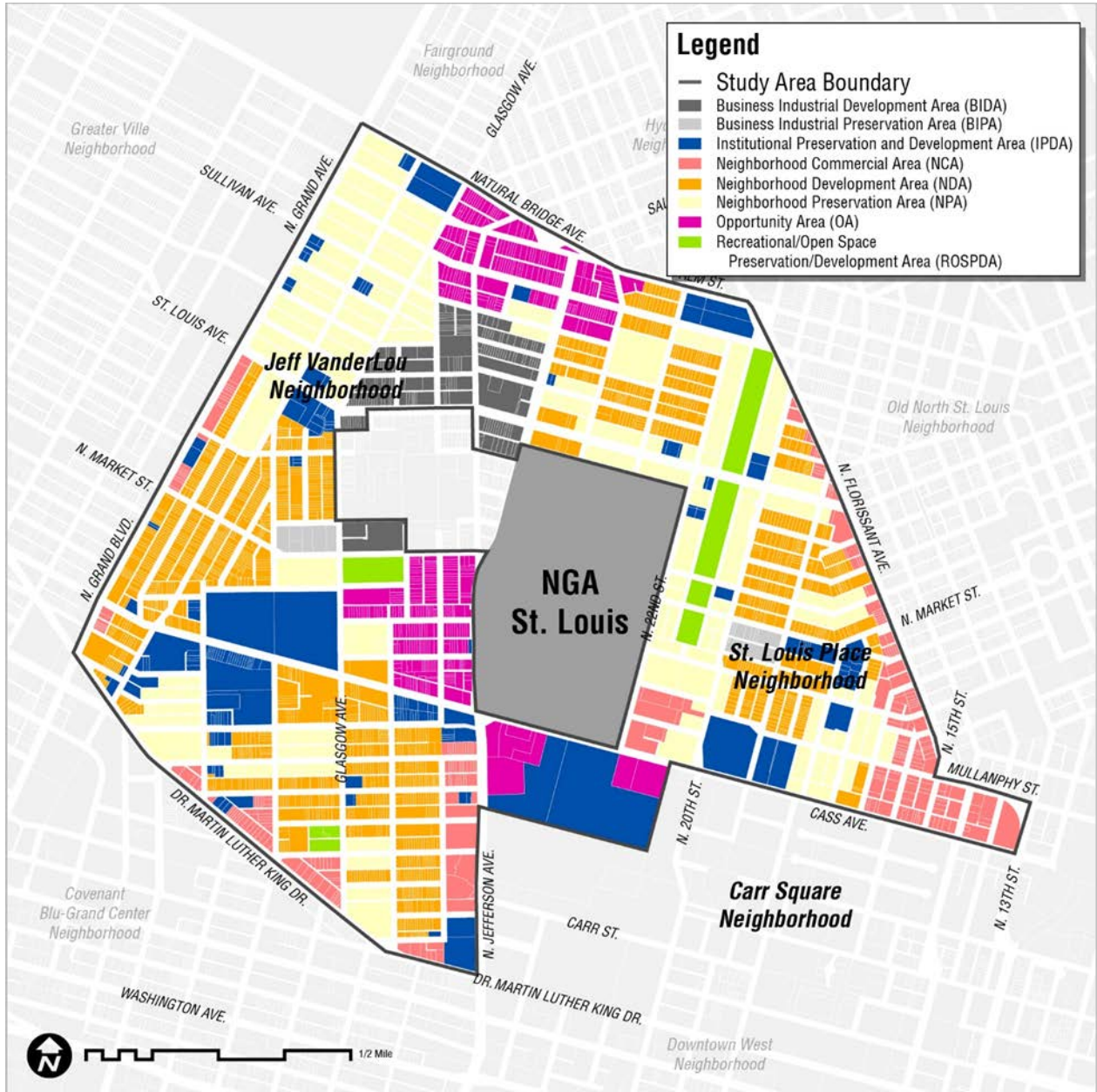


Figure 25: Map of Proposed Uses (from the Strategic Land Use Plan)

North Grand Blvd./ Natural Bridge Ave./ North Florissant Ave.  
/Cass Ave./ Dr. Martin Luther King Dr. Area



**EXHIBIT "F": PARCEL-BY-PARCEL DOCUMENTATION**

**PARCEL-BY-PARCEL**  
**DOCUMENTATION**