

BLIGHTING STUDY AND PLAN

FOR

**NORTH BROADWAY INDUSTRIAL PARK
AREA**

4655
PROJECT #655

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

OCTOBER 23, 1995

MAYOR
FREEMAN R. BOSLEY, JR.

APPROVED DECEMBER 29, 1995
BY ORDINANCE NO. 63614

**BLIGHTING STUDY AND PLAN FOR
NORTH BROADWAY INDUSTRIAL PARK AREA**

	<u>PAGE</u>
A. EXISTING CONDITIONS AND FINDING OF BLIGHT.....	1
1. DELINEATION OF BOUNDARIES.....	1
2. GENERAL CONDITION OF THE AREA.....	1
3. PRESENT LAND USE OF THE AREA.....	2
4. PRESENT LAND USE AND DENSITY OF SURROUNDING PROPERTIES.....	2
5. CURRENT ZONING.....	2
6. FINDING OF BLIGHT.....	2
B. PROPOSED DEVELOPMENT AND REGULATIONS.....	2
1. DEVELOPMENT OBJECTIVES.....	2
2. PROPOSED LAND USE OF THE AREA.....	2
3. PROPOSED ZONING.....	3
4. RELATIONSHIP TO LOCAL OBJECTIVES.....	3
5. PROPOSED EMPLOYMENT FOR THIS AREA.....	3
6. CIRCULATION.....	3
7. BUILDING AND SITE REGULATIONS.....	4
8. URBAN DESIGN.....	4
9. PARKING REGULATIONS.....	5
10. SIGN REGULATIONS.....	5
11. BUILDING, CONDITIONAL USE AND SIGN PERMITS....	6
12. PUBLIC IMPROVEMENTS.....	6
C. PROPOSED SCHEDULE OF DEVELOPMENT.....	7
D. EXECUTION OF PROJECT.....	7
1. ADMINISTRATION AND FINANCING.....	7
2. PROPERTY ACQUISITION.....	7
3. PROPERTY DISPOSITION.....	7
4. RELOCATION ASSISTANCE.....	7
E. COOPERATION OF THE CITY.....	8
F. TAX ABATEMENT.....	8
G. COMPLIANCE WITH AFFIRMATIVE ACTION AND NONDISCRIMINATION LAWS AND REGULATIONS.....	8
1. LAND USE.....	8
2. CONSTRUCTION AND OPERATIONS.....	8
3. LAWS AND REGULATIONS.....	8
4. ENFORCEMENT.....	8
H. MODIFICATIONS OF THIS PLAN.....	9
I. DURATION OF REGULATION AND CONTROLS.....	9
J. EXHIBITS.....	9
K. SEVERABILITY.....	9

E X H I B I T S

- "A" LEGAL DESCRIPTION
- "B" PROJECT AREA PLAN
- "C" PROPOSED LAND USE
- "D" ACQUISITION MAP
- "E" EQUAL OPPORTUNITY AND NON-
DISCRIMINATION GUIDELINES

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

1. **DELINEATION OF BOUNDARIES**

The North Broadway Industrial Park Area ("Area") is located along the north riverfront east of Interstate 70. The Area encompasses approximately 126 acres in the Near North Riverfront neighborhood of the City of St. Louis ("City") and is bounded on the east by Hall St., on the south by East Grand Ave., on the west by Broadway, and on the north by East Adelaide Ave.

The legal description of the Area is attached and labeled Exhibit "A". The boundaries of the Area are delineated on Exhibit "B" ("Project Area Plan").

2. **GENERAL CONDITION OF THE AREA**

The Area comprises all of City Blocks 1935, 1936, 1937, 1938, 2462, 2463, 2464, 2465, 2466, 2467, 3313, 3314, 3315, 3316, 3317, 3318, 3343, 3344, 3345, 3346, 3347, 3362, 3363, 3364, 3365, 3366, 3367, 3380, 3381, 3382, 3383, 3384, 3402W&E, 3403, 3404, 3405, and 3406 and includes the following addresses: 4600-5340 Broadway, 4600-5340 & 4601-5339 Bulwer St., 4600-5340 & 4601-5339 McKissock Ave., 4600-5340 & 4601-5339 N. Second St., 4601-5339 Hall St., 301-615 East Grand, 500-614 & 501-615 East John Ave., 400-610 & 401-615 East Gano, 300-614 & 301-615 East Prairie Ave., 300-614 & 301-615 East DeSoto, 300-614 & 301-615 Talcott Ave., 300-614 & 301-615 Withers Ave., and 300-640 East Adelaide Ave. The Area is in poor to fair condition. The physical conditions within the Area are shown on Exhibit "B" (Project Area Plan). For the purpose of this Plan, "Fair Condition" means (1) property that is generally structurally sound but suffers from inadequate maintenance and upkeep, or (2) vacant unimproved property that is under-utilized. "Poor Condition" means (1) buildings that are structurally unsound and/or substantially deteriorated, requiring major improvements such as new roofs, windows, systems, etc., in order to be used productively, or (2) property without buildings which is poorly maintained, has crumbling pavement, and/or is used for open storage.

Unemployment figures, computed by the Missouri State Employment Service, indicate a 8.1% unemployment rate for the City as of July, 1995. It is estimated that this rate is prevalent for residents of the neighborhoods surrounding the Area.

There are currently approximately 2,000 jobs within the Area.

3. PRESENT LAND USE OF THE AREA

Existing land uses within the Area include primarily industrial uses, with a few residential (approximately 90 residents) and commercial uses concentrated in the western half of the Area.

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

4. PRESENT LAND USE AND DENSITY OF SURROUNDING PROPERTIES

The properties to the north, east and south of the Area are primarily used for industrial purposes, and Interstate 70 is to the west of the Area with residential neighborhoods beyond.

Residential density for the surrounding neighborhoods is approximately 0.34 persons per acre.

5. CURRENT ZONING

The Area is zoned "K" Unrestricted and "J" Industrial District pursuant to the Zoning Code of the City, which is incorporated in this Plan by reference.

6. FINDING OF BLIGHT

The property within the Area is partially occupied and in fair to poor condition (as defined in Section A(2) above). The existence of deteriorated property constitutes both an economic liability to the City of St. Louis and presents a hazard to the health and well-being of its citizens. These conditions, therefore, qualify the Area as blighted within the meaning of Section 99.300 et seq. of the Revised Statutes of Missouri (the Land Clearance for Redevelopment Authority Law).

B. PROPOSED DEVELOPMENT AND REGULATIONS

1. DEVELOPMENT OBJECTIVES

The primary objective of this Plan is to facilitate the development of the Area into productive industrial uses.

2. PROPOSED LAND USE OF THE AREA

The proposed land uses for the Area are industrial uses permitted in Areas designated "K" Unrestricted District by the City of St. Louis Zoning Code. Redevelopers contracting with the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") to develop property in the Area (hereafter referred to as "Redeveloper") shall not be permitted to use said property for the following:

pawn shops, adult bookstores, x-rated movie houses, massage parlors or health spas, storefront churches, pinball arcades, pool halls, secondhand or junk shops, tattoo parlors, blood donor facilities, free standing package liquor stores, check cashing centers, any use (except for financial institutions) that utilizes a sales or service window or facility for customers who are in cars, or restaurants that sell products to customers who are in cars or who consume the sold products in cars parked on the restaurant premises, or sell products through a sales window to customers who are in cars or to pedestrians outside the building for immediate consumption by the customer either on or off the premises.

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

3. PROPOSED ZONING

The zoning for the Area could all be "K" Unrestricted District. All land coverage and building intensities shall be governed thereby.

4. RELATIONSHIP TO LOCAL OBJECTIVES

The proposed land uses, zoning, public facilities and utility plans are appropriate and consistent with local objectives as defined by the General Plan of the City of St. Louis which includes the "Comprehensive City Plan" (1947), the "St. Louis Development Program" (1973), and the "Economic Development Strategy" (1978). Any specific proposal to the LCRA for development of the Area or any portion of the Area shall contain, among other things, adequate provisions for traffic, vehicular parking, safety from fire, adequate provisions for light and air, sound design and arrangement and improved employment opportunities.

5. PROPOSED EMPLOYMENT FOR THIS AREA

Approximately 1,000 to 3,000 new permanent jobs will be created if the Area is developed in accordance with this Plan. The exact number of jobs created will depend upon the specific nature of the proposed development.

6. CIRCULATION

The Proposed Land Use Plan (Exhibit "C") indicates the proposed circulation system for the Area. The layouts, levels and grades of all public rights-of-way may remain unchanged, but there are many opportunities to vacate streets and alleys to consolidate properties to foster new development.

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

7. BUILDING AND SITE REGULATIONS

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

Each Redeveloper shall develop the Area in accordance with this Plan and Redevelopment Agreement, and shall maintain all structures, equipment, paved areas, and landscaped areas controlled by the Redeveloper in good and safe order both inside and outside, structurally and otherwise, including necessary and proper painting. Failure to meet these requirements may result in suspension or revocation of tax abatement by the LCRA.

8. URBAN DESIGN

a. **Urban Design Objectives**

The intent is to, over time, transform an aging, large, multi-block, mixed use area between two principal city thoroughfares into a functionally cohesive, more productive and efficient assemblage of predominantly industrial/warehousing uses within a generally well landscaped physical setting.

b. **Urban Design Regulations**

A detailed physical development and landscaping plan, accompanying covenants and design standards and an implementation program shall be prepared for the Area after establishment of an industrial park umbrella redevelopment corporation, consisting of representatives of businesses and property owners within the Area.

New uses should be primarily industrial and wholesaling businesses which have functionally well designed and well-sited buildings on well landscaped properties.

Existing uses which are to be retained shall, over time, be upgraded in appearance and condition, particularly in connection with their future expansion or re-use.

c. **Landscaping**

Properties shall be well-landscaped. Perimeter street trees of a minimum caliper of 2-1/2 inches and generally 30-35 feet on center, depending upon tree type, utilities, curb cuts, etc., shall be provided along all public or private streets - preferably in tree lawns along the curb. Existing healthy, non-scrub trees and shrubs shall be retained.

d. **Fencing**

Fencing may be a non-barbed, chain link type with a black matte color or a good quality wood, board privacy type. However, installation of ornamental metal fencing shall be encouraged around the perimeter of the Area along major streets.

9. **PARKING REGULATIONS**

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

Surface parking shall not extend beyond the established building line. Surface parking along public streets shall be buffered by a continuous evergreen hedge at least two and one-half (2-1/2) feet high on planting and maintained at three and one-half (3-1/2) feet high at maturity. Three percent (3%) of the interior of all parking lots containing more than twenty-five (25) spaces shall be landscaped with trees, at least two and one-half (2-1/2) inch caliper in size on planting. The trees shall be planted on islands, the largest dimension of which shall be at least five (5) feet, planted with low lying ground cover or other plant material.

10. **SIGN REGULATIONS**

All new signs shall be limited as set out in the City Code, HUDC stipulations, this Plan and contracts between the LCRA and the Redeveloper. A uniform signage plan must be prepared by the Redeveloper for the entire project. All new signs shall be restricted to those identifying the names and/or business of the person or firm occupying the premises.

New wall signs shall not obstruct any architectural building elements, shall be placed only those sides of buildings fronting on public or private streets, shall project no more than eighteen (18) inches from the face of the building, shall not extend above the second floor window sill of the structure, and the total sign area

shall be the lesser of either one-hundred (100) square feet or ten percent (10%) of the ground floor wall surface fronting on such streets. Only one sign per business per wall facing on a public or private street shall be permitted. In addition, one identification sign up to ten (10) sq. ft. in size may be placed on a wall facing a parking area or open space, provided the LCRA confirms that such a sign is required.

Canvas awnings with signs are permitted, provided they are compatible with the overall design and architectural details of the building upon which they are to be placed. Signage on awnings is limited to awning valance. In no case shall signage be allowed on both an awning valance and a building for the same business.

One ground or monument sign per use may be permitted provided it does not exceed eight (8) feet in height nor exceed thirty (30) square feet per side, and provided the LCRA confirms that such a sign is required based upon the use, location or siting of the structure.

Businesses having more than 40,000 square feet of ground floor area may have signs proportionately larger than the maximum size set out in this section, provided that the LCRA confirms that there is need based upon the use, location, or siting of the building.

Painted wall signs, roof signs, pole signs, moving signs, animated or flashing signs, or permanent or portable message board signs shall not be permitted in the Area, and no regular or mini billboards (free standing or mounted on structures) shall be erected or maintained in the area, except that construction and leasing signs may be maintained during construction and for a period of one (1) year after completion of improvements on any respective parcel or part thereof.

11. BUILDING, CONDITIONAL USE AND SIGN PERMITS

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

12. PUBLIC IMPROVEMENTS

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

If funds are available to the LCRA, it may provide public improvements including, but not limited to, measures for the control of traffic, improvements to street lighting, street trees, and any other improvements which may further the objectives of this Plan.

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

C. PROPOSED SCHEDULE OF DEVELOPMENT

The implementation of this Plan shall take place in many phases initiated within approximately one (1) year of approval of this Plan by ordinance and completed within approximately ten (10) years of approval of this Plan by ordinance.

The LCRA may alter the above schedule as economic conditions warrant.

D. EXECUTION OF PROJECT

1. ADMINISTRATION AND FINANCING

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

All costs associated with the development of the Area will be borne by the Redeveloper.

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

2. PROPERTY ACQUISITION

The Property Acquisition Map, Exhibit "D" attached, identifies all the property located in the Area. The LCRA may acquire any property in the Area through negotiation, and may exercise the power of eminent domain to acquire any vacant lots or unoccupied buildings..

3. PROPERTY DISPOSITION

If the LCRA acquires property in the Area, it may sell or lease the property to a Redeveloper who shall agree to develop such property in accordance with this Plan and the contract between such Redeveloper and the LCRA. Any property acquired by the LCRA and sold to a Redeveloper will be sold at not less than its fair value, taking into account and giving consideration to those factors enumerated in Section 99.450, R.S.Mo. (1986) as amended, for uses in accordance with this Plan.

4. RELOCATION ASSISTANCE

The property within the Area is currently partially occupied. All eligible occupants displaced as a result

of the implementation of the Plan shall be given relocation assistance in accordance with all applicable federal, state and local laws, ordinances, regulations and policies.

E. COOPERATION OF THE CITY

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

F. TAX ABATEMENT

A Redeveloper shall hereby be entitled to ad valorem tax abatement benefits for a period not to exceed ten (10) years from the commencement of such tax abatement. A Redeveloper may seek such tax abatement pursuant only to Sections 99.700 - 99.715, Revised Statutes of Missouri, upon application as provided therein.

G. COMPLIANCE WITH AFFIRMATIVE ACTION AND NONDISCRIMINATION LAWS AND REGULATIONS

1. LAND USE

The Redeveloper shall not discriminate on the basis of race, color, creed, national origin, marital status, sex, age, sexual orientation or physical handicap in the lease, sale or occupancy of the Area.

2. CONSTRUCTION AND OPERATIONS

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

3. LAWS AND REGULATIONS

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

4. ENFORCEMENT

All of the provisions of this Section G shall be incorporated in a Contract between the LCRA and a Redeveloper, which agreement shall be recorded in the

office of the Recorder of Deeds. The provisions of G (1) and G (3) shall be covenants running with the land, without limitation as to time, and the provisions of G (2) shall be for the duration of this Plan and any extension thereof.

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

H. MODIFICATIONS OF THIS PLAN

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

This Plan may be otherwise modified (e.g. urban design regulations, development schedule) by the LCRA, provided that such revisions shall be effective only upon the consent of the Community Development Commission of the City. Changes which are not substantial are those that do not go to the crux of this Plan.

I. DURATION OF REGULATION AND CONTROLS

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

J. EXHIBITS

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

K. SEVERABILITY

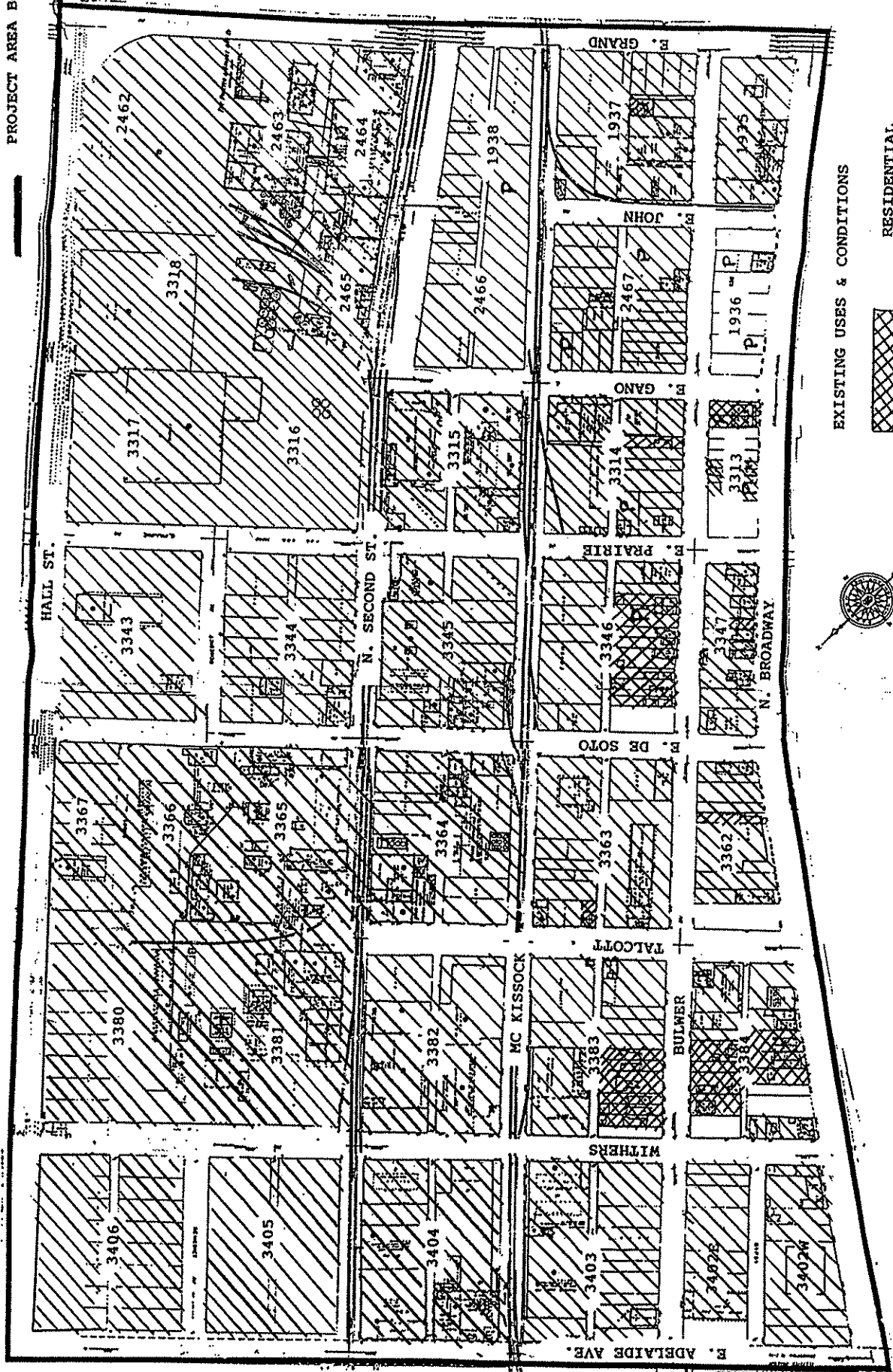
The elements of this Plan satisfy all requirements of state and local laws. Should any provisions of this Plan be held invalid by a final determination of a court of law, the remainder of the provisions hereof shall not be affected thereby, and shall remain in full force and effect.

EXHIBIT "A"

**NORTH BROADWAY INDUSTRIAL PARK AREA
LEGAL DESCRIPTION**

Beginning at the point of intersection of the west line of Broadway (80 feet wide) and the south line of East Grand Ave. (67 feet wide); thence northwardly along said west line of Broadway, across all intersecting streets, to its point of intersection with the north line of East Adelaide Ave. (60 feet wide); thence eastwardly along said north line of East Adelaide Ave., across all intersecting streets and alleys, to its point of intersection with the east line of Hall St. (80 feet wide); thence southwardly along said east line of Hall St., across all intersecting streets, to its point of intersection with the south line of East Grand Ave.; thence westwardly along said south line of East Grand Ave., across all intersecting streets and alleys, to its point of intersection with the west line of Broadway, the point of beginning.

NORTH BROADWAY INDUSTRIAL PARK



EXISTING USES & CONDITIONS



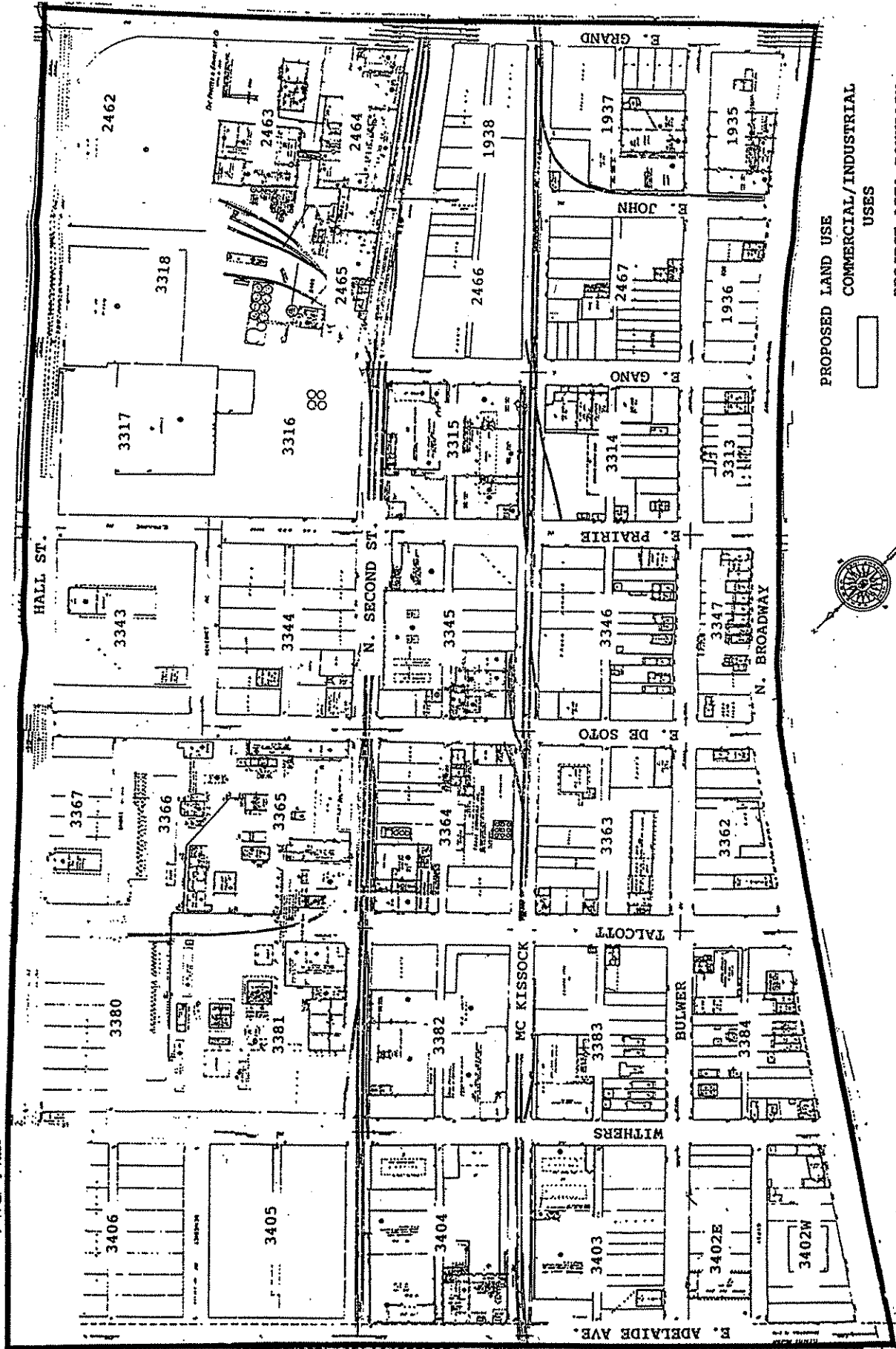
RESIDENTIAL



COMMERCIAL/INDUSTRIAL

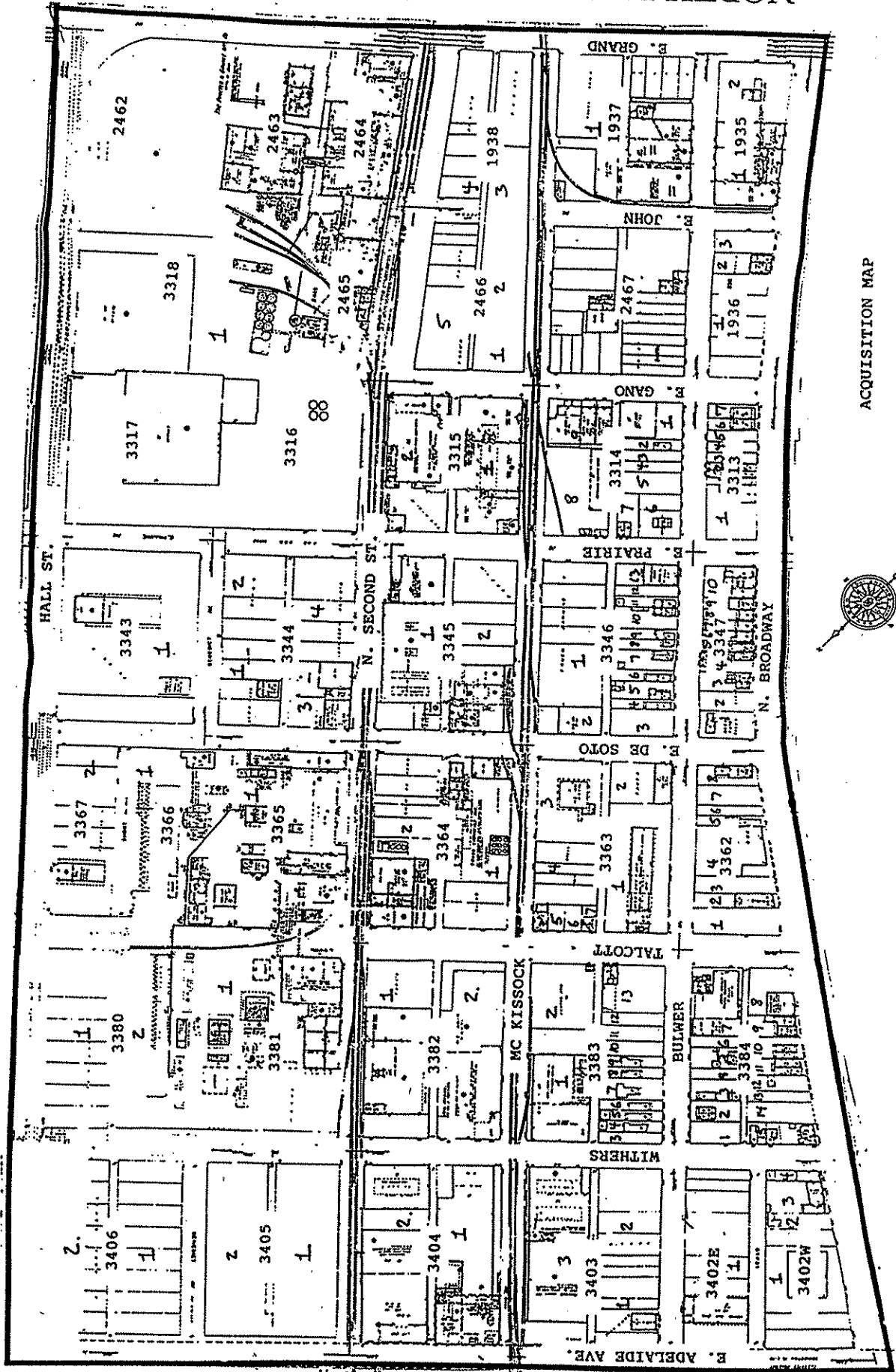
All Property in Fair Condition unless otherwise designated P(Poor).

NORTH BROADWAY INDUSTRIAL PARK



PROPOSED LAND USE
 COMMERCIAL/INDUSTRIAL USES
 PROJECT AREA BOUNDARY
 1937 BLOCK NO.

NORTH BROADWAY INDUSTRIAL PARK



ACQUISITION MAP

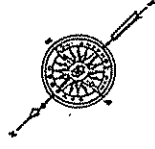
PROJECT AREA BOUNDARY

1937

BLOCK NO.

1

PARCEL NO.



EQUAL OPPORTUNITY AND NONDISCRIMINATION GUIDELINES

In any contract for work in connection with the redevelopment of any property in the Area, the Redeveloper (which term shall include Redeveloper, any designees, successors and assigns thereof, and any entity formed to implement the project of which the Redeveloper is a general partner), its contractors and subcontractors will include a clause requiring compliance with all federal, state and local laws, ordinances, or regulations governing equal opportunity and nondiscrimination, the Executive Orders of the Mayor of the City dated December 6, 1984, January 10, 1990, March 31, 1992, and all guidelines herein.

The Redeveloper and its contractor will not contract or subcontract with any party known to have been found in violation of any such laws, ordinances, regulations or these guidelines.

In the redevelopment of the Area, there shall be maximum utilization of bona fide minority business enterprises ("MBE's") and women business enterprises ("WBE's" and, together with MBE's, "disadvantaged business enterprises" or "DBE's"). The Redeveloper will set a minimum goal of twenty-five percent (25%) MBE participation and five percent (5%) WBE participation under these guidelines. In the event the Redeveloper fails to attain that goal, the Redeveloper may be required to show good cause therefor; provided however, that this requirement will be deemed to have been met when documentation evidences that all available resources (i.e. DBE suppliers, contractors, and subcontractors) willing to perform the work or provide the supplies--at a price which (i) is within the range requested by non-DBE's; or (ii) if higher than that requested by non-DBE's, is attributable to the effects of past discrimination--have been exhausted.

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

The Redeveloper agrees for itself and its successors and assigns, that there shall be covenants to ensure that there shall be no discrimination on the part of the Redeveloper, its successors or assigns upon the basis of race, color, creed, national origin, sex, marital status, age, sexual orientation or physical handicap in the sale, lease, rental, use or occupancy of any property, or any Improvements erected or to be erected in the Area or any part thereof, and those covenants shall run with the land and shall be enforceable by the LCRA, the City, and the United States of America, as their interests may appear in the project.

The Redeveloper agrees that if the redevelopment of the Area creates permanent jobs, it shall enter into an Employment Plan with the Saint Louis Agency on Training and Employment and the LCRA for referral of Jobs Training Partnership Act eligible individuals. Said plan shall specify the number of jobs to be covered by the Employment Plan, the target date for referrals to begin, and the procedure for referral.