

BLIGHTING STUDY AND REDEVELOPMENT PLAN

FOR THE

200 SOUTH 4TH STREET REDEVELOPMENT AREA

Project #2475
September 24, 2024

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

Mayor Tishaura O. Jones

BLIGHTING STUDY AND REDEVELOPMENT PLAN

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SECTION A – EXISTING CONDITIONS AND FINDINGS OF BLIGHT

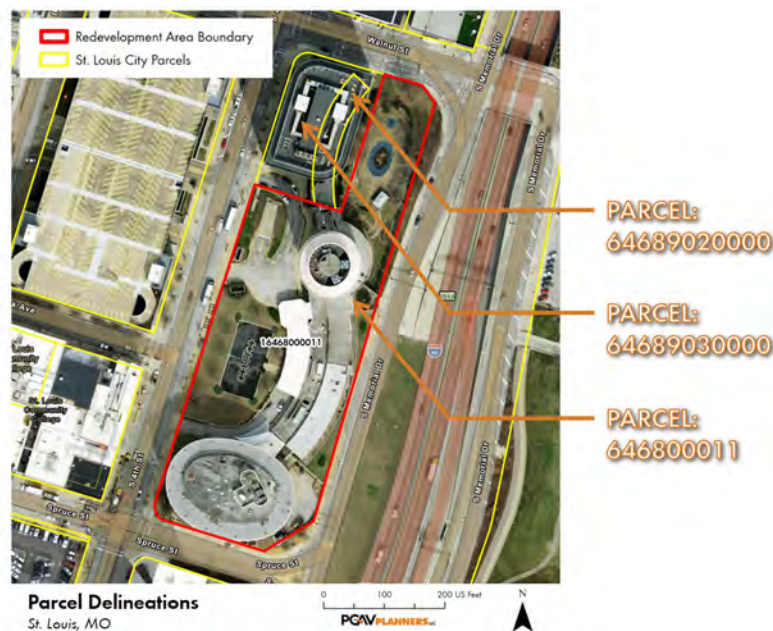
Delineation of Boundaries

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

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

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

Figure 1 – Parcel Delineations



General Condition of the Area

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

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

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

Figure 2

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



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

Figure 3

Saint Louis, Missouri, 1848.

Source: Missouri Historical Society Photographic Archives, N33949



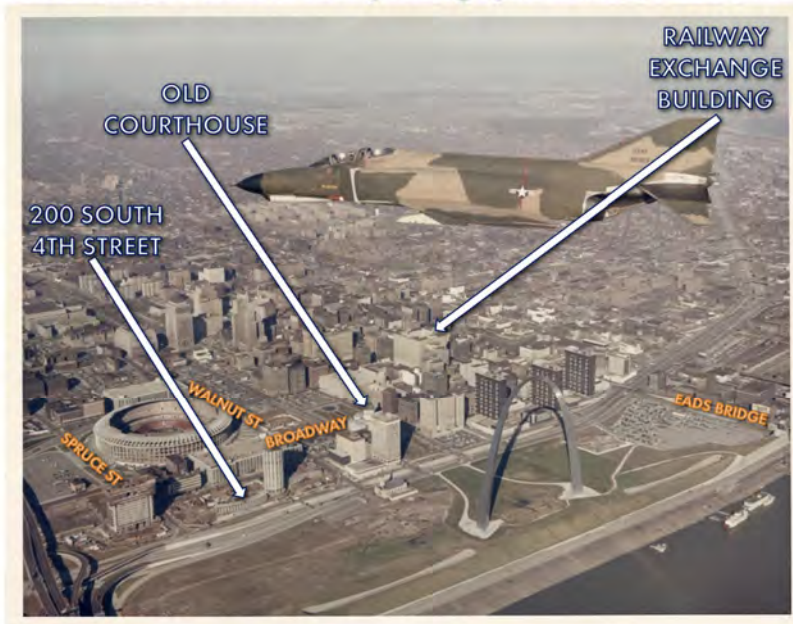
Figure 4

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



Figure 5

Aerial view of military airplane flying over downtown Saint Louis, 1969.
Source: Missouri Historical Society Photographic Archives, P1123-0007



Present Land Use of the Area

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

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

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

Figure 6 - Aerial Looking Northwest



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

Figure 7 - Entry to Downtown from Northeast



Figure 8 - Entry to Downtown from Southeast



Figure 9 - Entry to Downtown from South



Figure 10 - Entry to Downtown from West



Figure 11 - Potential for a Strong Connection



Figure 12 - Potential for Complementary Uses to the Arch Grounds



Figure 13 - Scope Potential Connections to Gateway South



Figure 14 - Potential Clark Ave Connection



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



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



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



Figure 18 - View from Ballpark to Arch - Lower Level



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



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

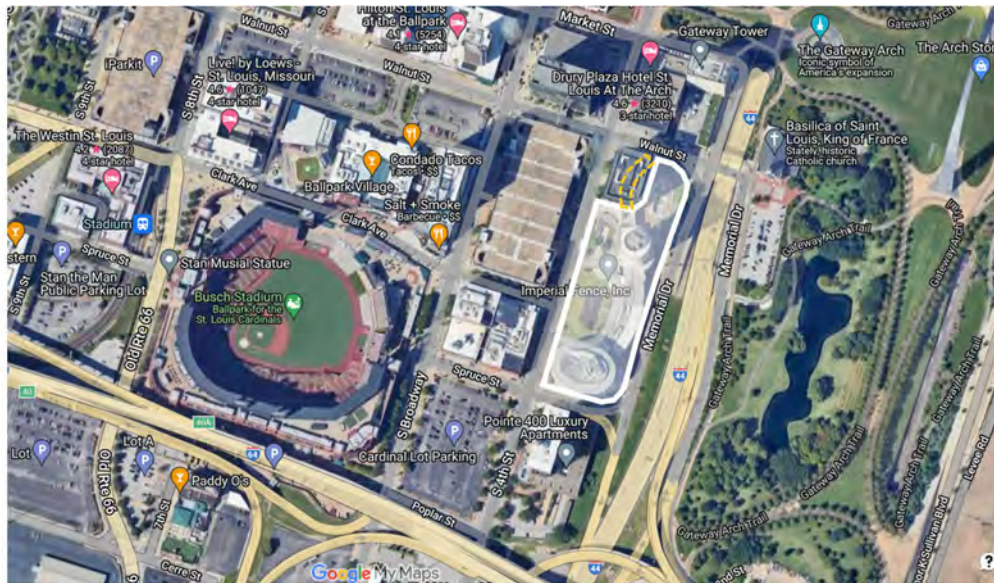


Present Land Use and Density of Surrounding Properties

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

Residential density for the surrounding neighborhoods is approximately 5.63 persons per acre.

Figure 21 – Surrounding Properties



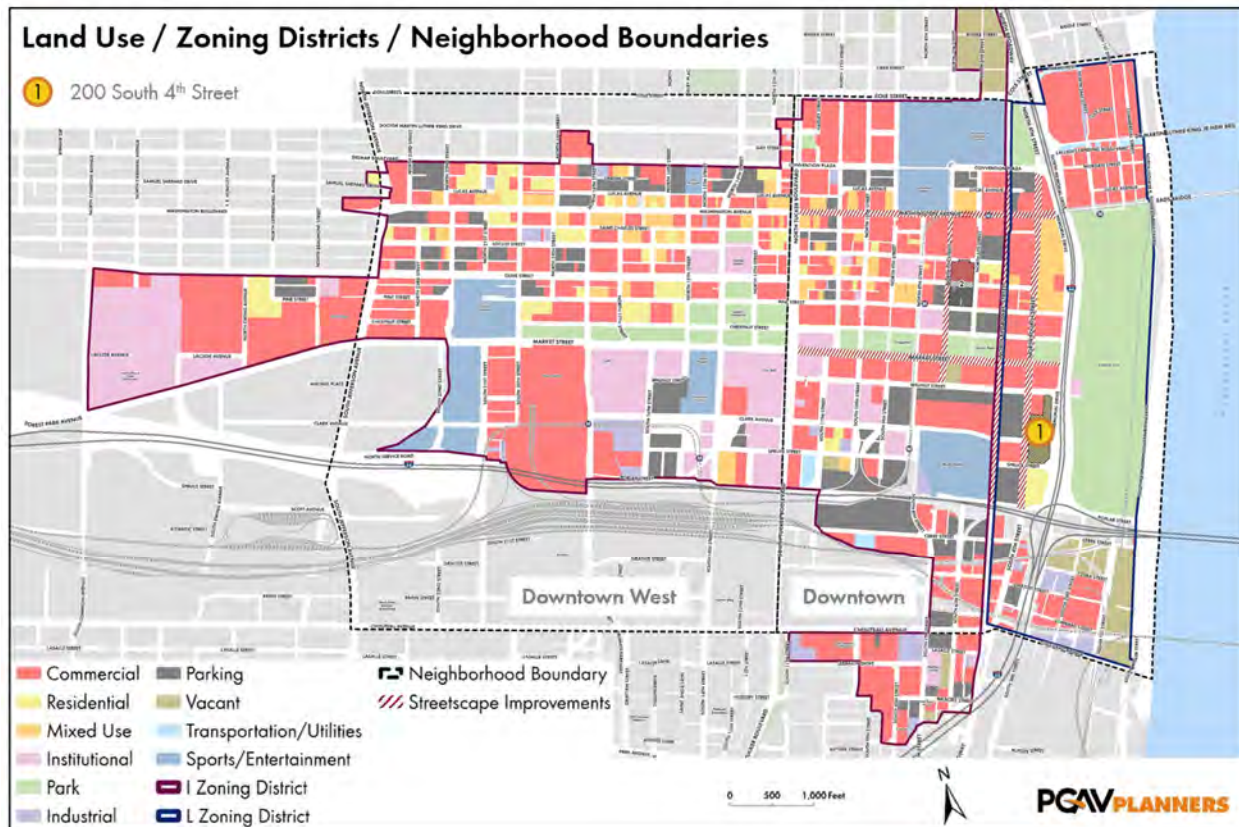
Current Zoning

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

Current Local Historic Preservation Designation

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

Figure 22 - Zoning Designations



Finding of Blight

The property within the Area is unoccupied and the Area’s present condition and use are described in Exhibit “F”. The existence of deteriorated property constitutes an economic or social liability to the City and presents a hazard to the health and well-being of its citizens. The preponderance of the Area has been determined to be blighted within the meaning of Section 99.300-99.715 et seq. RSMo, as amended (the “Land Clearance for Redevelopment Authority Law”) as evidenced in the Blighting Qualifications Study attached hereto, labeled Exhibit “F” and incorporated herein by this reference.

SECTION B – PROPOSED DEVELOPMENT AND REGULATIONS

Development Objectives

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

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

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

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

Proposed Land Use of the Area

The proposed land use for the Area is mixed-use including only uses permitted in zones designated “L” Jefferson Memorial District by the City of St. Louis Zoning Code. Redeveloper(s) authorized by the Land Clearance for Redevelopment Authority of the City of St. Louis (“LCRA”) to redevelop property in the Area (hereafter referred to as “Redeveloper(s)”) shall be permitted to use the property within the Area for the above proposed uses after remediation and/or demolition of some or all of the existing improvements.

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

Proposed Zoning

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

Relationship to Local Objectives

The proposed land uses, zoning, public facilities and utility plans are appropriate and consistent with local objectives as defined by the General Plan of the City which includes the “Strategic Land Use Plan” (as amended 2024) and the Design Downtown STL Neighborhood Plan (2020). Any specific proposal to the LCRA for redevelopment of the Area or any portion of the Area shall contain, among other things, adequate provisions for traffic, vehicular parking, safety from fire, adequate provisions for light and air, sound design and arrangement, and improved employment opportunities.

Additionally, several key reports have outlined strategies to revitalize Downtown St. Louis over the past decade, focusing on boosting economic vitality, enhancing livability, and fostering inclusive growth. These plans offer diverse approaches but share a common goal of transforming Downtown into a more

vibrant and dynamic area. Each report emphasizes the need for a shift from single-use spaces to multifunctional districts that integrate residential, commercial, and cultural elements to rejuvenate the area. Redevelopment of 200 South 4th Street is part of a much larger effort to reinvigorate Downtown St. Louis and the region.

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

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

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

The 2024 ULI Advisory Services Panel Report recommended transforming the Gateway Mall into a Central Social District, focusing on culture, creativity, and diversity. It highlighted the Gateway Mall's potential to become a vibrant, people-centric hub through public and private initiatives. The plan suggests reimagining the Gateway Mall with strong amenities, creative activations, and strategic real estate acquisitions to boost the vibrancy of Downtown. A dedicated district manager and varied funding sources are proposed to oversee these efforts and ensure effective implementation. With its proximity to the Gateway Mall, 200 South 4th Street should complement and not compete with the activation efforts at the Gateway Mall.

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

Proposed Employment for this Area

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

Circulation

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

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

Building and Site Regulations

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

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

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

Urban Design

Urban Design Objectives

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

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

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

Urban Design Regulations

1) Rehabilitation

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

2) New Construction

a. Orientation

- i. Any building façade adjacent to a street should be built to the property line and reinforce the density of the urban block form created by the boundaries of the property.
- ii. Orientate buildings so balconies, windows, and rooftop terraces provide the majority of residents and users with visual connections to the River, Gateway Arch, and/or Busch Stadium.
- iii. The street level of a building should be designed with active uses and architecture that engages the street/sidewalk in a contextually appropriate manner and integrates the building architecture and the landscape architecture.
- iv. Buildings should be oriented to preserve and enhance the existing views of the River and Gateway Arch from the surrounding properties.

- v. Buildings at the intersection of streets should have a strong corner presence.
 - vi. The buildings in the Area should operate from all directions as there is no rear façade on this site. Each façade shall provide an active street frontage.
- b. Massing
- i. The proportions and relationships of the various architectural components of the building should consider the scale of other buildings in the vicinity and appropriate urban density.
 - ii. All buildings should be designed to ensure a pedestrian-friendly quality. Articulation of buildings in both plan and profile may help break up the mass of large buildings. Stepping back the upper floors from lower floors may be appropriate to minimize overall scale and minimize shadow effects.
 - iii. The mass of a building should not negatively impact existing views of the River or Gateway Arch from the surrounding properties. All buildings in the Area shall adhere to the “L” Jefferson Memorial District Zoning regulations, including the height limitations.
- c. Building Components
- i. The lower levels of street facing facades should generally incorporate a higher level of visual interest and richer architectural detailing. One way to achieve this is to locate active use areas on lower-level street side spaces within a building, which could be reflected in the exterior architecture of the corresponding facades.
 - ii. Roof forms should be used to integrate rooftop equipment, telecommunications equipment, and other devices so as to express/conceal them as architectural elements. Large mechanical penthouses and elevator overrides should be fully integrated into the building architecture and be appropriately-scaled to serve as architectural features and avoid the appearance of being “plopped” on top. The roofs of buildings in the Area may be visible from taller nearby buildings and from the Gateway Arch.
 - iii. The Area should facilitate a strong connection to the southern grounds of Gateway Arch National Park with the intention of enabling passive activation of and passive recreation on the southern grounds of Gateway Arch National Park. This connection should provide a link between the southern park grounds and Busch Stadium through the Area.
 - iv. The buildings in the Area shall facilitate and encourage accessibility for visitors of all abilities.

- v. An appropriate number of parking spaces shall be provided for the proposed use or uses. These parking spaces shall be considered from a district approach and are not required to be located within the Area. Consideration should be given to maintaining the underground connection between the Area and the Stadium East Garage across 4th Street or providing an equally safe option for pedestrians crossing 4th Street.
- d. Visual Interest
- i. Buildings should have an overall design composition with a secondary and tertiary composition within it. All sides should have complementary design composition and quality of materials that make a positive contribution to the built urban environment.
 - ii. Buildings in the Area should have an overall design composition which complements the Arch and does not compete with the Arch. It should be noted that buildings in the Area will be visible from the top of the Arch and potentially numerous other locations in and around Downtown.
 - iii. Buildings in the Area should have an overall design composition which complements and is completely distinct from Busch Stadium and Ballpark Village.
 - iv. The Buildings in the Area should have an overall design composition which redefines the City skyline with an iconic landmark that will function as a beacon for the region.
 - v. The Buildings in the Area should welcome the public both at grade as well as in an elevated position to experience views of the Arch and Busch Stadium.
- e. Building Materials
- i. Approval by be LCRA of all building materials and Permit Drawings shall be required prior to building permit approval.
 - ii. A variety of complementary exterior building materials may be incorporated to provide visual interest to the building. The palette of materials should not be overly complex or overly bland.
 - iii. All sides of a structure should exhibit design continuity and be finished with high quality materials. Materials should be those typically found in urban settings.
 - iv. If there are material changes on the facade of a building, they should generally occur at inside corners or be delineated by a specific transitional detail such as a pronounced belt course or substantial reveal.
- f. Highly-Visible Corners

- i. Corner buildings should define the street intersection with distinctive architectural features such as tower elements, rounded walls, recessed entries or other design features.
 - ii. Buildings located at visual focal points should demonstrate a higher degree of architectural strength to emphasize their location.
- g. Lighting
- i. Exterior lighting to accentuate the building architecture and landscaping should not be excessive in either amount or intensity.
 - ii. Building entrances and entryways and other walkways should be lit sufficiently to create inviting and safe building access.
 - iii. Building-mounted fixtures should be compatible with the building facades.
 - iv. Exterior lighting is to be provided to create positive pedestrian oriented space along the building façade and throughout the Area at all times when natural lighting is not sufficient.
- 3) Landscaping and Sidewalk Maintenance
- a. The Area shall be well-landscaped. Perimeter street trees of a minimum caliper of 2-1/2 inches and generally 30-35 feet on center, depending upon tree type, utilities, curb cuts, etc., shall be provided along all public or private streets -preferably in tree lawns along the curb. Where perimeter street trees are used, site design should provide sufficiently sized tree wells (or suspended pavement), planting beds, and appropriate planting medium to provide for healthy tree growth to maturity. If necessary, sidewalks shall be notched to accommodate the trees.
 - b. The design emphasis should be on creating an “urban” landscape, incorporating site amenities such as linear planting beds or seat walls, street furniture, public art, lighting, and landscape materials. These features should be architecturally compatible with the styles, materials and colors of the principal building on the lot and those in the immediate area.
 - c. The Area shall be well-landscaped at grade and at multiple elevations vertically along the building facades and/or on the roofs. The site design shall complement the quality vegetation present on the grounds of the Gateway Arch National Park.
 - d. Context appropriate landscaping should be provided along all façades. Appropriate landscaping will depend on factors such as the setbacks, shape, size, and orientation of the building.

- e. Plant species should be selected based on their compatibility with an urban environment. Planting environments should be designed to provide plants the greatest potential to grow to maturity in a healthy state, such as use of planting beds, structural soils to promote root growth, and considering salt tolerance. Ease of maintenance should also be considered.
- f. Public art should be encouraged where it is an integral part of the design approach to these spaces.
- g. The Area shall integrate arts and culture that reflects the diversity of the local and regional community.
- h. Outdoor seating areas (including for cafes) and bicycle racks are encouraged provided they do not interfere with pedestrian flow and circulation along the sidewalks and building entries or amenities.
- i. Shading through vegetation, awnings, or other methods shall be encouraged to increase the comfort of pedestrians.
- j. All exterior surfaces and spaces shall be cleaned regularly so as to provide a positive, comfortable, and safe space for occupants of the Area.
- k. Canopy trees should be encouraged and planted to imply human-scale spaces and mitigate the urban heat island effect. Where canopy trees are used, site design should provide sufficiently sized tree wells or planting beds and appropriate planting medium to provide for healthy tree growth.

Parking Regulations

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

Sign Regulations

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

Building, Conditional Use, and Sign Permits

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

Public Improvements

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

If funds are available to the LCRA, it may provide public improvements including, but not limited to, measures for the control of traffic, improvements to street lighting, street trees, and any other improvements which may further the objectives of this Plan and of the Design Downtown STL Neighborhood Plan. As part of a larger project to improve streetscapes throughout Downtown, 4th Street, Broadway, and Washington are all receiving significant overhauls in the next 24 months. Fourth Street will be improved from Chouteau to Convention Plaza, creating a two-way cycle track on the west side of the street, connecting to the bicycle improvements being installed on Chouteau at the south, and creating a north-south bicycle connection through Downtown St. Louis. The cycle track will be buffered by a concrete median, with additional bump-outs installed at intersections to create additional pedestrian amenities. Signal timing and new crosswalks will also be installed as part of the streetscape project. The project will begin construction in 2025.

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

Strategic Principles

Redevelopment of this Area presents a once in a generation opportunity to create catalytic, community-centric transformation. To provide a guiding light for this transformation, whether demolition is proposed or not, strategic principles have been developed. These strategic principles provide the intention of what these Sites need to accomplish for the community as opposed to suggesting specific uses and designs. These strategic principles are not about the specific architectural forms, materials, or styles shown in the images. They are instead about the feeling and the emotional response the image conveys as well as the type of space and interaction created.

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

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

Figure 23 - Kinetic Sculpture Signifying Hope Reborn Every Day



Figure 24 - Larger than Life Reflection of the Community



Create Space that Attracts Locals and Tourists

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

Figure 25 - Food and Fresh Air



Encourage Repeated Visits and Extended Length of Stay Downtown

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

Figure 26 - Garden Glow



Lively and Vibrant Throughout the Day and Evening

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

Figure 27 – Rockwell Beer Garden



Accessible to Visitors of all Abilities

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

Figure 28 – Arrott Building Historic Accessible Entry



Figure 29 – Millennium Park Accessible Pedestrian Bridge



Economically and Environmentally Sustainable

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

Enduring Appeal and Adaptable Over Time

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

Figure 30 - Pike Place Market



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

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

Figure 31 - Cincinnati Riverfront Park



Variety of Uses & Mix of Public and Private Uses

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

Figure 32 - Indoor/Outdoor and Public/Private



Indirectly or Directly Assists with Alleviating the Local Housing Crisis

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

Consider the Potential of Additional Impact through Development of a District

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

Remediate Environmental Hazards to Required Standard for Proposed Use

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

Pedestrian Oriented Environment (Welcoming, Comfortable, Safe)

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

Figure 33 – Protected Pedestrian Pathways



Figure 34 – Well-Lit Pedestrian Paths



Streetscape Improvements to Facilitate Temporary Street Closures and Pedestrian Activation

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

Figure 35 - Temporary Street Closure



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

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

Figure 36 – Variety within a Consistent Realm



Complements the Arch and does not Compete with the Arch

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

Reintegrate into Downtown Urban Fabric

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

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

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

Figure 37



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

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

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



Operate from All Directions

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

Figure 39 - Historic and Modern Public Thoroughfare



Provide Public Spaces with Spectacular Elevated Views

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

Figure 40 - Offering a New Take on the Observation Deck



Prioritize Job Creation

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

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

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

Figure 41 - Masses and Voids



Draw the Vegetation of the Arch Grounds onto the Site

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

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



Figure 43 – Interior Space that Feels Exterior



Figure 44 - Vegetation Throughout the Façade



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

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

Figure 45 - Potential Additional Streetscape / Pathway Improvements



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



Figure 47 – Pedestrian-Only Connections Through Site with View



Figure 48 – Organic Connector with Multiple Entry Points



Figure 49 – Connector / Destination / Activation



Cultural Attraction / Entertainment District / Distinct from Ballpark Village

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

Figure 50 – Cultural Attraction / Iconic Building



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

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

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



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



SECTION C – PROPOSED SCHEDULE OF DEVELOPMENT

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

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

SECTION D – EXECUTION OF PROJECT

Administration and Financing

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

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

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

Property Acquisition

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

Property Disposition

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

Relocation Assistance

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

SECTION E – COOPERATION OF THE CITY

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

SECTION F – TAX ABATEMENT

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

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

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

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

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

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

Land Use

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

Construction and Operations

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

Laws and Regulations

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

Enforcement

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

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

SECTION H – MODIFICATIONS OF THIS PLAN

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

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

SECTION I – DURATION OF REGULATION AND CONTROLS

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

SECTION J – EXHIBITS

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

SECTION K – SEVERABILITY

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



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

SEPTEMBER 24, 2024

EXHIBITS

EXHIBIT A – LEGAL DESCRIPTION

200 South 4th St. Redevelopment Area

Legal Description:

200 South 4th St.

C.B. 6468 Fourth St

4.209 ACS

Civic Center Subdn

PT Tract 2

Parcel ID: 646800011

EXHIBIT B – PROJECT AREA PLAN



EXHIBIT C - PROPOSED LAND USE



EXHIBIT D – ACQUISITION MAP



EXHIBIT E – EQUAL OPPORTUNITY AND NON-DISCRIMINATION GUIDELINES

Form: 05/01/20

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

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

The Redeveloper(s) shall fully comply with Ordinance Nos. 69427, 70767 and 71094, as may be amended or supplemented, pertaining to minority-owned and women-owned business participation, workforce development, and prevailing wage compliance, to the extent the provisions of those ordinances apply to the Project.

The Redeveloper(s) agrees for itself and its successors and assigns, that there shall be covenants to ensure that there shall be no discrimination on the part of the Redeveloper(s), its successors or assigns upon the basis of race, color, familial status, national origin or ancestry, sex, marital status, age, sexual orientation, gender identity or expression, religion or disability in the sale, lease, rental, use or occupancy of any property, or any improvements erected or to be erected in the Area or any part thereof, and those covenants shall run with the land and shall be enforceable by the LCRA, the City, and the United States of America, as their interests may appear in the Project.

The Redeveloper(s) of non-residential properties shall fully comply (and ensure compliance by “anchor tenants”) with the provisions of St. Louis City Ordinance No. 60275 (First Source Jobs Policy) which is codified at Chapter 3.90 of the Revised Ordinances of the City of St. Louis. his Report provides a strategic vision for the redevelopment of (1) 200 South these Sites are all located in the Downtown, which for the purposes of this report encompasses the

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

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 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 time 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 _X_ Unoccupied Commercial

Subject Area is: _X_ Secured ___ Unsecured

INSERT BLIGHTING QUALIFICATIONS STUDY HERE

200 S 4th Street Redevelopment Area Chapter 99 Qualifications Study

April 17, 2024

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

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SECTION 1 – INTRODUCTION

AREA DESCRIPTION AND BACKGROUND

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

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

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

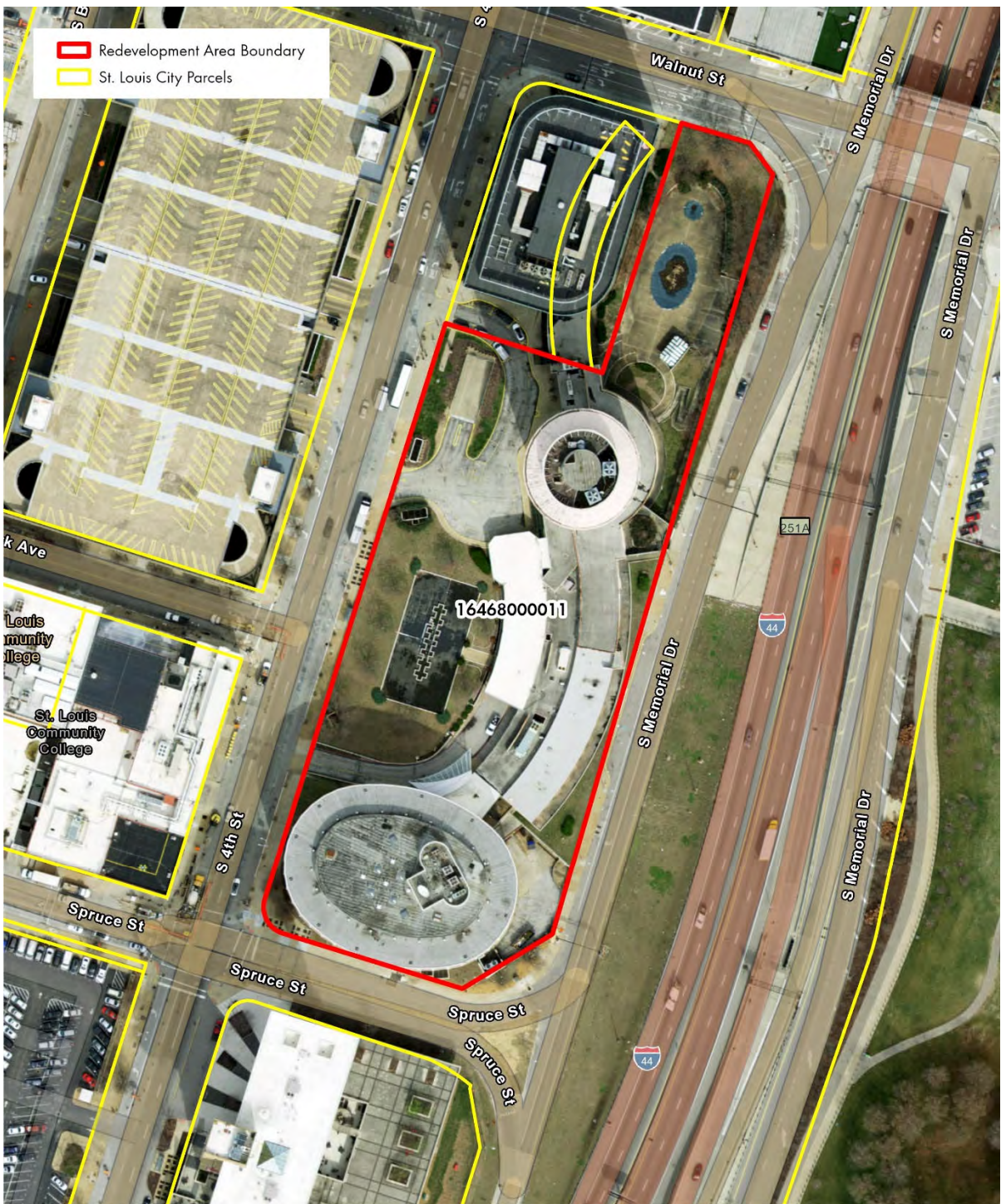
GENERAL HISTORY OF THE AREA

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

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

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

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



Redevelopment Area Boundary
St. Louis MO

0 100 200 US Feet

PCAV PLANNERS LLC



SECTION 2 - BASIS FOR DESIGNATION AS A BLIGHTED AREA

STATUTORY DEFINITION OF BLIGHTED AREA

Missouri law allows cities and counties to identify and designate redevelopment areas that qualify as “Blighted Areas” as defined within Section 99.805 of the Revised Statutes of Missouri, 2022 (“Chapter 99”). Chapter 99 defines “Blighted Area” as follows:

“Blighted Area”, an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use; (Section 99.805(1), RSMo. 2022)

ANALYSIS OF BLIGHTED AREA FACTORS

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

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

FINDINGS REGARDING INSANITARY OR UNSAFE CONDITIONS

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

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

FINDINGS REGARDING DETERIORATION OF SITE IMPROVEMENTS

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

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

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

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

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

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

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

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

FINDINGS REGARDING ECONOMIC LIABILITY

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

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

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

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

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

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

FINDINGS REGARDING SOCIAL LIABILITY

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

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

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

SECTION III – SUMMARY OF FINDINGS

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

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

APPENDIX A – EXISTING CONDITIONS PHOTOS

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



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



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

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



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



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Deteriorated windows and exterior building surfaces.



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



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Deteriorated paved surfaces, concrete and metal railings shown below.



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Deteriorated building exterior.



Deteriorated building material and metal fencing.



Deteriorated interior ceiling.



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



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



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



Deteriorated interior ceiling showing water damage.



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

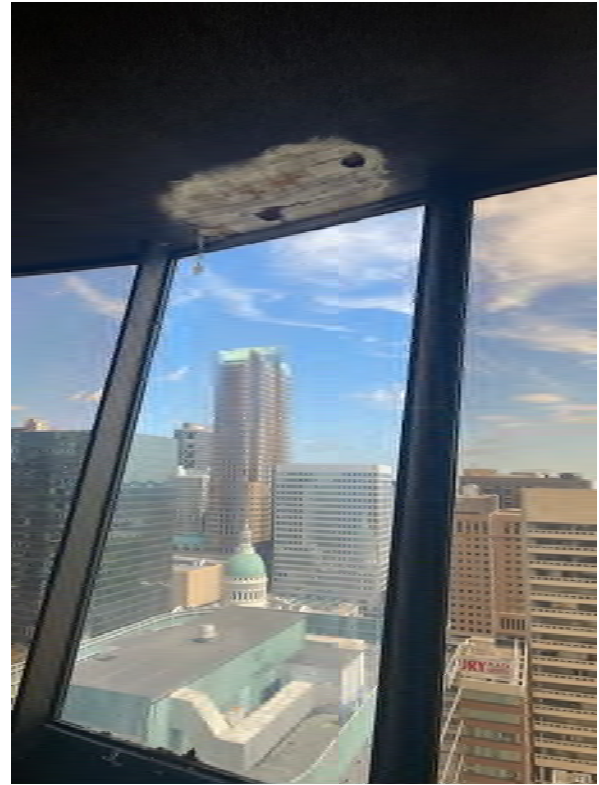


Evidence of vandalism inside the Hotel.



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Water damage inside the Hotel.



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Water damage evident inside the Hotel.



EXHIBIT G – SUSTAINABILITY REPORT

SUSTAINABILITY IMPACT STATEMENT -

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

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

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

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

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

End chronic Homelessness		X
Design buildings to encourage physical activity	X	

V. INFRASTRUCTURE, FACILITIES AND TRANSPORTATION

Advance the City as a transportation hub		
Encourage transit oriented development	X	
Increase bike racks by 150%	X	
Use pilot projects to explore ways to achieve net zero storm water discharge		X
Strive for the highest levels of energy efficiency and maximize clean energy in buildings	X	
Ensure building and site development integrated with natural site ecology	X	
Advance the use of high-efficiency building related water systems and technologies	X	
Encourage re-use of materials and divert waste from land-fills	X	
Provide healthy interior environments in commercial buildings	X	

VI. PROSPERITY, OPPORTUNITY AND EMPLOYMENT

Require a sustainability impact statement for all new City development	X	
Increase the inventory and availability of business and industrial real estate through environmental clean-up and land assembly		X
Encourage small scale redevelopment with economic incentives		X
Leverage the Mississippi River as an inexpensive transportation, drinking water and recreational resource		
Focus on small and local businesses as a key part of the City economy		
Re-use existing buildings for inexpensive incubation of entrepreneurial ideas		
Pursue transit oriented development at MetroLink stations and major bus nodes to encourage more walking/fewer carbon emissions	X	
Market and encourage living in the City to recent college graduates	X	

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