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# ST. LOUIS MIDTOWN 353 REDEVELOPMENT PLAN

NOVEMBER 9, 2016

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**ST. LOUIS MIDTOWN  
353 REDEVELOPMENT PLAN**

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NOVEMBER 9, 2016

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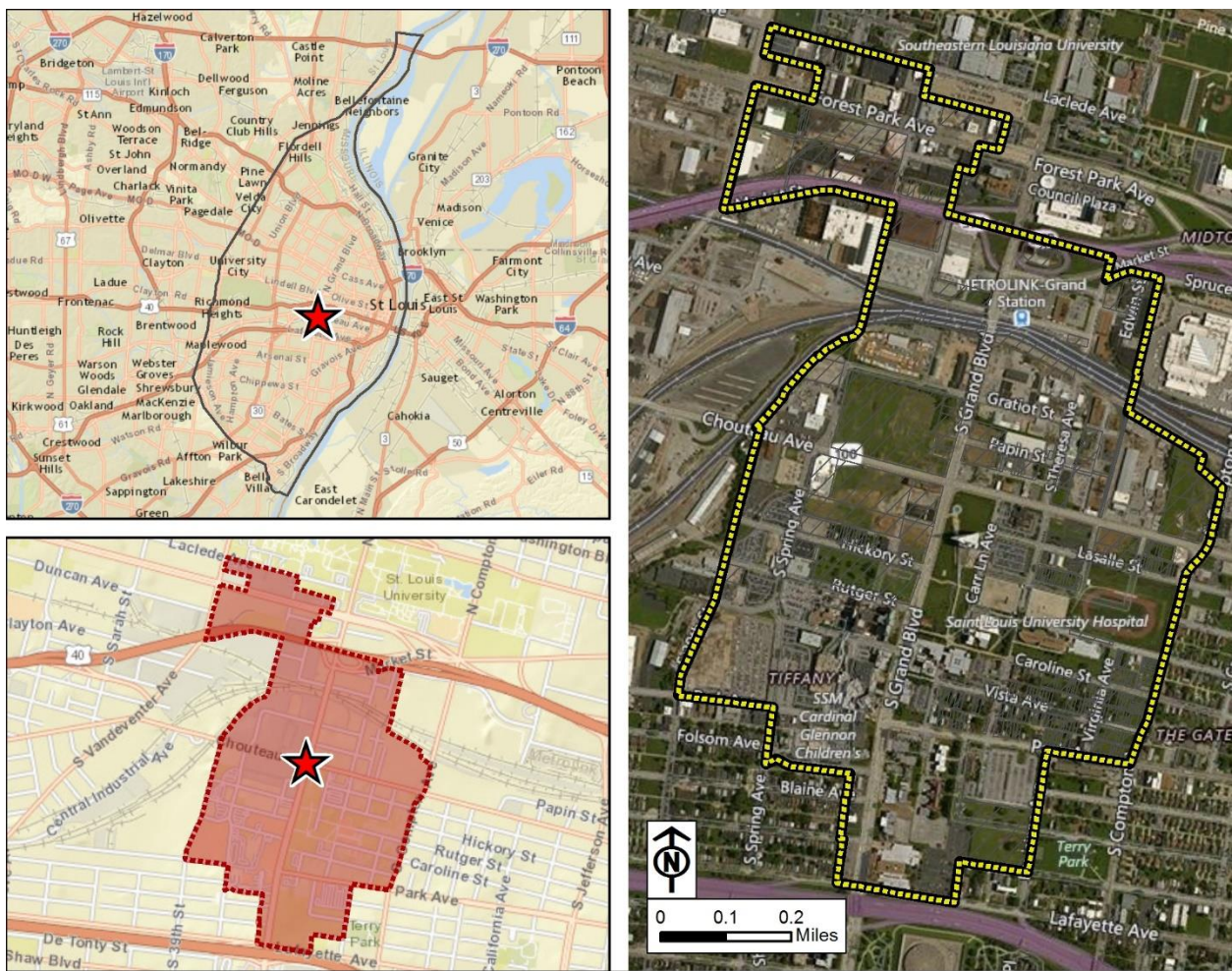
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## A. DESCRIPTION OF THE PROJECT

### A.1 REDEVELOPMENT AREA

The St. Louis Midtown 353 Redevelopment Area (the “Redevelopment Area”) is located to the south of Saint Louis University’s North Campus and Grand Center in the important and rapidly growing central corridor of the City of St. Louis (the “City”). The Redevelopment Area encompasses approximately 395 acres (including rights-of-way) and nearly 324 acres excluding public rights-of-way. The Redevelopment Area generally extends from 39<sup>th</sup> Street, Spring Avenue, and Vandeventer Avenue on the west to Compton Avenue on the east, and from Laclede Avenue and I-64 on the north to Park Avenue and I-44 on the south. (See *Site Location* and *Aerial Photograph*).

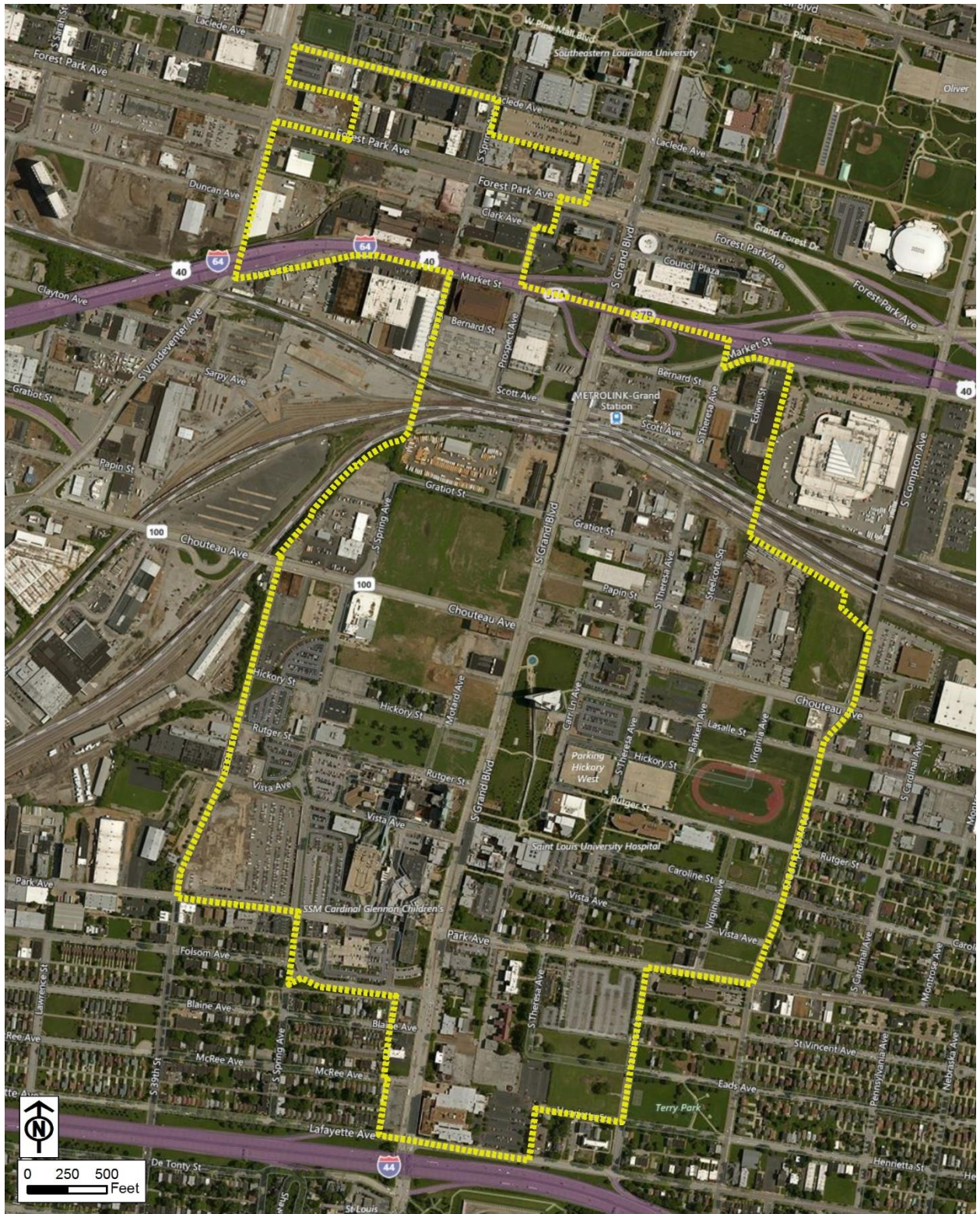


#### SITE LOCATION

St. Louis Midtown 353 Redevelopment Area  
St. Louis, Missouri



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## 2014 AERIAL IMAGERY

St. Louis Midtown 353 Redevelopment Area  
St. Louis, Missouri



August 2016

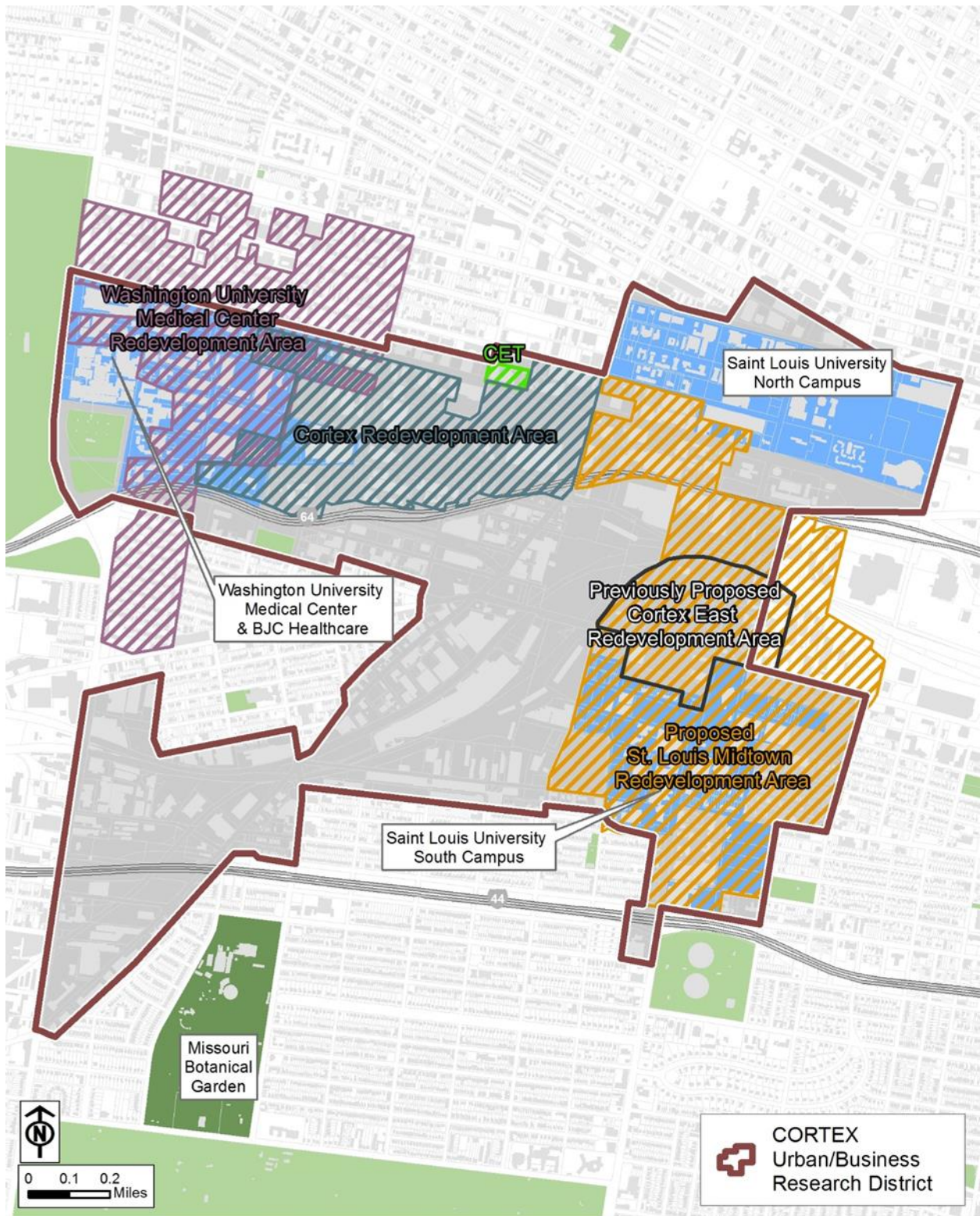
## A.2 PURPOSE OF REDEVELOPMENT PLAN

This submission fully complies with the requirements of, and will effectively implement the fundamental purposes of, the Missouri Urban Redevelopment Corporations Law, Chapter 353, RSMo. 2004, as amended, and the Redevelopment Procedures for Blighted Areas in Sections 11.06.010 to 11.06.370 of the Revised Code of the City of St. Louis.

The purpose of this submission is to establish the plan and operating framework for redevelopment of the St. Louis Midtown 353 Redevelopment Area. The Redevelopment Area's strategic location in the City's central corridor offers significant opportunities to foster new development that can build on the healthy core of existing institutional and commercial development. Major portions of the Redevelopment Area that are targeted for redevelopment are currently occupied by vacant land or vacant buildings and are in desperate need of redevelopment in order to enhance the economic viability of the City and region.

Redevelopment of the Redevelopment Area will extend and help to realize the Cortex concept of an "Urban Business/Research District" that was advanced in the mid-2000s by five founding institutions – Saint Louis University, Washington University in St. Louis, The Center of Emerging Technologies and its sponsor, the University of Missouri-St. Louis, BJC Healthcare, and the Missouri Botanical Garden. The 2005 *CORTEX West Redevelopment Plan* states that it was the intent in forming this Urban Business/Research District to "foster the development of new businesses and institutions that complement and take advantage of these existing institutional anchors and create an environment that links their respective urban campuses. The net result shall be a large and internationally recognized center of research, innovation, and business growth that adds both jobs and wealth to the city and the bi-state region." The proposed St. Louis Midtown Redevelopment Area represents a very important next step in implementing the goals of the Cortex Urban/Business Research District. In fact, it was originally contemplated that Cortex would oversee a redevelopment district extending east into a portion of the Redevelopment Area. So, in many ways, this Redevelopment Plan is a natural eastward extension of the redevelopment efforts that have been spurred by Cortex.

This Redevelopment Plan also helps to ensure that the City will retain and grow a key urban hospital and anchor institution. SSM Health is in the process of investing over a half billion dollars in its health care facility within the Redevelopment Area. This is a tremendous boon for the City of St. Louis, which, like other urban areas such as Chicago, Baltimore and Denver, has experienced the departure of numerous important health care facilities during its history (see Appendix IV). The curtailment of health care resources and services in the urban core is a plight faced by cities across the country. SSM Health and Saint Louis University have presented the City with a remarkable opportunity to reverse this problematic trend. An important component of executing the redevelopment goals of both SSM Health and Saint Louis University under this Redevelopment Plan is developing a suitable and functional entry to the combined campuses of these anchor institutions at the northwest and southwest corners



**CORTEX URBAN/BUSINESS RESEARCH DISTRICT  
AND REDEVELOPMENT AREAS**

St. Louis Midtown 353 Redevelopment Area  
St. Louis, Missouri



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of Chouteau Avenue and South Grand Boulevard, which necessitates demolition of the existing Belting and Pevely structures.

It is also important to note that major institutions such as Saint Louis University and SSM Health and their associated teaching hospitals provide an essential foundation for the economy of St. Louis. The University is the fourth largest employer in the City of St. Louis. It is critical for the economy of the City and the region that such institutions continue to grow and invest in the City.

The St. Louis Midtown Redevelopment Corporation (the “Developer”) is a Missouri redevelopment corporation formed pursuant to the provisions of Chapter 353 of the Revised Statutes of Missouri (2004), as amended, and jointly governed by Saint Louis University and SSM Health. The Board of Directors of the Developer will initially include a representative of the officers of Saint Louis University; a senior facilities administrator of Saint Louis University; a representative of the faculty of Saint Louis University; a senior executive of SSM Health St. Louis; and an independent planner. **It is contemplated that a Planning Committee and a Citizens Advisory Committee will be formed, each initially consisting of 5-9 members, to furnish advice and consultation to the Board of Directors.**

The Developer’s primary role will be to serve as an “umbrella” redeveloper. In this capacity the Developer will, in most instances, be a sponsor, catalyst, and facilitator of investment and redevelopment activities undertaken by other entities in accordance with the terms and conditions of the approved redevelopment plan and the redevelopment agreement between the City and the Developer. However, a function of the Developer will be to acquire, assemble and make available sites of appropriate size, location and configuration for redevelopment by these other entities. The Developer will further provide guidance, coordination, and technical expertise as a go-between for the numerous public, private, institutional, and quasi-public interests that will be involved in revitalization and reinvestment in the Redevelopment Area. In certain circumstances, the Developer or an affiliate may be the principal developer of properties within the Redevelopment Area.

The predominant land uses within the Redevelopment Area are anticipated to be private mixed-use development, which could include residential, designed to take advantage of the location of the Redevelopment Area in the central corridor of St. Louis, as well as medical and institutional related uses designed to support the operations of Saint Louis University’s North and South Campuses and SSM Health’s health care and related facilities.

In sum, the result of this redevelopment effort will be that the City will experience sustained economic benefits, first through the creation of construction-related jobs and later by an expanding and sustainable base of high quality permanent jobs. Likewise, substantial new private investment will increase the taxable wealth of the community. Finally, the new



businesses attracted and created by the critical mass of activity in the Redevelopment Area will anchor a key sector of the region's future economy.

### **A.3 OVERVIEW OF EXISTING REDEVELOPMENT**

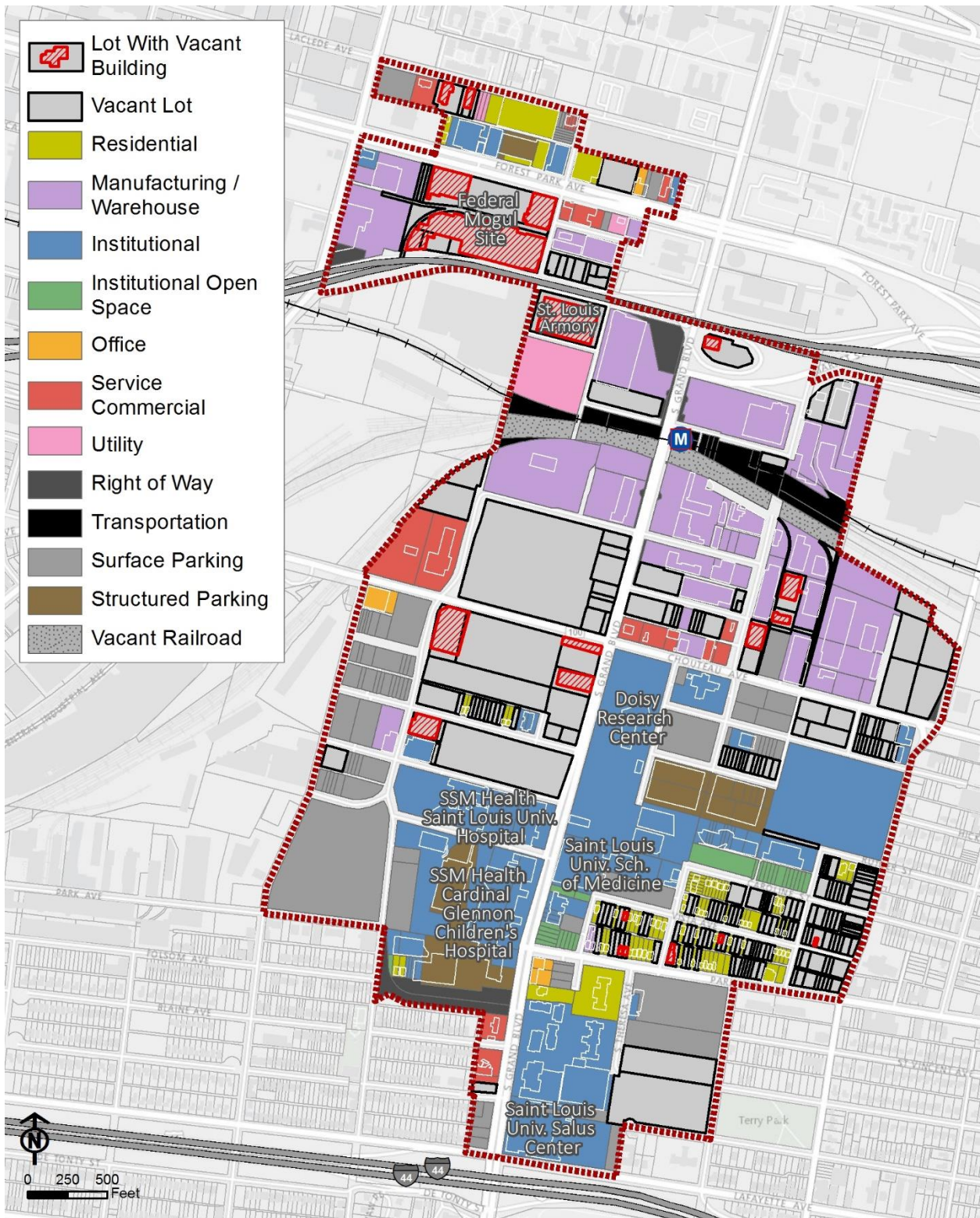
The Redevelopment Area has key anchors and assets to build on, as represented by the health care facilities of Saint Louis University and SSM Health, the educational facilities of Saint Louis University's South Campus; access to and from I-44 and I-64; and very good transit access from Metrolink, via the Grand Boulevard station and busses that run along heavily traveled Grand Boulevard (*see Existing Land Use map*). However, much of the Redevelopment Area is clearly in transition from an obsolete manufacturing/warehouse district that is clearly no longer the highest and best use given its key location in the increasingly important and evolving central corridor of the City, as well as an older residential neighborhood that was primarily developed between 1900 and 1920. Nearly 30% of the Area contains vacant land or land that is occupied by vacant buildings. If surface parking and institutional open space are included, over 45% of the land in the Area is significantly underutilized. Institutional uses (22%) and industrial/warehouse uses (16%) represent the other major utilization of the Redevelopment Area.

Institutional development is primarily concentrated south of Chouteau Avenue. Included in this area are SSM Health Cardinal Glennon Children's Hospital, SSM Health Saint Louis University Hospital, Saint Louis University School of Medicine, Saint Louis University's Doisy Research Center, and a complex of buildings that are occupied by the St. Louis Board of Education. There are approximately 2,977,000 square feet of institutional buildings in the Redevelopment Area, of which, roughly 5% are vacant.

Manufacturing/warehouse uses are largely found between Chouteau Avenue and Forest Park Avenue. There are approximately 1,361,400 square feet of manufacturing/warehouse buildings in the Redevelopment Area, of which roughly 50% are vacant.

Commercial development is scattered throughout the Redevelopment Area, primarily along Grand Boulevard, Chouteau Avenue, Forest Park Avenue, and Laclede Avenue. There are approximately 197,400 square feet of commercial buildings in the Redevelopment Area, of which approximately 22% are vacant.

Within the Redevelopment Area, there are a total of 482 residential units. There is a large concentration of units located south of Rutger Street and west of Compton Avenue. This area contains 164 units (41 single family, 48 two-family units, 21 three or four-family units, and 60 multifamily units). The other major concentration of residential units are near Saint Louis University's North Campus – 48 units in the Spring Street Lofts and 260 units in the University Lofts.



## EXISTING LAND USE

St. Louis Midtown 353 Redevelopment Area  
 St. Louis, Missouri



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## A.4 NEIGHBORING DEVELOPMENT

The Redevelopment Area is surrounded by a variety of uses. To the north is Saint Louis University's North Campus. To the east is the large Gate District residential neighborhood and industrial/warehouse uses that generally run along the rail lines of the Mill Creek Valley. Immediately to the south are the Compton Hill Reservoir Park and the SSM Health St. Louis University Hospital South Campus (f/k/a Anheuser-Busch Institute), and further south are the Shaw and Compton Heights residential neighborhoods. To the west are the St. Louis Innovation District (Cortex), the Botanical Heights residential neighborhood, and a mix of industrial and railroad related uses.



## A.5 KEY GOALS AND STRATEGY FOR THE REDEVELOPMENT PLAN

The Developer has established the following goals for the Redevelopment Area:

1. To capitalize and gain greater economic advantage for both the City and the St. Louis region from the concentration of employment, talent, and capital investment in both higher education and health care facilities that are associated with Saint Louis University and SSM Health. This should result in an expanded tax base for the city and state, along with a stronger 21<sup>st</sup> Century economy with increased employment and greater community wealth.

2. To provide for the expansion of the educational and health care facilities of Saint Louis University and SSM Health, which could include:
  - The construction of a new hospital that would contain approximately 800,000 square feet, a new outpatient care center, and an associated parking garage.
  - The construction of a major new educational facility for Saint Louis University on the southwest corner of the intersection of Grand Boulevard and Chouteau Avenue.
  - The potential repurposing and redevelopment of Saint Louis University's educational facilities on its South Campus
3. To accommodate and encourage new development that builds on and complements the activities of the St. Louis Innovation District (Cortex), which is located immediately to the west of the Redevelopment Area.
4. To create development opportunities and a physical environment that are conducive to expanding existing businesses, and attracting and incubating compatible new businesses.
  - Incorporate convenient and compatible business services, retail shopping and services, dining, hotel/meeting facilities, entertainment and recreational facilities, and residential at a scale and character appropriate to support the primary businesses and institutional uses in and adjacent to the Redevelopment Area.
  - Provide for a wide variety of development opportunities that include new urban scale and density construction, infill buildings, and the reuse of existing buildings that are attractive and can be adapted to the needs of new businesses and institutions, with special emphasis on the City Foundry Saint Louis Redevelopment and redevelopment of the St. Louis National Guard Armory.
  - Eliminate facilities that create the image and reality of the Redevelopment Area being obsolete and blighted.
  - Take maximum advantage of development opportunities afforded by land that is currently vacant or underutilized within the Redevelopment Area with particular focus on the significant development opportunity presented by the vacant land on the northwest corner of Grand Boulevard and Chouteau Avenue.
  - Facilitate signature development and attractive streetscape features throughout the public realm along Grand Boulevard and at key entry locations to the Redevelopment Area to create an image that reflects a successful and progressive business, commercial,

and development district. Key locations include Grand Boulevard at I-64, Chouteau Avenue at 39<sup>th</sup> Street and Compton Avenue, and Grand Boulevard at I-44.

- Seek to connect to and complement the proposed Chouteau Greenway that is designed to flow through the center of the Redevelopment Area along the historic alignment of Mill Creek Valley.
  - Improve the image and attractiveness of the Redevelopment Area through enhancement of lighting, street trees, signage and quality building and site design along major access routes serving the Area – Grand Boulevard, Chouteau Avenue, Compton Avenue, and Forest Park Avenue in particular.
5. To retain and reinforce viable existing businesses and institutions that can and will invest in their facilities and whose operations are consistent with the preceding goals.
  6. To preserve and enhance the viable residential area that exist within the Redevelopment Area.
  7. To foster and enhance the physical and functional connection between development to the north and south of I-64, including the North and South Campuses of Saint Louis University.
    - Encourage and facilitate development along Grand Boulevard between Chouteau Avenue and I-64 that provides direct connections to Grand Boulevard and enhances the pedestrian and vehicular experience while crossing the Grand Boulevard viaduct.
    - Encourage and facilitate development of a Spring Avenue pedestrian connection between development north of I-64, the St. Louis National Guard Armory, and potential significant new development along Chouteau Avenue.
  8. To facilitate and take advantage of the Transit Oriented Development (“TOD”) opportunities associated with the Grand Boulevard MetroLink station and enhance the connections to the station.
  9. To catalyze redevelopment of the adjacent properties and neighborhoods surrounding the Redevelopment Area, including facilitating better connections to nearby commercial districts and residential neighborhoods adjacent to the Redevelopment Area.

## A.6 OVERVIEW OF DEVELOPMENT PROJECTS

This Redevelopment Plan provides for a series of interrelated actions to be facilitated and/or undertaken by Saint Louis University, SSM Health, private investors and developers, and/or by the City of St. Louis in order to fulfill the previously defined goals and development strategy. These actions are described below with reference to a series of Action Areas (AAs) identified by City Block number and indicated on the *Action Areas and Proposed Land Use* map.

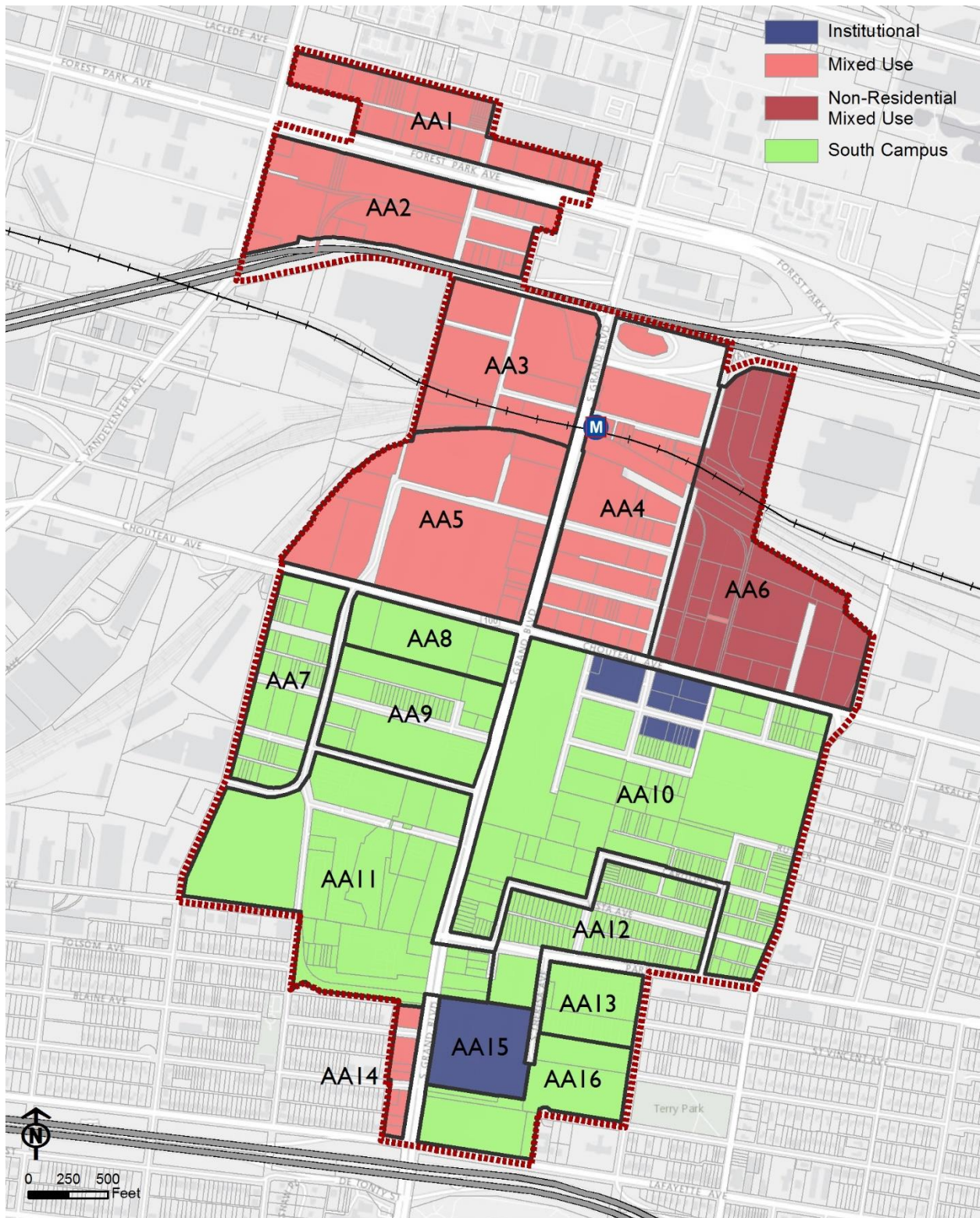
Within the overall Redevelopment Area there are four general categories of land use and facilities use anticipated and planned, which are described and defined as follows:

**Mixed Use** - Uses includes but is not limited to office facilities for private, public and non-profit institutions, businesses, and agencies, research facilities, retail shopping and services for the convenience of employees, students, visitors, patrons, and customers; single family and/or low density multi-family residential units for employees of South Campus, students and general public, with potential neighborhood dining and retail; hotel and conference facilities; entertainment; recreational and community facilities; and parking.

**Mixed Use Non-Residential**- Uses includes but is not limited to office facilities for private, public and non-profit institutions, businesses, and agencies, research facilities, retail shopping and services for the convenience of employees, students, visitors, patrons, and customers; hotel and conference facilities; recreational and community facilities; and parking.

**South Campus Residential, Institutions and Support Facilities** – Medical and educational uses including, but not limited to patient care, physicians’ offices, and training and educational facilities for those in the health care and life sciences, including but not limited to: classrooms and related instructional, laboratory, research, hospice, nursery and day care; pharmacy facilities, as well as office, technical support, business and professional services; recreational facilities; single family and/or low density multi-family residential units for employees of South Campus, students and general public, with potential neighborhood dining and retail; and parking.

**Institutional** – Selective institutional uses not directly associated with activities of Saint Louis University’s South Campus.



## ACTION AREAS & PROPOSED LAND USE

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A summary description of more specific actions proposed for each Action Area follows:

**Action Area 1 (Southern portions of City Blocks 2202 and 2203, and most of City Block 3919.03):** These blocks, containing approximately 11.7 acres (excluding rights-of-way), are viewed as an opportunity to construct new mixed use infill development that could include retail, office, dining/entertainment, hospitality and residential uses that could take advantage of the proximity to Saint Louis University's North Campus and the St. Louis Innovation District (Cortex).

**Action Area 2 (City Blocks 2201, 2198, 3918.03, and a portion of City Block 6504)** These blocks, containing approximately 21.8 acres (excluding rights-of-way), are viewed as an opportunity to provide new mixed use development that could include retail, office, dining/entertainment, hospitality and residential uses that could take advantage of the proximity to Saint Louis University's North Campus and the St. Louis Innovation District (Cortex). The proposed mixed use City Foundry Saint Louis at Cortex development will occupy the majority of the action area.

**Action Area 3 -- City Blocks 2185.11, 2196, and 2197, containing approximately 18.3 acres (excluding rights-of-way).** A primary focus of the development activities in this area will be the reuse of the St. Louis National Guard Armory Building and any support facilities such as parking that would be needed to make reuse viable. In addition, the proximity to the Grand MetroLink station, the rebuilt Grand Boulevard Bridge, and the proposed Great Rivers Greenway trail system provides the opportunity to redevelop this area for more mixed use TOD type of development. Any development along Grand Boulevard should help create an enhanced physical and activity bridge between I-64 and Chouteau Avenue.

**Action Area 4 -- City Blocks 2206.22, 2208, 2209, 2211, 2212, and 2213, containing approximately 25.0 acres (excluding rights-of-way).** The proximity to the Grand MetroLink station, the rebuilt Grand Boulevard Bridge, and the proposed Chouteau Greenway trail system provides the opportunity to redevelop this area for more mixed use TOD type of development. Any development along Grand Boulevard should help create an enhanced physical and activity bridge between I-64 and Chouteau Avenue.

**Action Area 5 -- City Block 2184, 2185.01, 2185.02, 2187.03, 2188, 3932, 3933, and 3934, containing approximately 30.4 acres (excluding rights-of-way).** This large area is primarily viewed as a location for significant new development that could include commercial, residential, educational, research, office, recreational or institutional, uses. The intent would be to take advantage of the proximity to the Grand MetroLink station and the proposed Chouteau Greenway trail system, and that the uses in this area could also provide support for the uses in Saint Louis University's South Campus. Any development along Grand Boulevard should help create an enhanced physical and activity bridge between I-64 and Chouteau Avenue.



Development in this area should also accommodate a potential for a Spring Avenue pedestrian connection over the MetroLink and railroad tracks.

**Action Area 6 -- City Blocks 2214, 2215, 2231, 2233.18, and 2234.18, containing approximately 31.6 acres (excluding rights-of-way).** This large area is primarily viewed as a location for significant new development and possible repurposing of selective existing development that could include commercial, residential, and office uses. The intent would be to take advantage of the proximity to the Grand MetroLink station and the proposed Great Rivers Greenway trail system. Any development along Grand Boulevard should help create an enhanced physical and activity bridge between I-64 and Chouteau Avenue.

**Action Area 7 -- City Blocks 3935, 3936, 3937, and 3938, containing approximately 10.9 acres (excluding rights-of-way).** This area primarily contains parking and support facilities for the medical facilities located to the east of Spring Avenue. It is proposed that these uses be retained for the present and held for future expansion of medical related development.

**Action Area 8 -- City Blocks 2182 and 2183, containing approximately 8.0 acres (excluding rights-of-way).** It is proposed that this area could be redeveloped to house a major new education building for Saint Louis University that would benefit from its adjacency to the new hospital and ambulatory care facility that will be constructed in Action Area 9 located immediately to the south. The signature buildings and associated landscaping would serve as an important entry point for Saint Louis University's South Campus and SSM Health's facilities (including SSM Health Saint Louis University Hospital and SSM Cardinal Glennon Children's Hospital).

**Action Area 9 -- (City Blocks 2180, 2181.05, and 2181.06, containing approximately 13.5 acres (excluding rights-of-way).** This largely vacant area is to be the site for the construction of a new hospital that would contain approximately 800,000 square feet, a new outpatient care center, and an associated parking garage. The construction is anticipated to be completed by late 2020.

**Action Area 10 -- City Blocks 1279, 2180, 2181.05, and 2181.06, containing approximately 59.6 acres (excluding rights-of-way).** This large area includes medical education and research facilities of Saint Louis University, recreational facilities, approximately 9.6 acres of vacant land, and two institutional uses (Rising Star Missionary Baptist Church and the Life Care Center St. Louis). It is proposed that the two institutional uses be retained as long as they wish to stay. If they desire to relocate, it is anticipated that this land will be repurposed to support the educational activities of Saint Louis University on the South Campus.

It is proposed that the remaining land be retained for existing and new uses that will support the educational mission of Saint Louis University.

**Action Area 11 -- Northern portion of City Block 2124, and all of City Blocks 2125, 2176, 2178, 2179, and 4958,** containing approximately 41.8 acres (excluding rights-of-way). This area currently houses SSM Health Cardinal Glennon Children’s Hospital, SSM Health Saint Louis University Hospital, support facilities, and parking. It is proposed that the Children’s Hospital and supporting facilities be retained. Most of the current operations of SSM Health Saint Louis University Hospital are to be relocated to the new SSM Health Hospital that is to be constructed in Action Area 9. When the operations of the SSM Health Saint Louis University Hospital are relocated it is anticipated that most of this land will be repurposed to support the SSM Health health care activities.

**Action Area 12 -- City Blocks 1277, 1280, 2166, and 2167, containing approximately 12.2 acres (excluding rights-of-way).** This area is predominantly residential, ranging from single family homes to the 32-unit Theresa School Apartments. However, approximately 5.3 acres are comprised of vacant parcels that are scattered throughout the blocks to the north of Park Avenue. It is proposed that these vacant parcels be used for new residential infill development that would include single family and/or low density multi-family residential units for employees of South Campus, students and general public, with potential neighborhood dining and retail. All existing residences are to be conserved.

**Action Area 13 -- City Block 1281 and the northern half of City Block 1284, containing approximately 5.1 acres (excluding rights-of-way).** This area contains a Ronald McDonald House and a large parking lot that is owned by SSM Health. It is proposed that the current uses be retained. However, if the current parking is relocated to the west of Grand Boulevard in the future, the parking parcel could be repurposed for additional residential development and/or combined with future mixed use development in Action Area 16.

**Action Area 14 -- The eastern portion of City Blocks 2122.05, 2123, and 2124, comprising approximately 2.5 acres (excluding rights-of-way).** This relatively small area contains parcels fronting on Grand Boulevard that include a parking lot, a veterinary clinic and a gas station. It is proposed that his area be retained for commercial uses that support the mission and activities of the larger Redevelopment Area.

**Action Area 15 -- City Block 1290, containing approximately 8.7 acres (excluding rights-of-way).** This area is occupied by a series of buildings owned by the St. Louis Board of Education that includes the St. Louis Public Schools [Nahed Chapman New American School]. It is anticipated that the educational uses will be retained. If at some point in the future the Board of Education decides that all or some of the facilities are no longer needed, the area could be combined with the mixed uses anticipated for Action Area 16 or utilized to support the health and educational mission of SSM Health and Saint Louis University.

**Action Area 16 -- Southern half of City Block 1284, and City Blocks 1285 and 1289, containing approximately 22.3 acres (excluding rights-of-way).** This area houses Saint Louis University's Salus Center and associated parking and open space. The Salus Center, which is about 70% occupied is the home to Saint Louis University's College for Public Health and Social Justice. It is possible that the activities of the Salus Center could be relocated to another Action Area.

If the activities of the Salus Center are relocated, the current site could be repurposed or redeveloped for commercial or residential uses to take advantage of the exceptional Grand Boulevard and Interstate 44 location.

## **A.7 IMPLEMENTATION STRATEGY**

The Developer has formulated an implementation strategy suited both to its roles and responsibilities and to the goals and development strategy prescribed by this Redevelopment Plan. While Saint Louis University, SSM Health and their affiliates control the majority of the property in the Redevelopment Area, an initial component of this strategy is to acquire and/or assist in the acquisition, improvement, and sale or lease to others of sites for facilities to accommodate businesses and institutions that are seeking either to:

1. Capitalize on the central location of the Redevelopment Area in the City of St. Louis and the proximity to the Grand MetroLink station and in the interest of fostering economic revitalization, job creation, greater community wealth, and a stronger tax base for the City of St. Louis.
2. Complement and reinforce the mission and operations of the Saint Louis University's North and South Campus to insure their long-term vitality, competitiveness, and economic productivity as well as fulfillment of their critical higher education and health care missions within the community.
3. Complement and extend the influence of the St. Louis Innovation District (Cortex) in catalyzing economic growth.

The Developer, at its discretion, may choose, either directly or indirectly through an affiliate, to develop projects itself in accordance with this Redevelopment Plan or to give waivers to tax exempt property owners from having to comply with certain aspects of this Redevelopment Plan. Additional prospective sources of project financial support include but are not limited to tax abatement as requested in this plan, state and city tax increment financing, state and federal historic tax credits, tax credit programs administered by the Missouri Development Finance Board, grant and loan programs of the Economic Development Administration of the U. S. Department of Commerce, federal New Market Tax Credits, and special district funding using a Transportation Improvement District or Community Improvement District as enabled by

Missouri statutes, as well as new programs which emerge as redevelopment of the area proceeds.

The second component of the implementation strategy envisions the Developer soliciting, reviewing, selecting, and assisting developers, investors and users/occupants to undertake individual projects consistent with this Redevelopment Plan. The Developer will assist in evaluating the viability of retaining existing buildings based on analysis of their structural conditions, architectural features and historic attributes, costs of renovation, market demand and the functional utility of the structure for its proposed use.

The third aspect of the Developer's implementation strategy will be to serve as a "pass through" for the abatement of real property taxes for those developments undertaken pursuant to this Redevelopment Plan and in compliance with an agreed upon Parcel Development Agreement with the Developer as required under Section F. This activity shall be coordinated with the requirements of the Office of the Assessor of the City of St. Louis. Real estate tax abatement may be used as an incentive for attracting and making feasible the type and quality of private investment desired within the Redevelopment Area.

A fourth component of the implementation strategy calls for the Developer to assess and pursue various opportunities for financial and program assistance to accomplish the Redevelopment goals. As an umbrella redevelopment corporation, the Developer will work with the City of St. Louis to pursue and promote the use of any and all appropriate and available federal, state, and local fiscal and financial incentives and assistance programs.

A fifth element of the implementation strategy will be for the Developer to work closely with the City in refining and implementing appropriate public improvement programs for the Redevelopment Area

## **B. LEGAL DESCRIPTION**

A tract of land located in the City of St. Louis, Missouri, being all or portions of City Blocks 1278.01, 1278.02, 1279,1280, 1281, 1284, 1285,1289, 1290, 1825, 1826, 1827, 1828, 1829, 2122.05, 2123, 2124, 2125, 2157.05, 2157.06, 2158, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2175, 2176, 1277, 2178, , 2180, 2181.05, 2181.06, 2182, 2183, 2184, 2185.01, 2185.02, 2185.11, 2187.03, 2188, 2196, 2197, 2198, 2201, 2202, 2203, 2206.22, 2208, 2209, 2211, 2212, 2213, 2214, 2215, 2231, 2233.18, 2234.18, 3918.03, 3919.03, 3932, 3933, 3934, 3935, 3936, 3937, 3938, 4958, 6504 and specifically described as follows:

*Beginning at a point which is the intersection of the centerline of S. Vandeventer Avenue and Laclede Avenue thence east along the centerline of Laclede Avenue to its intersection with the centerline of S. Spring Avenue, thence south along the centerline of S. Spring Avenue to the western extension of the centerline of the east-west alley in City Blocks 2202 and 2203, thence along the centerline of the alley to its intersection with the northern extension of the eastern property line of parcel 220300070 located at 3631 Forest Park Avenue,*

thence south along the eastern property line and its extension to the intersection with the centerline of Forest Park Avenue, thence west along the centerline of Forest Park Avenue to its intersection with the northern extension of the eastern property line of parcel 650400010 located at 3644 Forest Park Avenue, thence south along the property line to intersection with the centerline of Clark Avenue, thence west along the centerline to its intersection with the centerline of Prospect Avenue, thence south along the centerline of Prospect Avenue and its extension to the centerline of eastbound I-64, thence east along the centerline of eastbound I-64 to its intersection with the northern extension of the centerline of S. Theresa Avenue, thence south along the extension and the centerline of S. Theresa Avenue to its intersection with the centerline of Spruce Street, thence east along the centerline across Edwin Street to its intersection with the northern extension of eastern property line of Parcel 221500120 located at 400 Edwin Street, thence south along the property line continuing along the eastern property line of Parcel 221500150 located at 601 Edwin Street to its intersection with the northern property line of Parcel 221500010/221500030 located at 678 – 698 S. Theresa Avenue, thence east along the northern property line to its intersection with the eastern property line of Parcel 221500010/221500030, thence south along the eastern property line of Parcel 221500010/221500030, continuing south along the eastern property line of Parcel 221400110 located at 700 S. Theresa Avenue, continuing south along the eastern property line of Parcel 221400100 located at 708 S. Theresa Avenue, to its intersection with the northern property line of Parcel 221400120 located at Gratiot Street, thence continuing east across Ranken Avenue continuing along the northern property line of Parcel 223100080 located at 750 Ranken Avenue, continuing east along the northern property line of Parcel 223100070 located at 750 Virginia Avenue to its intersection with the eastern property line of Parcel 223100070, thence south along the eastern property line to its intersection with the northern property line of Parcel 223100060 located at 3201 Papin Street, thence east along the northern property line and its extension to its intersection with the centerline of S. Compton Avenue, thence south along the centerline past Chouteau Avenue, past Lasalle Street, past Rutger Street, past Caroline Street, Past Vista Avenue to its intersection with the centerline of Park Avenue, thence west along the centerline of Park Avenue to its intersection with the centerline of Louisiana Avenue, thence south along the centerline of Louisiana Avenue to its intersection with the centerline of Henrietta Street, thence west along the centerline to its intersection with the eastern property line of Parcel 128900025 located at 3501 Lafayette Avenue, thence south along the eastern property line and its extension to the centerline of Lafayette Avenue, thence west along the centerline of Lafayette Avenue across S. Grand Boulevard to its intersection with the extension of the western property line of Parcel 212205240 located at 1657 S. Grand Boulevard, continuing north along the western property line of Parcel 212205231 located at 1651 S. Grand Boulevard, continuing north along the western property line of Parcel 212205211 located at 1635 S. Grand Boulevard, continuing north along the western property line of Parcel 212205200 located at 3612 Mcree Avenue and its extension to the intersection with the centerline of Mcree Avenue, thence west along the centerline of Mcree Avenue to its intersection with the extension of the centerline of the north-south alley in City Block 2123, across Blaine Avenue and continuing along the centerline of Cardinal Glennon Way in City Block 2124 to its intersection with the extension of the southern property line of Parcel 212400220 located at 1537 S. Grand Boulevard, thence west along the southern property line of Parcel 212400220 to its intersection with the western property line of Parcel 212400220, thence north along the western property line of Parcel 212400220 and its extension to the intersection with the centerline of Park Avenue, thence west along the centerline to its intersection with the centerline of S. 39<sup>th</sup> Street, thence north along the centerline of S. 39<sup>th</sup> Street past Vista Avenue, past Rutger Street, past Hickory Street, past Lasalle Street to its intersection with the southern

*property line of Parcel 393400040 located at 3227 Chouteau Avenue, thence west along the southern property line to its intersection with the western property line of Parcel 393400040, thence north along the western property line continuing north along the western property line of Parcel 393300020 located at 3710 Gratiot Street to its intersection with the northern property line of Parcel 393300020, thence east along the northern property line of Parcel 393300020 to its intersection with the western property line of Parcel 393200020 located at 3707 Gratiot Street, thence north and east along the western property line and its extension to its intersection with the centerline of S. Spring Avenue, thence north along the centerline of S. Spring Avenue continuing along the western property line of Parcel 218511010 located at 500 S. Spring Avenue and continuing along the centerline of S. Spring Avenue to its intersection with the centerline of Market Street, thence westward along the centerline of Market Street to its intersection with the centerline of Vandeventer Avenue, thence north along the centerline of Vandeventer Avenue to its intersection with the centerline of Forest Park Avenue, thence east along the centerline to its intersection with the extension of the western property line of Parcel 391903350 located at 3813 Forest Park Avenue, thence north along the western property line and its extension to its intersection with the east-west alley in City Block 3919.03, thence west along the centerline of the alley and its extension to its intersection with the centerline of Vandeventer Avenue, thence north along the centerline of Vandeventer Avenue to its intersection with the centerline of Laclede Avenue, the point of beginning.*

## **C. REDEVELOPMENT STAGING**

It is anticipated that the first development projects to be undertaken under this Redevelopment Plan will be in Action Area 1 (demolition and construction of Humphrey’s Restaurant & tavern), Action Area 2 (City Foundry St. Louis mixed use development), Action Area 3 (renovation of the St. Louis National Guard Armory and associated development), and Action Area 9 (construction of a new SSM Health/Saint Louis University hospital, a new outpatient care center, and an associated parking garage). It is anticipated that these projects will begin promptly following approval of this Redevelopment Plan by the Board of Aldermen and the Mayor, and that they will be completed by the end of 2020.

Subsequent development activity will occur within the other Action Areas in response to market and institutional demand. It is anticipated that the next round of development could involve the construction of a major new signature educational building in AA 8, infill residential development in AA 12, a major new mixed use development in AA 5, and the redevelopment of the grouping of Habitat buildings located at 3763 Forest Park Avenue in AA 1.

## **D. BUILDINGS AND IMPROVEMENTS TO BE DEMOLISHED**

### **D.1 BUILDINGS PERMITTED TO BE DEMOLISHED**

This Redevelopment Plan authorizes the demolition of 12 structures in the Redevelopment Area during the initial stage of redevelopment to facilitate new investment in facilities in fulfillment of the goals and development strategy of this Plan. The buildings and improvements permitted to be demolished are shown on the accompanying *Buildings to be Demolished* map, listed by city block and lot number in Appendix I, and are summarized by block below:



## BUILDINGS TO BE DEMOLISHED IN INITIAL DEVELOPMENT PHASE

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<u>City Block</u>	<u>Number of Buildings to be Demolished</u>
2181.05	5
2181.06	1
2178	1
2183	2
3918.03	2
<u>3919.03</u>	<u>1</u>
<b>TOTAL</b>	<b>12</b>

## **D.2 DEMOLITION VARIANCE**

In addition to the initial buildings designated above for demolition, it is anticipated that other buildings could be demolished in accordance with Section E below to carry out future redevelopment projects.

Furthermore, any other buildings and improvements may be demolished if such structures are found by the Building Division of the City of St. Louis to be structurally unsound or otherwise uninhabitable and said finding is agreed to by the Developer in writing.

After the acquisition of structures and prior to the demolition thereof, the Developer may utilize any structure or structures as project office facilities or as demonstration projects for rehabilitation or any other lawful temporary use, or the Developer may rent or lease said structures until the time scheduled for demolition thereof. Likewise, the Developer may choose to retain for rehabilitation certain buildings intended for demolition if such structures are found to be particularly suitable for such action.

## **D.3 SECURING BUILDINGS**

During the time that structures owned by the Developer and scheduled for demolition are vacant, the Developer, in accordance with City requirements will secure such buildings until commencement of demolition.

## **E. BUILDINGS NOT DESIGNATED FOR DEMOLITION**

Except for those buildings designated for demolition under Section D above, demolition of any and all buildings within the Redevelopment Area shall be subject to all applicable governmental conditions and requirements for demolition.

## **F. PARCEL DEVELOPMENT AGREEMENT**

Owners of properties located in each Action Area designated for new construction, conservation or rehabilitation action, or that are designated for either rehabilitation or new



construction, are encouraged to improve their properties in accordance with this Redevelopment Plan. In doing so, the procedure below shall be followed:

### **F.1 PARCEL DEVELOPMENT AGREEMENT REQUIRED FOR REHABILITATION OR NEW CONSTRUCTION**

The owner of any property within the Redevelopment Area or another developer may either rehabilitate an existing structure(s) or build new facilities that comply with and further the goals of this Redevelopment Plan. Unless waived by Developer, before any owner or developer initiates such rehabilitation or new construction, it shall have entered into a “Parcel Development Agreement” with Developer in accordance with Section F of this Redevelopment Plan. The Developer shall not enter into a Parcel Development Agreement that is inconsistent with the intent and spirit of the Plan. After completion of rehabilitation or new construction pursuant to such Parcel Development Agreement, further changes to the appearance of the building exterior (materials, features, colors) and visible site improvements – e.g. lighting, signage, landscaping - will require the prior written approval of the Developer during the period in which the Parcel Development Agreement is applicable to such property.

### **F.2 INITIAL NOTICE TO RECORD OWNERS**

Within ninety (90) days of the execution of the Redevelopment Agreement between the City and the Developer, the Developer shall mail to each record owner in the Redevelopment Area whose name and address appear in the public land records of the Recorder of Deeds of the City of St. Louis, a notice which shall specifically advise such owner of its rights to file plans consistent with this Redevelopment Plan for “Projects”, the time limits within which such action may be taken by the owner, and where to address inquiries concerning this Redevelopment Plan. Failure of any owner to receive such notice shall not change or alter any rights, duties, and obligations under this Redevelopment Plan, extend or delay the time within which the owner has a right to take or perform any act, or give such owner any defense to an action of the Developer.

### **F.3 SUBMISSION OF PRELIMINARY PLANS**

An owner or potential developer shall, unless waived by Developer, prepare and submit to the Developer preliminary plans for its Project as described in Paragraph F.4 (Contents of Preliminary Plans) hereof for the property and, if such preliminary plans are approved, shall enter into a Parcel Development Agreement.

### **F.4 CONTENTS OF PRELIMINARY PLANS**

As provided in Paragraph F.3 (Submission of Preliminary Plans) hereof, an owner or developer desiring to rehabilitate an existing building or construct new improvements on a property shall, unless waived by Developer, file with the Developer preliminary plans for such Project including a preliminary site plan, preliminary elevations, and a narrative statement or outline specifications of materials to be used together with the type of use as listed on the *Redevelopment*

*Project Areas and Proposed Land Uses* map of this Redevelopment Plan and a description of the amount of tax incentives and rationale for such assistance for the proposed Project. If part of the Project is to be occupied by a restaurant, bar, grill, entertainment use, or any type of retail sales, or any use that has direct contact with the public, the name of the proposed operator, if known, shall be filed and any additional information available to show that such operator is a person of good character. The preliminary plan submission shall also include (a) a statement of the owner's or developer's experience and that of any and all persons associated with the proposed Project, (b) a description of the financing plan for the Project, together with documentation assuring its adequacy, and documentation assuring the financial capacity of the owner or developer both to secure the necessary debt and equity financing to complete the Project as proposed, and to complete the Project in accordance with a timetable approved by the Developer. All such submitted materials shall collectively constitute the preliminary plans. The owner or proposed developer shall furnish such additional information as may be reasonably requested by the Developer to aid it in reaching a determination under this Redevelopment Plan with respect to the appropriateness of the preliminary plans and viability of the Project.

#### **F.5 REVIEW OF PRELIMINARY PLANS AND CURE PERIOD**

Prior to entering into a Parcel Development Agreement, the same will be evaluated by the Developer, and the Developer will promptly give notice of its approval or disapproval of such preliminary plans. If the preliminary plans are disapproved by the Developer, it shall state with particularity the deficiencies in the preliminary plans or the objections thereto. The owner and/or proposed developer shall have thirty (30) days after notice of disapproval is given to submit supplements or amendments thereto which are intended to cure all of such deficiencies and/or objections; provided, however, under no circumstance shall any owner or proposed developer be given more than a total of ninety (90) additional days to cure all of such deficiencies and/or objections.

#### **F.6 EVALUATION OF SUBMISSION**

In the evaluation of preliminary plans and accompanying materials, the Developer will consider them using architectural, economic, and land use criteria and will assess the likelihood of the successful completion of the Project based upon the experience of the development team and the assurances it provides regarding the adequacy of the financing plan and time schedule submitted. Architectural plans shall be considered from an objective standard of visual compatibility with other structures within the Redevelopment Area and the following elements shall specifically be reviewed: use, height, bulk, setbacks, lot coverage, parking and access, scale and proportion, fenestration pattern, materials and textures, colors, decorative features, expression of details, roof shapes, building identification, landscaping, overall scale, rhythm of closed and open space, orientation, proportion, interior and exterior lighting, facade treatments, and the general spirit of the Redevelopment Area. The uses proposed shall be evaluated to assure that the proposed use complies with the goals of this Redevelopment Plan as well as

what the tax impact of the Project proposal shall be upon the City. In those cases where a use will involve contact with the public, the experience, reputation, and integrity of the operator will also be considered.

## **F.7 EXECUTION OF PARCEL DEVELOPMENT AGREEMENT**

Unless waived by Developer, within thirty (30) days after the approval by the Developer of preliminary plans, the owner or the proposed developer and the Developer will enter into a Parcel Development Agreement under the terms of which the owner or proposed developer will agree to construct the Project substantially in accordance with the approved preliminary plans and within the period of time provided therein pursuant to the terms of this Redevelopment Plan. The owner or proposed developer shall agree with respect to the property to be bound by all the terms and conditions of this Redevelopment Plan for a period of at least twenty-five (25) years and to be bound by the conditions and terms of the Parcel Development Agreement. Such Parcel Development Agreement shall be in terms satisfactory to the Developer and shall be in recordable form. The Parcel Development Agreement may be recorded in the Office of the Recorder of Deeds of the City of St. Louis by either party and shall recite that it is for the benefit of the City of St. Louis in addition to the parties thereto and may be enforced by the City of St. Louis as a beneficiary thereof. It shall be binding upon the heirs, successors, and assigns of the owner or proposed developer. The Parcel Development Agreement will provide that the property may be acquired by the Developer in the event of breach thereof on the part of the owner or proposed developer, without limitation of any other remedy available to the Developer. The preliminary plans will be attached to and incorporated in the Parcel Development Agreement. A copy of the Parcel Development Agreement will be filed with the Board of Public Service and the St. Louis Development Corporation.

## **F.8 DEVELOPER APPROVAL**

Each Parcel Development Agreement shall provide that if the uses include such commercial uses as entertainment, dining, sale of beverages, or the sale of any service or retail commodity, the Developer reserves the right of approval of the operator thereof and any lease or arrangement for such establishment's operation; which consent shall not be unreasonably withheld or delayed by the Developer.

## **F.9 FAILURE TO REACH AGREEMENT**

If the preliminary plans and accompanying materials submitted have not been approved for the Project and a Parcel Development Agreement has not been executed or waived, as provided above, between the owner or developer and the Developer within sixty (60) days after the last submittal of such preliminary plans or any attachments, supplements or amendments thereto, it shall be concluded, unless there is a mutual written agreement of the owner or developer and the Developer to the contrary, that the Developer and the owner or developer are unable to

reach agreement and the Developer may proceed to acquire the property by negotiation or allow the property to remain “as is” until the Developer decides to request proposals again following the procedures in Sections F and G.

#### **F.10 PERFORMANCE BONDING**

At the discretion of the Developer, each Parcel Development Agreement shall provide that, before undertaking development, each owner or developer will post bond, tender security, or provide other assurances in form and substance satisfactory to the Developer as required by this Section. No performance bond shall be required in connection with any rehabilitation or construction undertaken pursuant to this Redevelopment Plan unless the Developer requires such bond in connection with a Parcel Development Agreement.

#### **F.11 PROPERTY ASSESSMENT**

The Parcel Development Agreement (or a Declaration of Covenants and Restrictions recorded by the Developer and hereinafter referred to as the "Covenants and Restrictions") shall provide for an assessment or charge on the property subject to said Parcel Development Agreement. The exact amount of the assessment or charge will be determined by the Developer. The assessments shall be equitably apportioned based upon the use of the property and the gross square footage of land or buildings at such amounts when taken with all other assessments levied as are reasonably necessary to maintain the administrative operations of the Developer and the overall Redevelopment Project. The Developer shall determine the reasonable installment mechanism by which these assessments shall be paid and whatever enforcement procedures are to be required. Such assessment may be used for the purpose of administration of the development and this Redevelopment Plan, for enforcement of this Redevelopment Plan and Parcel Development Agreements, and for the promotion of the Redevelopment Area, as the Developer, at its sole discretion, shall determine.

#### **F.12 BUSINESS ASSOCIATION**

The Developer may form a Business Association for all or any part of the Redevelopment Area and may provide in the Parcel Development Agreement (or the Covenants and Restrictions) for the membership therein of all parties who have executed Parcel Development Agreements and their tenants and lessees. The Parcel Development Agreement (or the Covenants and Restrictions) may include the schedule of dues, assessments, and regulations of such Business Association, including regulation of the business hours and the conduct of business in the area. The Parcel Development Agreement (or the Covenants and Restrictions) may also authorize the Developer on behalf of and as an agent for all such owners, tenants, and lessees to petition the City to establish, enlarge, or increase in area a Special Business District and/or a Community Improvement District in the Redevelopment Area in accordance with the terms of Chapter 71 or Chapter 67.1401 respectively of the Revised Statutes of Missouri, 2004, as amended.

### **F.13 REPAIR AND MAINTENANCE OF PROPERTY**

The Parcel Development Agreement (or the Covenants and Restrictions) shall provide that, during the term of this Redevelopment Plan, each party executing such Parcel Development Agreement shall maintain such property in good repair and in clean, sanitary, and attractive condition for the approved uses. All such owners or developers shall maintain all landscaping, open areas and parking areas within their property in the Redevelopment Area in a clean, sanitary, safe and attractive condition which shall include, but not be limited to, the following: building repair and maintenance, appropriate lighting and security, trimming of trees as needed, mowing of grass, removal of dead trees and shrubs, and removal of all grass and weeds from driveways, sidewalks and other paved areas. Violators may be prosecuted by the City or by the Developer.

### **G. ACQUISITION OF CERTAIN PROPERTIES FOR THE GENERAL BENEFIT OF THE REDEVELOPMENT AREA OR ASSEMBLY OF SITES FOR DEVELOPMENT**

Notwithstanding anything set forth in this section or in the Redevelopment Agreement or in this Redevelopment Plan, the Developer may determine that it is not appropriate for an owner to rehabilitate its property or undertake new construction on its property in those instances where the Developer has reasonably determined it is necessary either (1) to provide parking, pedestrian or vehicular access, or open space or other space for the general benefit of the Redevelopment Area (or any portion thereof); or (2) to combine individual properties into a single development. If the Developer makes such a determination, the Developer shall not be required to follow the procedures for notices and Parcel Development Agreements set forth in Section F of this Redevelopment Plan. However, unless such a decision is presented in this Redevelopment Plan, notice of such determination, as described in this Section, shall be provided by the Developer to the St. Louis Development Corporation, the City Alderman in whose ward the affected property lies, and affected property owner(s) not less than sixty (60) days in advance of the effective date of the decision as described in this Section. A copy of the notice, together with certification of the mailing, shall be filed by the Developer with the Clerk of the Board of Aldermen and the President of the Board of Public Service. Upon compliance with the procedures set forth in this Section, the Developer may proceed to acquire such property by negotiation or allow the property to remain “as is” for redevelopment in support of this Redevelopment Plan at a later time. The Developer shall then again follow the procedures in Sections F and G.

### **H. DEVELOPER APPROVAL OF PLANS PRIOR TO AGENCY OR AUTHORITY ACTION**

Without first receiving written certification from the Developer that the preliminary plans for the rehabilitation and/or new construction proposed for a Project have been approved by the Developer pursuant to the provisions of Section F, the St. Louis Development Corporation, the Industrial Development Authority, the Land Clearance for Redevelopment Authority, the

Planned Industrial Expansion Authority, or any other authority or agency of the City of St. Louis existing as of the time of the Redevelopment Agreement or created thereafter shall not, except with respect to SSM Health proposed Projects: (1) approve an application to provide financial assistance to a Project; (2) agree to finance a Project through the issuance of bonds of said authority or agency; (3) submit a Board Bill to the Board of Aldermen requesting a “blight” designation/or and tax incentives for a Project, pursuant to Chapters 99, 100, or 353 RSMo; 4) change the zoning or permit any conditional use of property within the Redevelopment Area; or (5) authorize the granting of tax abatement, tax incentives or other financial assistance to a Project, pursuant to Chapters 67, 99, 100, 238.200-238.275 or 353 RSMo. 2004, as amended, within the Redevelopment Area.

## I. STRUCTURES DESIGNATED FOR REHABILITATION

Structures anticipated to be rehabilitated in the initial stage of development include:

**Action Area 2:** The existing building located on the northeast corner of Forest Park Avenue and Spring Avenue is proposed be rehabilitated and reused, along with the former Federal Mogul buildings not designated for demolition.

**Action Area 3:** The St. Louis National Guard Armory building is proposed to be rehabilitated and reused.

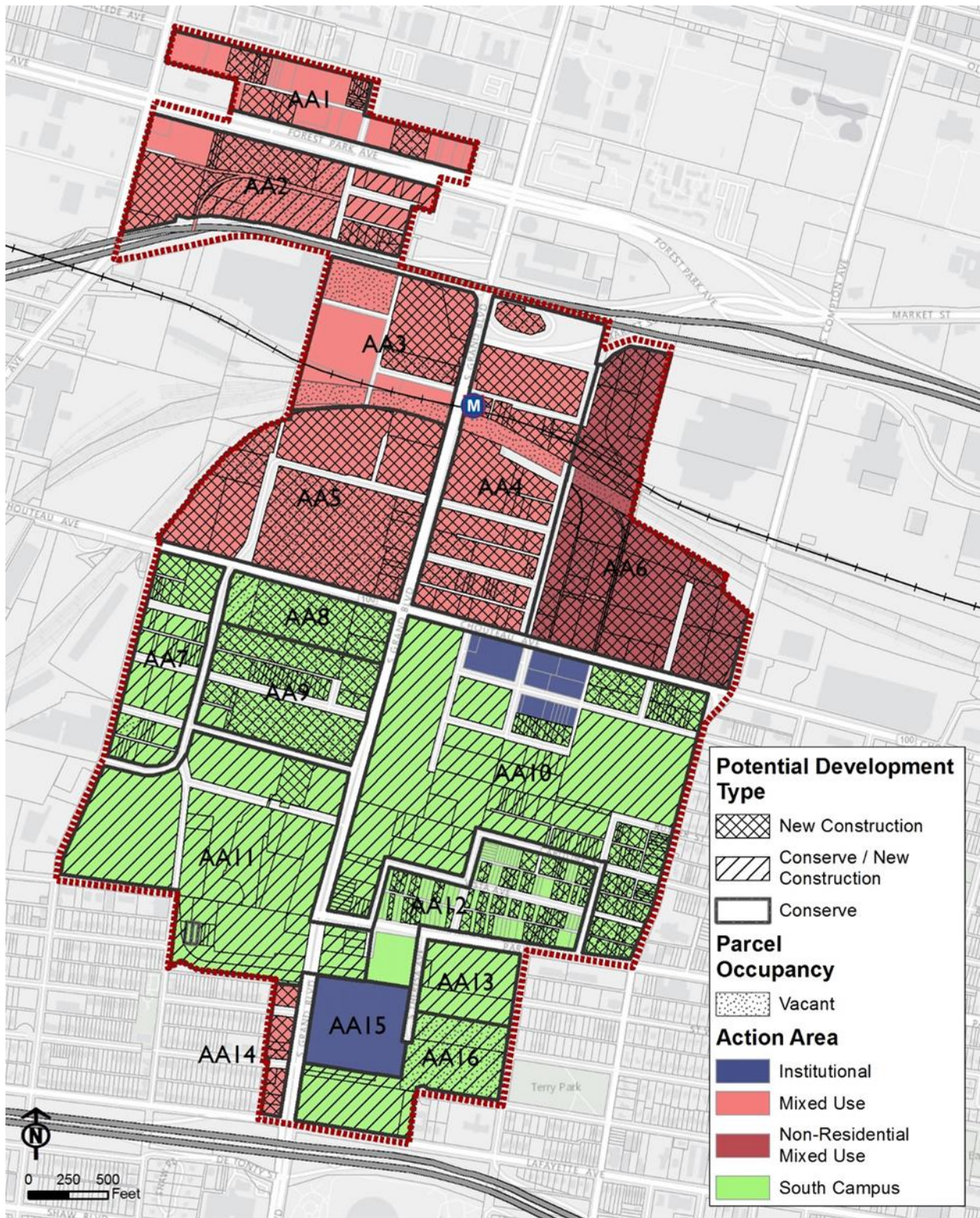
**Action Area 8:** The vacant former magnet school located on the southeast corner of the intersection of Chouteau Avenue and Spring Avenue is to be rehabilitated for use by Saint Louis University.

**Action Area 11:** When the new SSM Health/Saint Louis University hospital is constructed in Action Area 9, it is anticipated that most of the land will be repurposed to support the activities of SSM Health.

## J. NEW DEVELOPMENT

This Redevelopment Plan anticipates a variety of new construction projects to address the needs and opportunities within the Redevelopment Area. Within the overall Redevelopment Area there are four general categories of land use and facilities use anticipated and planned, which are described and defined as follows:

**Mixed Use** - Uses includes but is not limited to office facilities for private, public and non-profit institutions, businesses, and agencies, research facilities, retail shopping and services for the convenience of employees, students, visitors, patrons, and customers; residential; hotel and conference facilities; recreational and community facilities; and parking.



## LOCATION OF POTENTIAL NEW CONSTRUCTION

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**Mixed Use Non-Residential-** Uses includes but is not limited to office facilities for private, public and non-profit institutions, businesses, and agencies, research facilities, retail shopping and services for the convenience of employees, students, visitors, patrons, and customers; hotel and conference facilities; recreational and community facilities; and parking.

**South Campus Residential, Institutions and Support Facilities** – Medical and educational uses including, but not limited to patient care, physicians’ offices, and training and educational facilities for those in the health care and life sciences, including but not limited to: classrooms and related instructional, laboratory, research, hospice, nursery and day care; pharmacy facilities, as well as office, technical support, business and professional services; recreational facilities; single family and/or low density multi-family residential units for employees of South Campus, students and general public, with potential neighborhood dining and retail, and parking.

**Institutional** – Selective institutional uses not directly associated with activities of Saint Louis University’s South Campus.

The sites where new development is proposed in the initial stage of redevelopment or that have the potential for new construction are listed by city block and lot number in Appendix I and shown on the accompanying *Location of Potential New Development* map.

## **K. LANDSCAPING AND COMMUNITY FACILITY IMPROVEMENTS**

In order to create a unified, effective, and attractive urban environment within the entire Redevelopment Area, the Developer proposes the following enhancements to be implemented and financed on a Project by Project basis by the City, the Developer, or one or more forms of partnership of the public and private sectors such as a Transportation Development District, Community Improvement District, or Tax Increment Finance District:

### **K.1 GENERAL STREETScape IMPROVEMENTS**

A series of improvements to the vehicular and pedestrian environment are proposed for implementation within the public rights-of-way throughout the Redevelopment Area. They should include as necessary the replacement or installation of new curbs and gutters, sidewalks, signage, landscaping, and tree planting.

### **K.2 CHOUTEAU AVENUE ENHANCEMENTS**

Special emphasis should be placed on a beautification program for Chouteau Avenue between 39<sup>th</sup> Street and Compton Avenue. Both sides of Chouteau should receive new street tree plantings and a landscaped median could be constructed where feasible, given existing and projected traffic movements.



### **K.3 STREET LIGHTING**

A special lighting plan should be established and implemented in phase with ongoing redevelopment of Action Areas and improvements to public streets throughout the Redevelopment Area. This should include a system and hierarchy of lighting standards and should be designed to distinguish different features and respond to different conditions.

### **K.4 PROJECT LANDSCAPING**

All preliminary and final plans approved in conjunction with Section F hereof shall provide for internal site and perimeter landscaping, in addition to sidewalks and street tree planting within the public right-of-way, all to be provided at the expense of the owner or developer of each such property.

## **L. DEDICATIONS OF PROPERTY FOR PUBLIC PURPOSES**

No property in the Redevelopment Area is proposed to be sold, donated, exchanged, or leased to the City, the St. Louis Board of Education, the Public Library Board, or any other public body.

Existing schools, given the limited new residential, are adequate to accommodate future development. No additional public police or fire facilities are deemed necessary to provide essential services.

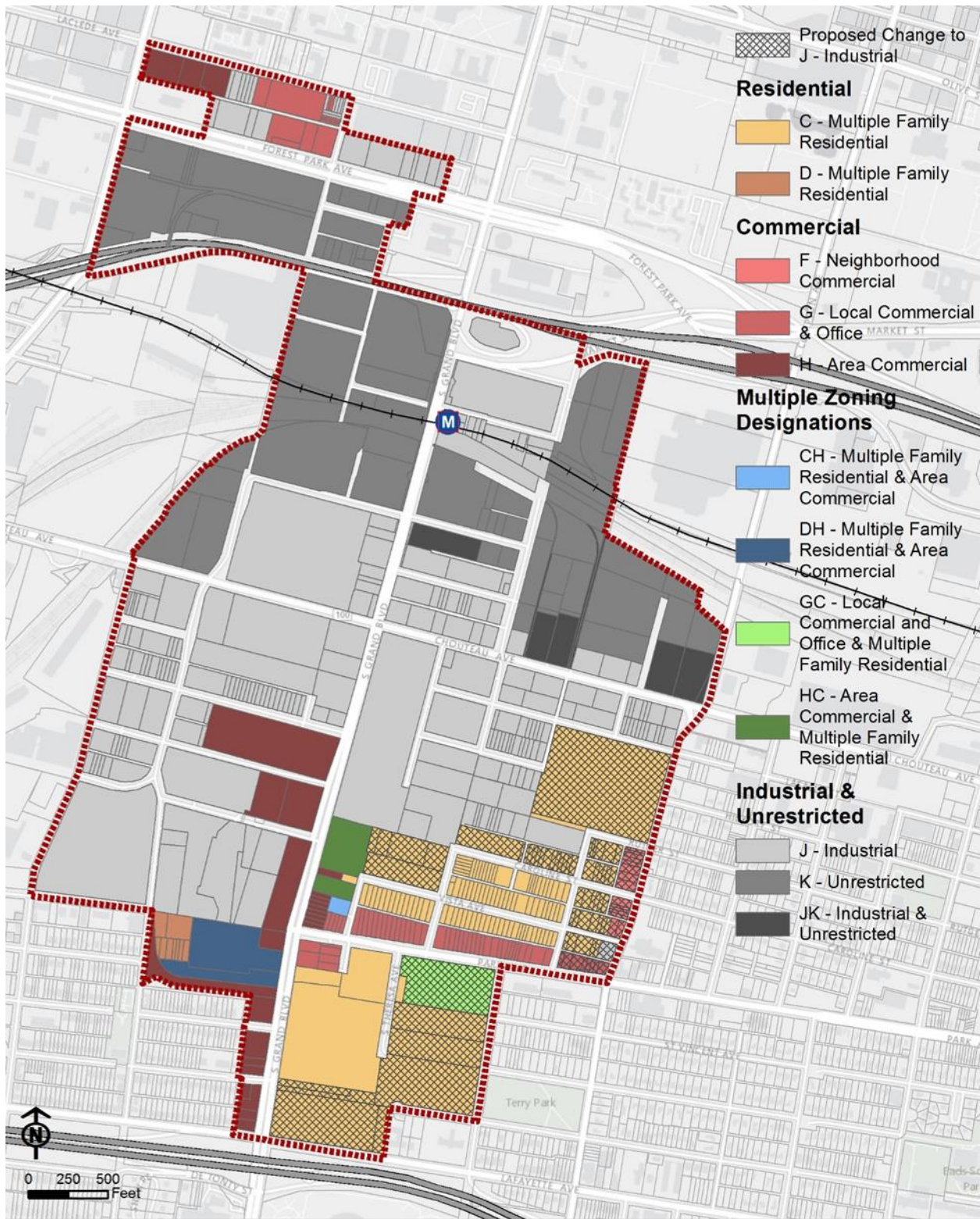
The Developer reserves the right to offer to the City of St. Louis such other areas within the Redevelopment Area as may in the future be developed as a public park and/or for recreational facilities.

## **M. DESCRIPTION OF PROPOSED ZONING CHANGES**

The majority of the Redevelopment Area is zoned “J” Industrial or “K” Unrestricted. However, in the southern portion of the Redevelopment area, there is a mixture of residential and commercial uses shown on the *Current and Proposed Zoning* map. In addition, portions of the Redevelopment Area located to the north of Forest Park Avenue and west of Spring Avenue is zoned for commercial uses.

To facilitate the desired development of the Redevelopment Area, it is proposed the zoning in the following city blocks be changed from their current zoning to “J” Industrial -- 1281, 1284, 1285, 1289, 1825, 1826, 2157.05, 2157.06, 2158, 2163, 2164, 2165, and 2168.

Otherwise, the Parcel Development Agreements for individual Projects, together with the land use controls and other assurances, stipulations, and restrictions of this Redevelopment Plan, are deemed sufficient and are to be relied upon by the Developer to provide the protection and guidance necessary for it to implement and control all proposed uses and occupancies and all rehabilitation, conservation, and new construction within the Redevelopment Area.



## CURRENT AND PROPOSED ZONING

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## **N. STREET AND CIRCULATION CHANGES**

To facilitate the construction and operation of the new SSM Health/Saint Louis University Hospital and ambulatory center, it is proposed that Hickory Street be vacated between Grand Boulevard and Spring Avenue and that a new private road be constructed between Grand Boulevard and Spring Avenue. In addition, all alleys in City Blocks 2181.05 and 2181.06 are to be vacated.

A new garage is proposed to be constructed in AA 3 as part of the repurposing of the St. Louis National Guard Armory for office and entertainment uses and the addition of a hotel to be located on top of the garage. A key to the successful operations of the garage and hotel will be the ability to accommodate direct access from Grand Boulevard.

The current street circulation system in AA 4 and AA5 is inadequate to support the type of dense, multi-use transit-oriented development that it is reasonable to anticipate. Until exact plans are developed for these areas, it is premature to recommend specific circulation modifications. However, as mentioned in section A.5 (key Goals and Strategy for the Redevelopment Area), it is desirable that the redevelopment of these areas accommodate access to Grand Boulevard.

As previously mentioned it is possible that the existing development in AA 16 could be repurposed for a more commercial use or totally redeveloped. If this occurs, it could be desirable to enhance circulation by extending Theresa Avenue to Lafayette Avenue and/or creating a connection to Louisiana Avenue.

When the Spring Avenue viaduct was demolished, it eliminated an important connection between development on the north and south side of I-64. To reestablish this connection between the North and South Campuses of Saint Louis University, as well as enhancing the connection between the proposed City Foundry Saint Louis and the St. Louis National Guard Armory developments, a pedestrian bridge is proposed to be constructed along the former Spring Avenue alignment.

## **O. QUALITY AND CHARACTER OF EXISTING RESIDENTIAL DWELLINGS**

At present, there are eighty-one (81) residential structures within the Redevelopment Area containing five hundred twenty-three (523) individual dwelling units. Of the eighty-one (81) total residential structures forty-five (45) are detached single family structures, twenty-four (24) are duplexes, one (1) is a three-family unit, three (3) are four-family units, and eight (8) are multi-family structures. All of the dwelling units are currently occupied with the exception of five (5) two-family structures. The four single family rental units on Hickory Street in Action Area 9 are to be demolished to make way for the construction of the new SSM Health/Saint Louis University Hospital.

Existing residential structures and units within the Redevelopment Area are primarily concentrated to the south of Caroline Avenue and east of Grand Boulevard in Action Area 12, and to the north of Forest Park Avenue near the North Campus of Saint Louis University in Action Area 1.

<b>INVENTORY OF EXISTING RESIDENTIAL DWELLINGS ST. LOUIS MIDTOWN REDEVELOPMENT AREA</b>						
<b>ACTION AREA</b>	<b>1</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>TOTAL</b>
Single Family (SF) Buildings		4	1		40	45
SF Units		4	1		40	45
SF Vacant units		0	0		0	0
2F Buildings			1	1	22	24
2F Units			2	2	44	48
2F Vacant Units			2	0	8	10
3F Buildings			1			1
3F Units			3			3
3F Vacant Units			0			0
4F Buildings				1	2	3
4F Units				4	8	12
4F Vacant Units				0	0	0
MF Buildings	4			1	3	8
MF Units	355			6	54	415
MF Vacant Units	0			0	0	0
Total Buildings	4	4	3	3	67	81
Total Units	355	4	6	12	146	523
Total Vacant Units	0	0	2	0	8	10

A complete inventory of these residential structures is provided in Appendix I. In addition to the number of existing units, the number of occupied units, and the condition of the building(s), the action that is recommended on each parcel on each block is indicated.

**P. RELOCATION**

No relocation is proposed for residents of any existing residential buildings in AA 12. To the extent that relocation is needed to carry out this Redevelopment Plan for any existing non-residential uses, the Developer will ensure that all Projects comply with the Relocation Policy contained in Chapter 11.05 of the Code of the City of St. Louis.

**Q. CHARACTER OF PROPOSED DWELLINGS**

This Redevelopment Plan anticipates that new residential infill development could be constructed in Action Area 12. It is estimated that 60 to 80 mixed-income residential units could be constructed on the vacant lots in this area. The units would be single family and/or

low density multi-family residential units for employees of South Campus, students and general public, with potential neighborhood dining and retail.

In addition, multi-family residences could be constructed as part of any “mixed use” designated area in the Redevelopment Area.

## **R. PROJECT FINANCE**

As acquired sites are sold or leased to others for development, the Developer may maintain a position as an equity investor or lender, or its investment may be refunded to replenish its capital base and allow for reinvestment in the implementation of other Projects within the Redevelopment Area.

The Developer will assist businesses and institutional users in compliance with this Redevelopment Plan to obtain, occupy, and maintain buildings, sites, and facilities within the Redevelopment Area. Debt and equity financing of both facilities and operations of such organizations will be the responsibility of the individual ownership or management group associated with each project.

The Developer’s participation in project financing is described in greater detail below:

### **R.1 FUNDING PROPERTY ACQUISITION**

The major financial role of the Developer will be to acquire or assist in the acquisition and holding (for sale or lease to others for redevelopment) of strategic properties consistent with this Redevelopment Plan. The use of the Developer’s capital will be reserved primarily for sites and projects that are deemed strategic to implementation of this Redevelopment Plan, especially those that will have a catalytic effect on private market forces that will result in other developers and investors being attracted to invest in the Redevelopment Area in accordance with this Redevelopment Plan. To the greatest extent possible, investments of the Developer’s debt and equity funds will be structured to revolve, or “roll over,” as properties are acquired and disposed of, thereby allowing the recycling these funds for acquisition of other properties.

### **R.2 FINANCING INDIVIDUAL PROJECTS**

Under this Redevelopment Plan, the Developer intends to act primarily as an umbrella coordinator and facilitator of the various activities necessary to further the success and objectives of this Redevelopment Plan. Consequently, as individual development projects are undertaken, short-term construction financing and long-term permanent development financing will be the responsibility of the various Project Area development entities involved. It is anticipated that financing the costs of construction will typically be provided by institutional lenders such as commercial banks. Permanent financing for investor-owned or commercial developments will likely be provided by local banks or national financial

institutions such as insurance companies, or a combination of these two primary sources. Equity investment in such projects would be sought from individual investors or collectively through the services of an investment banking organization. Furthermore, it is anticipated that the various developer entities, acting either alone or in concert with the Developer, will promote this Redevelopment Plan, the Redevelopment Area, and individual development projects with individual lenders and equity investors.

### **R.3 OTHER FINANCING MECHANISMS**

A further important role of the Developer will be to customize and focus appropriate individualized development incentives in order to secure the optimum level of private investment in the Redevelopment Area. This may include consideration and planning for the utilization of all or several of the following:

**Tax Increment Financing** – Consideration will be given by the Developer to seek the public approvals necessary for use of the city’s tax increment financing mechanism as enabled under Chapter 99.800 RSMo. 2004, as amended. This mechanism could be designed to assist in financing major infrastructure investments critical to the revitalization of the overall Redevelopment Area or to make financially feasible one or more individual redevelopment projects. It is likewise anticipated that certain major development projects may be eligible for support of the state’s tax increment financing program as well.

**Community or Neighborhood Improvement District** – Establishment of a state enabled improvement district under Chapter 67 or Sections 238.200-238.275, RSMo. 2004, as amended, will be assessed by the Developer as a means of providing a source of sustained funding for improvements and ongoing management of the Redevelopment Area including activities and services related to marketing, safety and security, environmental and public infrastructure maintenance, area cleanliness, and landscaping.

**Transportation Development District** – The Developer will evaluate requesting the City’s approval of one or more transportation development districts (TDDs) as a means of funding development of parking and multimodal facilities, street and streetscape improvements, and other eligible activities consistent with this Redevelopment Plan.

**Land Clearance for Redevelopment Authority** - The Developer will give consideration to using the powers provided under Chapter 99.300-99.600, RSMo. 2004, as amended to assist in the implementation of this Redevelopment Plan.

**Other City, State and Federal Tax Credit and Finance Programs** - The Developer will continuously explore various City, State and Federal tax credit and development finance programs, both existing and future, to determine their availability and applicability to advance the implementation of this Redevelopment Plan. In addition to state and federal historic

rehabilitation tax credit programs, the potential for funding essential public infrastructure improvements and providing needed financial incentives for economic development efforts through existing and future federal and state grant and tax credit programs will be explored. This will include tax credits available through the Missouri Development Finance Board, including grants and loans available from the Economic Development Administration of the U. S. Department of Commerce, and tax credits available through the federal New Markets Tax Credits program.

**City, State, and Federal Government Participation** - The financial feasibility of this Redevelopment Plan is based upon the Developer obtaining City, State or Federal government participation in the following Project cost areas consistent with the description made in other sections of this Redevelopment Plan:

1. Vacating certain streets and alleys as described within this Redevelopment Plan; and,
2. Assisting the Developer in accessing financing and/or providing funding for public streets, utilities, and other public infrastructure as described in this Redevelopment Plan, and working with the Developer to ensure that such improvements meet applicable standards of the City or other jurisdiction.

## **S. PERSONS ASSOCIATED WITH THE DEVELOPER**

### **S.1 REDEVELOPMENT CORPORATION OWNERSHIP AND BOARD DIRECTORS**

The Developer, St. Louis Midtown Redevelopment Corporation, a corporation formed under Chapter 353 of the Revised Statutes of Missouri (2004), as amended, was formed for the purpose of preparing and implementing the redevelopment of the Redevelopment Area.

The Board of Directors of the St. Louis Midtown Redevelopment Corporation will initially include the following: a representative of the officers of Saint Louis University; a senior facilities administrator of Saint Louis University; a representative of the faculty of Saint Louis University; a senior executive of SSM Health St. Louis; and an independent planner.

### **S.2 CONSULTANTS**

The following consultants and professional advisors have been or will be associated with the preparation and implementation of this Redevelopment Plan:

Lewis Rice LLC  
Winthrop Reed, III and David Lemkemeier  
600 Washington Avenue, Suite 2500  
St. Louis, Missouri 63101

Greensfelder, Hemker & Gale, P.C.  
Alfred Henneboehle and Vincent Garozzo  
10 S. Broadway, Suite 2000  
St. Louis, Missouri 63102

Development Strategies, Inc.  
Larry Marks  
10 S. Broadway, Suite 1500  
St. Louis, Missouri 63102

Hastings & Chivetta Architects  
Christopher Chivetta and James Capps  
622 Emerson Road  
St. Louis, Missouri 63141

## **T. PROPERTY OWNED, OPTIONED, OR TO BE ACQUIRED BY THE DEVELOPER**

### **T.1 EXISTING OWNERSHIP**

Saint Louis University, SSM Health and their affiliates own the majority of the acreage (53%) in the Redevelopment Area. The Developer or its affiliate intends to acquire and/or to dispose of property within the Redevelopment Area as necessary in order to effectuate the objectives of this Redevelopment Plan.

In addition, development partners The Lawrence Group and Green Street own an additional 4% of the acreage in the Redevelopment Area.

Appendix I provides information regarding ownership of each parcel in the Redevelopment Area.

### **T.2 ACQUISITION PROCEDURES**

With respect to property to be acquired by the Developer, the Developer will endeavor to negotiate voluntary transfer of the property to be acquired. No property will be acquired by the Developer by the use of eminent domain. With respect to all property acquired by the Developer, relocation benefits will be provided according to the terms of Section P (Relocation), as applicable.

## **U. PROPOSED CITY ACTIONS AND PROPERTY TO BE ACQUIRED BY THE CITY**

### **U.1 ACQUISITION**

The Developer requests that the City undertake and complete the timely vacation or closure of such streets and alleys as may be necessary to implement this Redevelopment Plan and in accordance with applicable city procedures.



With respect to the rest of the Area, the Developer requests that no property acquisition be undertaken by the City or any agent of the City other than in instances where the Developer deems City acquisition to be the most expeditious and fiscally sound approach to implementing this Redevelopment Plan.

## **U.2 ZONING CHANGES**

See Section M.

## **U.3 LANDSCAPING**

See Section K.

## **U.4 FINANCE**

See Section R.

## **U.5 DEVELOPER'S RIGHT TO CONTRACT WITH THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY**

The Developer may enter into one or more contracts with the Land Clearance for Redevelopment Authority of the City of St. Louis pursuant to Chapter 99.300 RSMo. 2004, as amended, to obtain the services of such Authority to act on behalf of the Developer in obtaining property by negotiation within the Redevelopment Area or for other incentives for specific projects. In the event of such a contract, all costs of such negotiation or acquisition by condemnation of the Authority will be paid by the Developer. The Developer reserves all rights, however, to acquire any and all properties in the Redevelopment Area directly by negotiation without utilizing the services of the Land Clearance for Redevelopment Authority or any other City agency.

## **V. CITY OWNED PROPERTY**

The Developer will acquire all street and alley rights-of-way as described in Section N. However, the Developer reserves the right to acquire additional City-owned property within the Redevelopment Area through negotiation if, in the future, any such property is deemed appropriate to effectuate the goals and objectives of this Redevelopment Plan.

## **W. EMPLOYMENT PRACTICES**

The Developer, for itself, its successors, and assigns, admits the language, intent, and purpose regarding fair employment practices contained in Ordinance 68715 of the City of St. Louis, and any subsequent executive orders and/or City ordinances that amend or replace the foregoing, and admits and agrees that said language, intent, and purpose apply to this Redevelopment Plan and that the Developer will be bound thereby, and Developer agrees that it will comply with overall terms and spirit of said Ordinance.

## **X. NON-DISCRIMINATION AND M/WBE UTILIZATION**

The Developer, for itself, its successors, and assigns, will at all times make all facilities in the Redevelopment Area available to the general public without regard to race, marital status, color, age, religion, sexual orientation, familial status, disability, national origin or ancestry. This section shall not be construed as depriving the Developer or any owner of the customary rights incident to ownership, including the rights of management and the rights to establish rules and regulations for the use of the property or charges or rents therefore, but the Developer or owner shall not discriminate in the exercise of such rights on the basis of race, color, disability, religion, sex, marital status, or national origin. Parcel Development Agreements executed pursuant to Section F hereof shall expressly require each owner's compliance with this non-discrimination provision.

Any contracts or agreements entered into or resulting from this Redevelopment Plan shall observe Equal Employment Opportunity Guidelines. Furthermore, all activities under the control of the Developer in the Redevelopment Area will be subject to Mayor's Executive Order #28 regarding M/WBE participation in the Redevelopment Project and any subsequent executive orders and/or City ordinances that amend or replace Executive Order #28.

## **Y. TAXES**

Real property acquired by the Developer within the Redevelopment Area may be taxed in the manner provided in Section 353.110 RSMo. 2004, as amended, subject to the terms and conditions of Section Y hereof, if requested by the Developer.

### **Y.1 NECESSITY FOR TAX ABATEMENT**

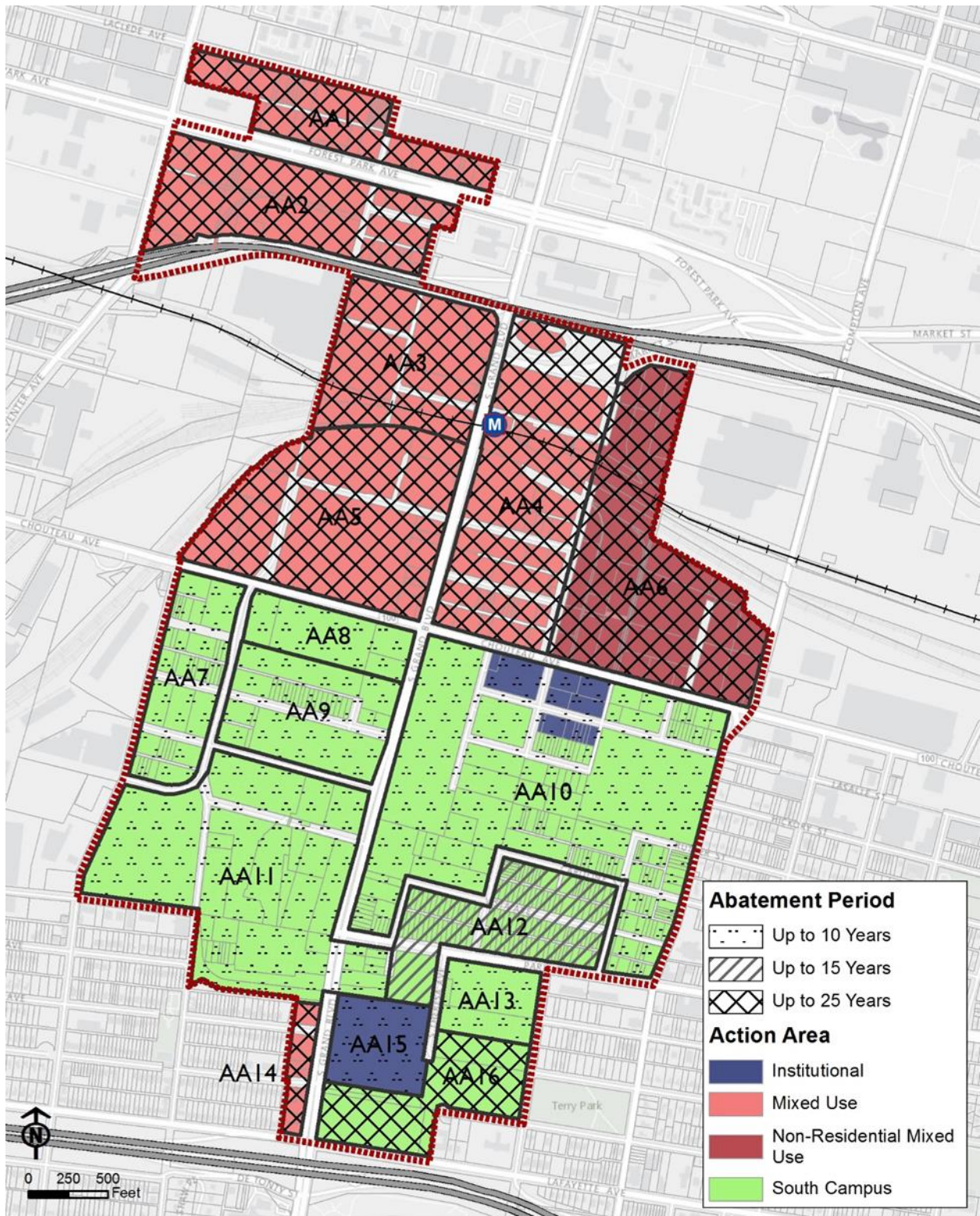
Tax abatement is deemed an essential tool to be used to help make otherwise financially infeasible projects feasible, and to induce the Developer and others to invest in the Redevelopment Area in consideration of the high costs associated with the redevelopment, including site assembly, environmental mitigation and clean-up, site improvements, and security, and the high economic risks resulting from a lack of demonstrated and effective market demand for the types and scale of development anticipated by the Plan.

## Y.2 TAX ABATEMENT

Pursuant to Section 353.110.2, RSMo. 2004, as amended, and upon compliance with the terms and conditions of Section 11.06.300 and Section 11.06.310 of the Revised Code of the City of St. Louis, all real property within the Development Area acquired by the Developer or conveyed to its successors and assigns as set forth in Paragraph Y.4 (Transfer of Tax Abatement) hereof and used in accordance with this Redevelopment Plan, may at the discretion of the Developer be subject for a period of ten (10) years to assessment or payment of general ad valorem property taxes imposed by the City or State or any political subdivision thereof in the manner provided by Section 353.110.1, RSMo. 2004, as amended, and said Section is incorporated herein by reference. Such tax abatement shall commence upon the transfer of title of such real property to the Developer. For the next fifteen (15) years for development in Action Areas 1, 2, 3, 4, 5, 6, 14, and 16, and the next five (5) years in Action Area 12, ad valorem taxes upon such real property may at the discretion of the Developer be measured by the assessed valuation thereof as determined by the assessor upon the basis of not to exceed fifty percent (50%) of the true value of such real property so long as the real property is owned by the Developer or its successors and assigns as set forth in Paragraph Y.4 (Transfer of Tax Abatement) hereof and used in accordance with this Redevelopment Plan. After the expiration of such period, such real property shall be subject to assessment and payment of all ad valorem taxes, based on the full true value of the real property at that time; provided, that after the completion of the redevelopment project, as authorized by law or ordinance whenever any urban redevelopment corporation shall elect to pay full taxes, or at the expiration of the period, such real property shall be owned and operated free from any of the conditions, restrictions or provisions of this chapter, and of any ordinance, rule or regulation adopted pursuant hereto, any other law limiting the right of domestic and foreign insurance companies to own and operate real estate to the contrary notwithstanding. Any tax abatement granted by Developer pursuant to this Paragraph Y.2. shall be set forth in a Parcel Development Agreement.

Developer will use good faith efforts to ensure that the amounts and terms of tax abatement provided in Parcel Development Agreements are the minimum amounts necessary to ensure the feasibility of each development project within the Redevelopment Area. Accordingly, tax abatement may be granted by Developer in such lesser amount and/or for such lesser time period determined by Developer. Further, tax abatement may be waived, in Developer's option, in the event that TIF financing is utilized for a particular development.

Notwithstanding the provisions of this Section Y.2, on the fifteenth year after this Redevelopment Plan has taken effect, and on every fifth year thereafter while this Redevelopment Plan remains in effect, if the City has adopted and has in effect at such time a coordinated City-wide plan for the allocation of tax abatement development incentives, then the governing body of the City shall hold a public hearing to solicit input on the whether the amount of tax abatement available under this Section Y.2 remains necessary and/or appropriate based upon such City-wide incentive plan. If as a result of such hearing the governing body of the City determines that the amount of tax abatement available under this Section Y.2 should



## PROPOSED REAL ESTATE ABATEMENT PERIOD

St. Louis Midtown 353 Redevelopment Area  
St. Louis, Missouri



October 2016

be reduced and/or increased, then the City may, by ordinance, amend this Redevelopment Plan to reduce and/or increase the amount of tax abatement that may be utilized in the future pursuant to this Section Y.2; provided, however, that any such amendment to this Redevelopment Plan shall, by its terms, not take effect until a period of at least three years has elapsed after such amendment is approved by ordinance, and such amendment shall not reduce or otherwise affect tax abatement available under this Section Y.2 that has commenced prior to the expiration of such three year (or greater) period.

### **Y.3 FORMERLY TAX EXEMPT PROPERTIES**

In the event that any such real property in the Redevelopment Area is tax exempt immediately prior to its acquisition by the Developer, the Assessor of the City of St. Louis shall promptly assess such land, exclusive of improvements, at such valuation as shall conform to, but not exceed, the assessed valuation made during the preceding calendar year of other land, exclusive of improvements, adjacent thereto. The amount of such assessed valuation so fixed by the City Assessor shall not be increased by the City Assessor during the ten (10) year period next following the date upon which the Developer acquired such property so long as such real property is used in accordance with this Redevelopment Plan.

### **Y.4 TRANSFER OF TAX ABATEMENT**

Without limiting or expanding the rights to tax benefits described in the other paragraphs including but not limited to Paragraph Y.2 (Tax Abatement) above, any owner of property within the Redevelopment Area may, at its option, form a redevelopment corporation under Chapter 353, RSMo. 2004, as amended, and upon approval of such redevelopment corporation's preliminary plans by the Developer (as provided herein) and the execution of its Parcel Development Agreement pursuant to which the redevelopment corporation agrees to be bound by the terms, covenants and conditions of this Redevelopment Plan, its individualized Parcel Development Agreement and the Redevelopment Agreement between the Developer and the City with respect to the property which it may acquire within the Redevelopment Area, such redevelopment corporation shall be entitled to the benefits of Chapter 353, RSMo. 2004, as amended, as limited by its Parcel Development Agreement, and the ad valorem tax benefits thereof as provided herein without further action by the governing body of the City so long as said redevelopment corporation continues to use said property in accordance with this Redevelopment Plan, Chapter 353, RSMo. 2004, as amended, and its Parcel Development Agreement and provided, further, that the earnings of such redevelopment corporation from the property and the improvements thereof do not exceed that permitted in Chapter 353, RSMo. 2004, as amended. Any such redevelopment corporation may hold title for a partnership as a nominee or as a partner and the property so held shall continue to enjoy the tax benefits of Chapter 353, RSMo. 2004, as amended, as limited by its Parcel Development Agreement, without further action of the governing body of the City.

The Developer may sell or otherwise dispose of any or all of the real property, whether by foreclosure of any mortgage or other lien, through bankruptcy proceedings, by order of any court of competent jurisdiction, by voluntary transfer or otherwise, and so long as the purchaser of such real property shall continue to use, operate and maintain such real property in accordance with this Redevelopment Plan and the Parcel Development Agreement, such real property shall continue to be entitled to tax abatement as described in Paragraph Y.2 (Tax Abatement) hereof as limited by the Project's Parcel Development Agreement and by Paragraph Y.2 above; and this shall continue following any subsequent sales or other dispositions of such property by the Developer's successors and assigns until expiration of the period set forth in the Project's Parcel Development Agreement.

#### **Y.5 BREACH OR WITHDRAWAL**

If any portion of the real property within the Redevelopment Area is not used, operated, and maintained in accordance with this Redevelopment Plan and any amendments thereto or its Parcel Development Agreement, or in the event that the transferee does not desire the property to continue under this Redevelopment Plan and any amendments thereto, the Developer may, due to such a breach or the owner's desire for withdrawal, request that portion of the real property within the Redevelopment Area be declared not eligible for the benefits under Chapter 353, RSMo. 2004, as amended, Section 11.06 of the Revised Code of the City of St. Louis or the ordinances approving this Redevelopment Plan and the Redevelopment Agreement. If the Developer and the City's Board of Aldermen agree in writing to such a request for an amendment from the Developer or the owner of such property to withdraw the property from the benefits of the aforementioned incentive programs, such portion of the real property shall be assessed for ad valorem taxes upon the full true value of the real property and may be owned and operated free from any of the conditions, restrictions, or provisions of Chapter 353, RSMo. 2004, as amended, Section 11.06 of the Revised Code of the City of St. Louis, and the ordinance approving this Redevelopment Plan, but will not constitute a withdrawal of other parcels of property from the benefits of Chapter 353, RSMo. 2004, as amended, Section 11.06 of the Revised Code of the City of St. Louis, or the ordinance approving this Redevelopment Plan and Redevelopment Agreement. A breach of any covenant or obligation imposed by Chapter 353, RSMo.2004, as amended, Section 11.06 of the Revised Code of the City of St. Louis, this Redevelopment Plan and the Redevelopment Agreement by any owner will not constitute a breach by any other owner in the Redevelopment Area, and each parcel of property will be treated separately for this purpose.

#### **Y.6 PAYMENTS IN LIEU OF TAXES**

Notwithstanding the tax abatement provisions of Section 353.110, RSMo. 2004, as amended, the Developer agrees for itself and on behalf of any other redevelopment corporation or owner taxed pursuant to the provisions of the previous subsection of this section, that it or any such other redevelopment corporation or any such other owner will pay the City with respect to property which it owns in the Redevelopment Area which receives the benefits of Section

353.110, RSMo. 2004, as amended, and its individualized Parcel Development Agreement, as above provided, any amount annually equal to the amount by which the actual tax on such property computed pursuant to Section 353.110, RSMo. 2004, as amended, is less than the tax which would have resulted in such taxable years on such property if the assessed value of such property and the improvements thereof had remained the same as the assessed value of such property and improvements thereon at January 1, 2016, the first day of the year in which the Ordinance approving this Redevelopment Plan became effective. The obligation to make the foregoing payments shall constitute a lien against each such parcel as to which such obligation applies, enforceable by the City in the same manner as general real estate taxes, but neither the Developer, nor any of such urban redevelopment corporations nor any of such successors or assigns, nor any individual persons associated with the Developer, shall have any personal liability with respect thereto.

## **Z. ANALYSIS OF ECONOMIC BENEFITS**

The data in this section summarizes a series of analyses for projected private investments within the Redevelopment Area to illustrate the economic impact of this development on the City of St. Louis. The anticipated new investment pursuant to this Redevelopment Plan is estimated to be nearly \$787 million (2016 \$). Public revenues generated during the term of this Redevelopment Plan are anticipated to exceed \$101 million (2016 \$). This is approximately \$35 million more than would likely be generated during the same period in the absence of this Redevelopment Plan (see Appendix II).

In addition, it is estimated that the proposed development will create 7,070 one-year full time construction jobs distributed over the years of active development, at an estimated average annual salary of \$50,000. It is further estimated that the number of direct permanent net new jobs associated with the users and occupants of the Redevelopment Area (non-construction) will grow to 1,672 at build-out, not counting the substantial multiplier effects that will also be realized within the local and regional economies.

The above projections and those contained in Appendix II (Economic Analysis) are based on assumptions, projections, and information provided by sources considered reliable. However, external factors may influence these projections. Changes in national, regional, and local economic and real estate market conditions and trends may impact the anticipated development. Changes may also be caused by legislative, environmental, or physical events or conditions. These projections are not provided as predictions or assurances that a certain level of performance will be achieved or that certain events will occur. The actual results will vary from the projections described herein, and those variations may be material.

## **AA. TERM OF PLAN**

This Redevelopment Plan shall remain in full force and effect and shall be binding on the Developer and all landowners in the Redevelopment Area from the effective date of the ordinance approving this Redevelopment Plan and execution by the City of a Redevelopment Agreement to a date twenty-five (25) years thereafter, subject to extension for such additional period or periods of time, in the aggregate not to exceed an additional twenty-five years, as shall be granted and established by ordinance(s) of the City approving such additional period(s) of time, provided such ordinance(s) are duly enacted and become effective prior to the then current termination date. Tax abatement granted in accordance with this Redevelopment Plan and individual Project Parcel Development Agreements that extend beyond such Redevelopment Plan's termination will survive such plan's termination.

## **BB. PROHIBITED USES**

The Developer desires to create an institutional and mixed-use setting within the Redevelopment Area as described in this Redevelopment Plan. Because of the need to maintain within the Redevelopment Area an aura of security, professionalism, research and education, and to prevent the negative impacts of excessive noise, traffic, odor, fire, explosive hazard, and hours of operation, the Developer has determined that the uses listed below, as well as uses similar thereto and/or otherwise reasonably determined by Developer, will be harmful to the development goals for the Redevelopment Area in accordance with this Redevelopment Plan and, therefore, are prohibited unless expressly waived by Developer. Accordingly, the Developer may withhold approval of any Parcel Development Agreements that permit or provide for any such uses within the Redevelopment Area.

1. Adult bookstores, adult video stores, or other sexually-oriented adult retail establishments;
2. Auto dealers (new or used);
3. Clubs, dance halls and discos;
4. Dyeing and cleaning plants (this prohibition does not include retail cleaning establishments where the cleaning is not done on the premises);
5. Massage parlors;
6. Pawn shops;
7. Pinball and video arcades;
8. Second-hand shops or "flea markets";
9. Junk shops;
10. Tire and muffler centers and auto body shops;
11. Tool, truck, or equipment rental; and
12. X-rated or adult movie houses.



## **CC. CONFORMANCE OF PRIOR PROJECT APPROVALS**

The Developer proposes that the City of St. Louis shall in the ordinance approving the Redevelopment Agreement by and between the City and the Developer for this Redevelopment Area, agree that it shall take any and all steps necessary to require that any Project previously approved by the City for any parcel within the Redevelopment Area under Chapters 99.300-99.660, 100.300-100.620 or 353.010-353.190 RSMo. 2004, as amended, including, any other previously approved redevelopment areas under Chapters 99, 100, or 353 located in whole or in part within the Redevelopment Area, which has not secured a building permit from the City to proceed with construction as of the date of the ordinance approving this Redevelopment Plan and the Redevelopment Agreement shall conform to the terms and conditions of this Redevelopment Plan, unless waived by Developer, as of the date of the approval of this Redevelopment Plan and all such prior plans and ordinances are hereby deemed amended to effect such conformity to this Redevelopment Plan, or if for any reason such amendment is ineffective, then such prior plan and enabling ordinance is hereby terminated, provided that any tax abatement currently in effect shall not be terminated thereby.

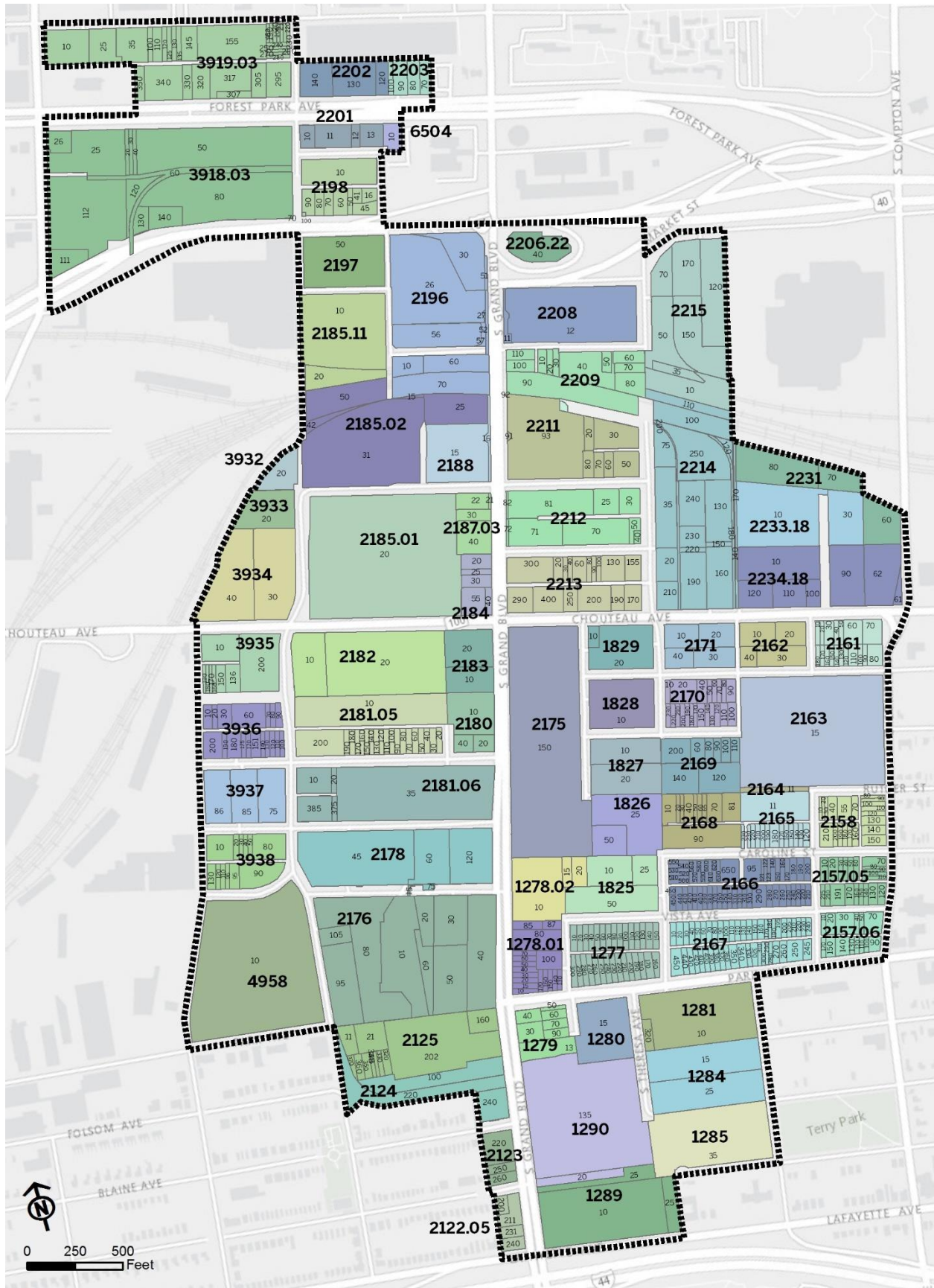
## **DD. COMPLIANCE**

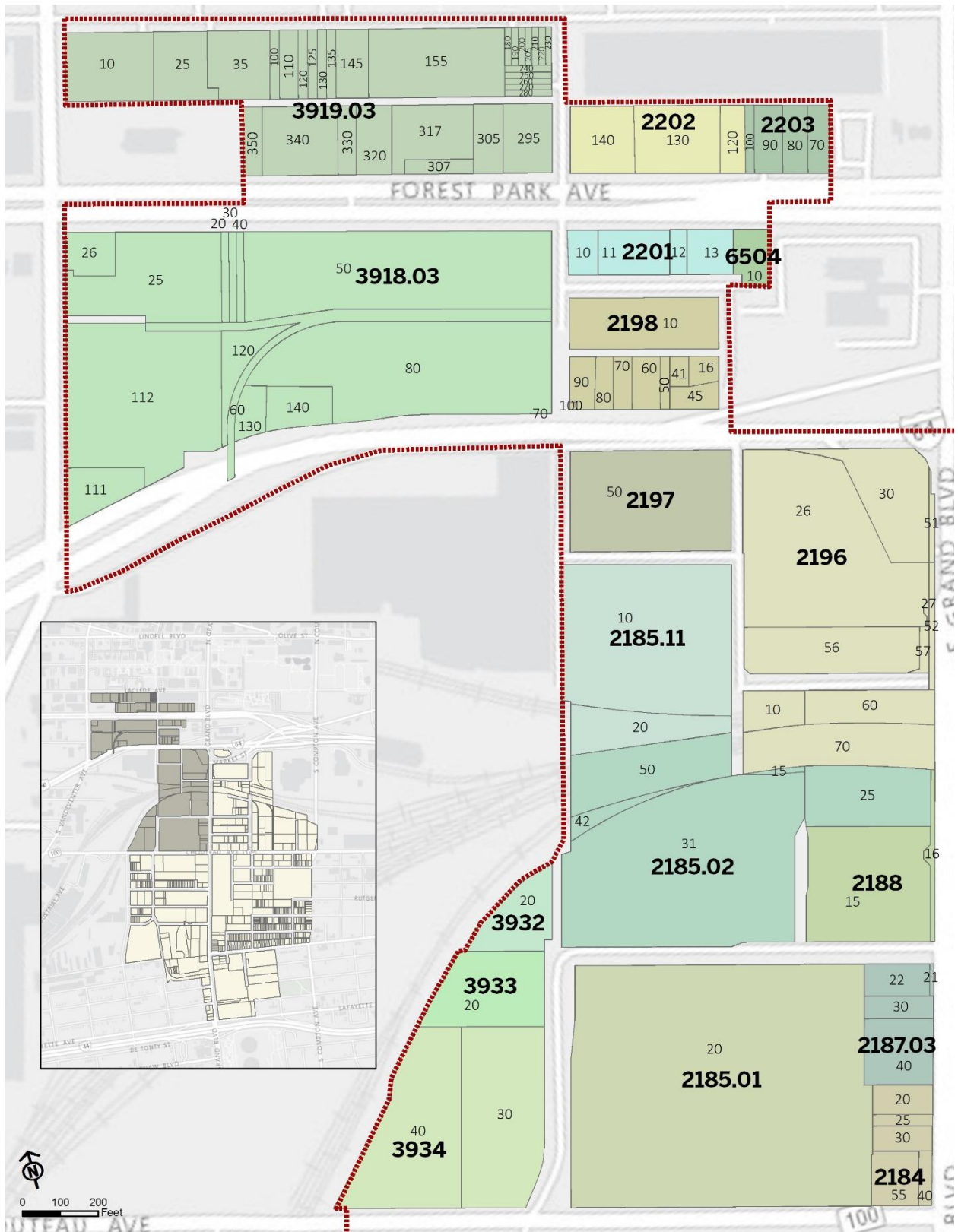
Within sixty (60) days after the fifth anniversary of the date this Redevelopment Plan is approved by City ordinance, and every fifth anniversary thereafter while this Redevelopment Plan is in effect, if the City reasonably believes that the Developer is not in material compliance with this Redevelopment Plan, then the City may hold a public hearing to review and determine whether the Developer is not in material compliance with this Redevelopment Plan. If the City holds such public hearing, the hearing shall occur no less than 30 days following written notice to Developer detailing the alleged noncompliance with this Redevelopment Plan. If it is determined at such public hearing that the Developer is not then in material compliance with this Redevelopment Plan, then Developer shall be given no less than 180 days, or such longer period of time if reasonably necessary to achieve compliance, in order to cure such noncompliance. During such cure period, the Developer may request in writing from the City confirmation that the Developer has completed such cure, and the City shall provide a complete written response to such request within 30 days after such request. If the Developer fails to timely cure such material noncompliance with this Redevelopment Plan in accordance with this Section, then the City may terminate this Redevelopment Plan upon written notice to the Developer.

## **EE. SEVERABILITY**

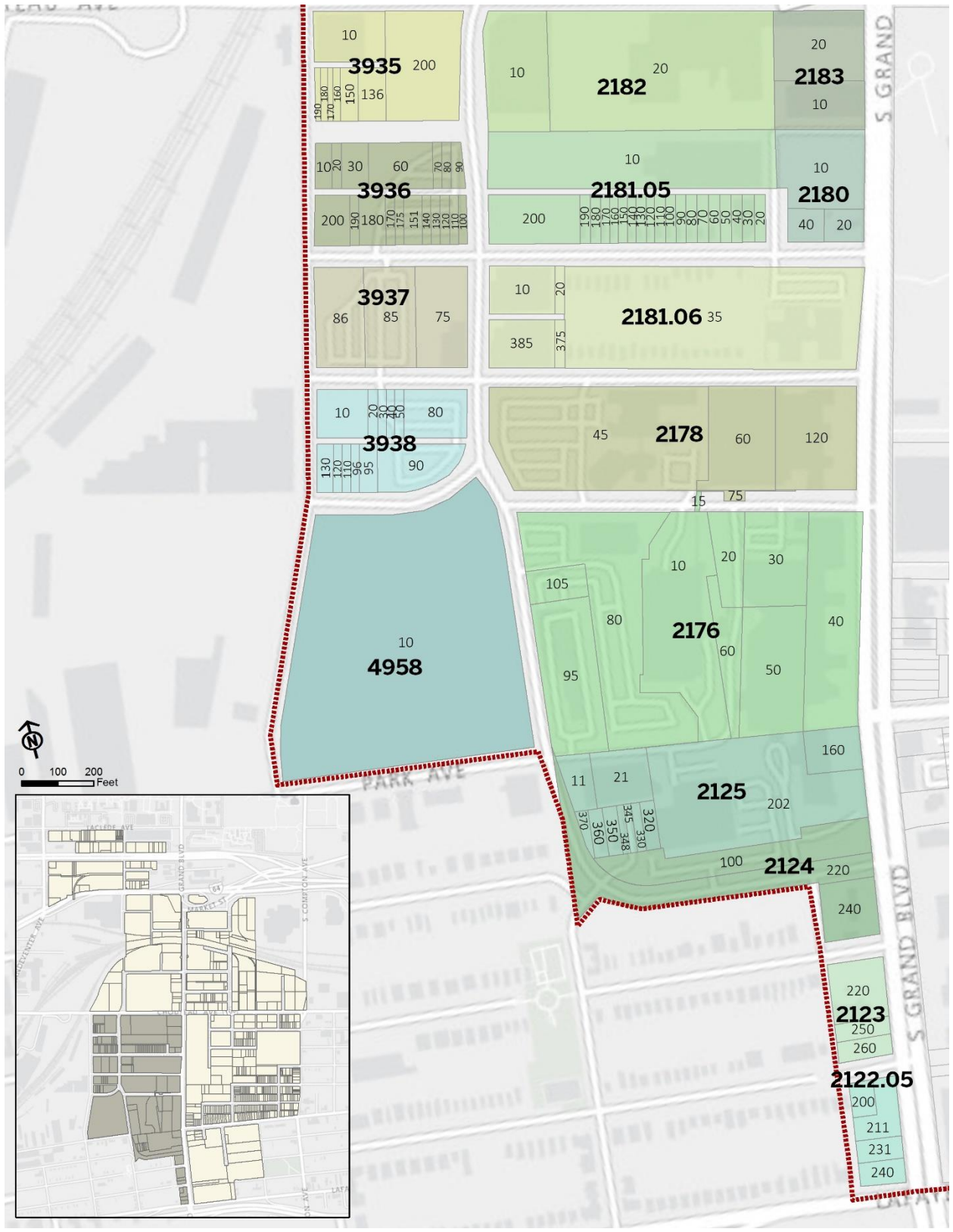
If any provision of this Redevelopment Plan is for any reason found to be unenforceable or inapplicable, the other provisions hereof will remain in full force and effect and in the same manner as if such unenforceable or inapplicable provision had never been contained in this Redevelopment Plan.

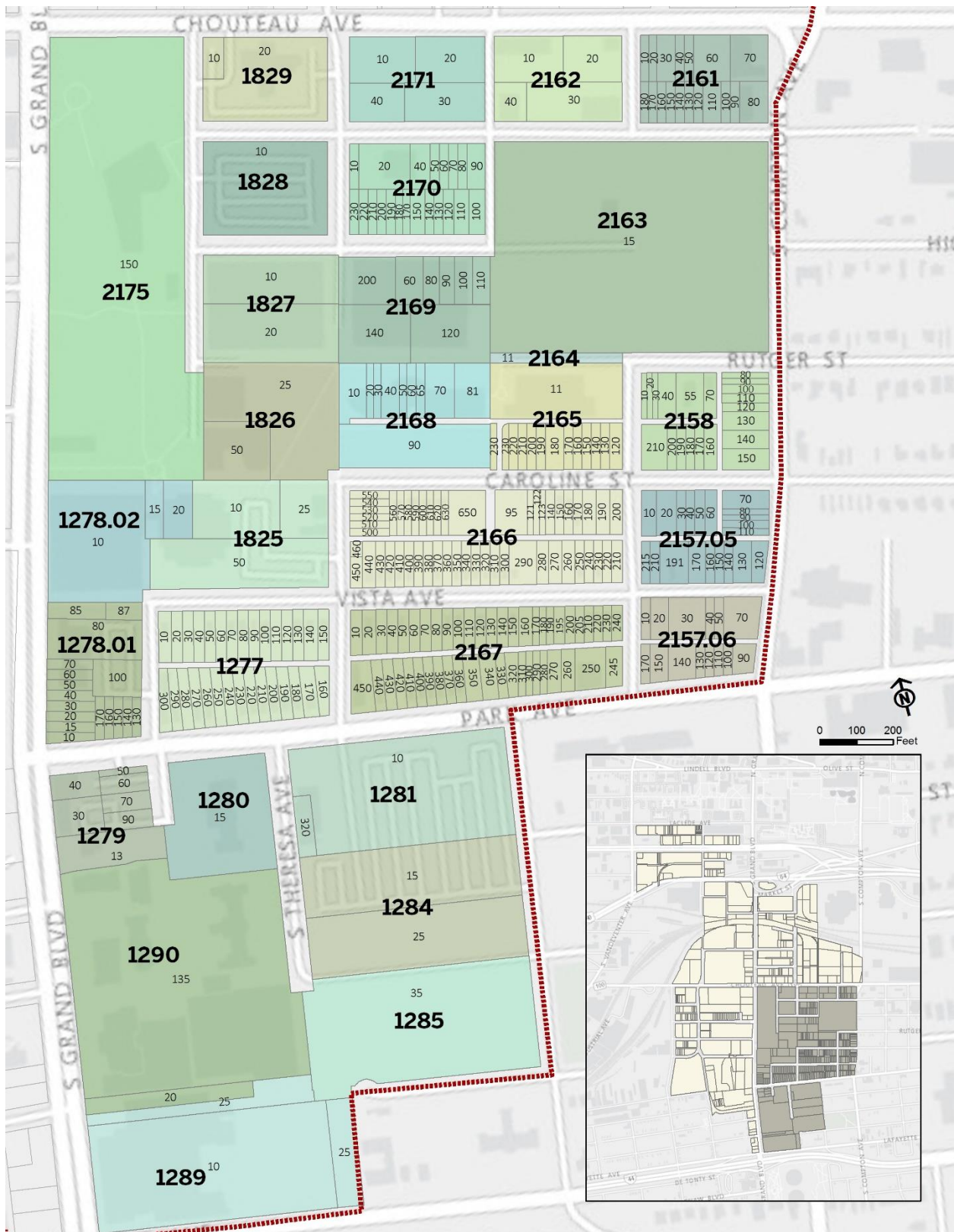
**APPENDIX I**  
**Individual Property Inventory**











AA	PARCEL ID	ADDR.	STREET	OWNER	AREA	BUILT	CONDITION	BUILDING SF	EXISTING LAND USE	PROPOSED USE	ZONE	ACTION	COMMENTS/ BUSINESS NAME
1	22020001200	3651	FOREST PARK	ST LOUIS TEACHERS CREDIT UNION	18208	1971	GOOD	10318	OFFICE COMMERCIAL	COMMERCIAL	J	CONSERVE	CREDIT UNION
1	22020001300	3663	FOREST PARK	PATEL, AMRUT N & SITA	41643	0	0		VACANT LAND	MIXED USE	J	NEW CONSTRUCTION	
1	22020001407	3693	FOREST PARK	SPRING STREET LOFTS LANDLORD LLC	31363	1927	GOOD	87060	RESIDENTIAL MF	RESIDENTIAL	J	CONSERVE	SPRING STREET LOFTS/ LIBRARY ANNEX
1	22030000700	3631	FOREST PARK	ST LOUIS UNIVERSITY	10945	1955	FAIR	5865	INSTITUTIONAL	MIXED USE	J	CONSERVE/ NEW CONSTRUCTION	AIR FORCE ROTC
1	22030000800	3635	FOREST PARK	BORTZ, ALAN A	10945	1952	FAIR	6051	RETAIL COMMERCIAL	MIXED USE	J	CONSERVE/ NEW CONSTRUCTION	MINUTEMAN PRESS PRINTING
1	22030000900	3639	FOREST PARK	ST LOUIS TEACHERS CREDIT UNION	10934	0	0		PARKING SURFACE	MIXED USE	J	CONSERVE	
1	22030001000	3641	FOREST PARK	ST LOUIS TEACHERS CREDIT UNION	3659	0	0		PARKING SURFACE	MIXED USE	J	CONSERVE	
1	39190300100	3848	LACLEDE	ST LOUIS UNIVERSITY	42442	0	0		PARKING SURFACE	INSTITUTIONAL	H	CONSERVE/ NEW CONSTRUCTION	
1	39190300250	3822	LACLEDE	CC SEDLAK PROPERTIES LLC	26767	2012	GOOD	4000	RETAIL COMMERCIAL	MIXED USE	H	CONSERVE	PAPA JOHN'S/ JIMMY JOHN'S
1	39190300350	3818	LACLEDE	QUICK SERVE PROPERTIES LLC	29396	1894	GOOD	7830	VACANT RETAIL COMMERCIAL	MIXED USE	H	CONSERVE	FORMER SHACK/ CALECO'S
1	39190301000	3808	LACLEDE	FIFTH HOUSE INC	4550	0	0		VACANT LAND	MIXED USE	J	NEW CONSTRUCTION	
1	39190301100	3802	LACLEDE	FIFTH HOUSE INC	9100	1915	POOR	11000	VACANT RETAIL COMMERCIAL	MIXED USE	J	NEW CONSTRUCTION	FORMER FIFTH HOUSE
1	39190301200	3800	LACLEDE	FIFTH HOUSE INC	4550	0	0		VACANT LAND	MIXED USE	J	NEW CONSTRUCTION	
1	39190301250	3762	LACLEDE	UNION ELECTRIC CO	4550	0	0		UTILITY	UTILITY	J	CONSERVE	AMEREN SUBSTATION
1	39190301300	3760	LACLEDE	UNION ELECTRIC	4550	0	0		UTILITY	UTILITY	J	CONSERVE	AMEREN SUBSTATION



AA	PARCEL ID	ADDR.	STREET	OWNER	AREA	BUILT	CONDITION	BUILDING SF	EXISTING LAND USE	PROPOSED USE	ZONE	ACTION	COMMENTS/ BUSINESS NAME
1	39190301350	3758	LACLEDE	UNION ELECTRIC CO	4550	0	0		UTILITY	UTILITY	J	CONSERVE	AMEREN SUBSTATION
1	39190301450	3750	LACLEDE	UNIVERSITY LOFTS LLC	15668	0	0		RESIDENTIAL MF	RESIDENTIAL	G	CONSERVE	UNIVERSITY HEIGHTS
1	39190301557	3712	LACLEDE	UNIVERSITY LOFTS LLC	65596	1914	GOOD	189000	RESIDENTIAL MF	RESIDENTIAL	G	CONSERVE	UNIVERSITY HEIGHTS
1	39190301800	3710	LACLEDE	MANGELSDORF REAL ESTATE LLC	1829	0	0		PARKING SURFACE	COMMERCIAL	J	NEW CONSTRUCTION	HUMPHREY'S BAR AND GRILL
1	39190301900	3708	LACLEDE	MANGELSDORF REAL ESTATE LLC	1808	0	0		PARKING SURFACE	COMMERCIAL	G	NEW CONSTRUCTION	HUMPHREY'S BAR AND GRILL
1	39190302000	3706	LACLEDE	MANGELSDORF REAL ESTATE LLC	1796	0	0		PARKING SURFACE	COMMERCIAL	G	NEW CONSTRUCTION	HUMPHREY'S BAR AND GRILL
1	39190302050	3704	LACLEDE	MANGELSDORF REAL ESTATE LLC	1797	1891	FAIR	1800	RETAIL COMMERCIAL	COMMERCIAL	J	NEW CONSTRUCTION	HUMPHREY'S BAR AND GRILL
1	39190302100	3702	LACLEDE	MANGELSDORF REAL ESTATE LLC	1827	1891	FAIR	2400	RETAIL COMMERCIAL	COMMERCIAL	J	NEW CONSTRUCTION	HUMPHREY'S BAR AND GRILL
1	39190302200	3702	LACLEDE	MANGELSDORF REAL ESTATE LLC	1863	1939	FAIR	2800	RETAIL COMMERCIAL	COMMERCIAL	J	NEW CONSTRUCTION	HUMPHREY'S BAR AND GRILL
1	39190302300	3700	LACLEDE	MANGELSDORF REAL ESTATE LLC	1550	1939	FAIR	1016	RETAIL COMMERCIAL	COMMERCIAL	J	NEW CONSTRUCTION	HUMPHREY'S BAR AND GRILL
1	39190302400	11	SPRING	MANGELSDORF REAL ESTATE LLC	2177	0	0		PARKING SURFACE	COMMERCIAL	J	NEW CONSTRUCTION	HUMPHREY'S BAR AND GRILL
1	39190302500	13	SPRING	UNIVERSITY LOFTS LLC	1988	0	0		PARKING SURFACE	RESIDENTIAL	J	CONSERVE	
1	39190302600	15	SPRING	UNIVERSITY LOFTS LLC	1982	0	0		PARKING SURFACE	RESIDENTIAL	G	CONSERVE	
1	39190302700	17	SPRING	UNIVERSITY LOFTS LLC	1865	0	0		PARKING SURFACE	RESIDENTIAL	G	CONSERVE	
1	39190302800	19	SPRING	UNIVERSITY LOFTS LLC	2075	0	0		PARKING SURFACE	RESIDENTIAL	G	CONSERVE	

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1	39190302950	23	SPRING	AQUINAS INST. OF THEOLOGY	23771	1898	EXCELLENT	38000	INSTITUTIONAL	INSTITUTIONAL	G	CONSERVE	AQUINAS INSTITUTE
1	39190303050	3711	FOREST PARK	UNIVERSITY LOFTS LLC	14264	1922	GOOD	59520	RESIDENTIAL MF	RESIDENTIAL	G	CONSERVE	
1	39190303070	3721	FOREST PARK	UNIVERSITY LOFTS LLC	6893	0	0		RESIDENTIAL MF	RESIDENTIAL	G	CONSERVE	
1	39190303170	3723	FOREST PARK	UNIVERSITY LOFTS LLC	32659	2006	GOOD	78690	PARKING STRUCTURED	RESIDENTIAL	G	CONSERVE	
1	39190303200	3745	FOREST PARK	HABITAT FOR HUMANITY	16973	1909	FAIR	14710	INSTITUTIONAL	MIXED USE	J	NEW CONSTRUCTION	HABITAT FOR HUMANITY
1	39190303300	3755	FOREST PARK	HABITAT FOR HUMANITY ST LOUIS	8945	1946	FAIR	10116	INSTITUTIONAL	MIXED USE	J	NEW CONSTRUCTION	HABITAT FOR HUMANITY
1	39190303400	3763	FOREST PARK	HABITAT FOR HUMANITY ST LOUIS	36500	1925	FAIR	25953	INSTITUTIONAL	MIXED USE	J	NEW CONSTRUCTION	HABITAT FOR HUMANITY RESTORE
1	39190303500	3813	FOREST PARK	3813-17 FOREST PARK LLC	9100	1904	GOOD	2600	RESIDENTIAL MF	MIXED USE	J	CONSERVE/NEW CONSTRUCTION	
2	21980000100	301	PROSPECT	VEILED PROPHETS OF ST LOUIS LTD	53709	1933	POOR	42190	MANUFACTURING/WAREHOUSE	MIXED USE	K	CONSERVE/ NEW CONSTRUCTION	FAIR ST. LOUIS
2	21980000160	319	PROSPECT	VEILED PROPHETS OF ST LOUIS LTD	5924	0	0		VACANT LAND	MIXED USE	K	NEW CONSTRUCTION	
2	21980000410	3667	MARKET	OUTDOOR ADVERTISING INC	4008	0	0		VACANT LAND	MIXED USE	K	NEW CONSTRUCTION	
2	21980000450	3667	MARKET	STATE OF MO	8276	0	0		VACANT LAND	MIXED USE	K	NEW CONSTRUCTION	
2	21980000500	3669	MARKET	STATE OF MO	3500	0	0		VACANT LAND	MIXED USE	K	NEW CONSTRUCTION	
2	21980000600	3673	MARKET	STATE OF MO	10500	0	0		VACANT LAND	MIXED USE	K	NEW CONSTRUCTION	
2	21980000700	3679	MARKET	STATE OF MO	7000	0	0		VACANT LAND	MIXED USE	K	NEW CONSTRUCTION	

AA	PARCEL ID	ADDR.	STREET	OWNER	AREA	BUILT	CONDITION	BUILDING SF	EXISTING LAND USE	PROPOSED USE	ZONE	ACTION	COMMENTS/ BUSINESS NAME
2	21980000800	3687	MARKET	STATE OF MO	6792	0	0		VACANT LAND	MIXED USE	K	NEW CONSTRUCTION	
2	21980000900	3691	MARKET	LRA	9537	0	0		VACANT LAND	MIXED USE	K	NEW CONSTRUCTION	
2	21980001000	3699	MARKET	CITY OF ST LOUIS	380	0	0		VACANT LAND	MIXED USE	K	NEW CONSTRUCTION	
2	22010000100	3690	FOREST PARK	FALSTAFF BUILDING LP	7710	1933	GOOD	3990	RETAIL COMMERCIAL	MIXED USE	K	CONSERVE	PAPPO'S PIZZA
2	22010000110	3674	FOREST PARK	FALSTAFF BUILDING LP	22652	1920	GOOD	37715	RETAIL COMMERCIAL	MIXED USE	K	CONSERVE	EPIC CHURCH/MIDTOWN SUSHI/BBQ
2	22010000120	3666	FOREST PARK	FALSTAFF BUILDING LP	5564	0	0		PARKING SURFACE	MIXED USE	K	CONSERVE	
2	22010000130	3654	FOREST PARK	CHARTER COMMUNICATION S ENTERTAIN. I	14677	2003	GOOD	1000	UTILITY	UTILITY	K	CONSERVE	
2	39180300200	3820	FOREST PARK	MCGOWAN, TIMOTHY J & JULIE A	4800	0	0		VACANT LAND	MIXED USE	K	NEW CONSTRUCTION	FOUNDRY PROJECT
2	39180300250	3834	FOREST PARK	CRESCENT REALTY CORP	78538	1998	GOOD	23377	MANUFACTURING/WAREHOUSE	MIXED USE	K	CONSERVE	CRESCENT ELECTRIC
2	39180300260	200	VANDEVENTER	CITY OF ST LOUIS	13748	1965	GOOD	12080	INSTITUTIONAL	INSTITUTIONAL	K	CONSERVE	FIRE DEPARTMENT
2	39180300300	3818	FOREST PARK	MCGOWAN, TIMOTHY J & JULIE A	4800	0	0		VACANT LAND	MIXED USE	K	NEW CONSTRUCTION	FOUNDRY PROJECT
2	39180300400	3816	FOREST PARK	MCGOWAN, TIMOTHY J & JULIE A	4800	0	0		VACANT LAND	MIXED USE	K	NEW CONSTRUCTION	FOUNDRY PROJECT
2	39180300500	3700	FOREST PARK	FOPA PARTNERS LLC	172323	1937	POOR	27557	VACANT INDUSTRIAL	MIXED USE	K	CONSERVE & NEW CONSTRUCTION	FOUNDRY PROJECT
2	39180300600	211	SPRING	NORFOLK & WESTERN RAILWAY	40733	0	0		VACANT LAND	MIXED USE	K	NEW CONSTRUCTION	FOUNDRY PROJECT

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2	39180300700	3701	MARKET	STATE OF MISSOURI	87	0	0		RIGHT OF WAY	MIXED USE	K	NEW CONSTRUCTION	FOUNDRY PROJECT
2	39180300800	3711	MARKET	FOPA PARTNERS LLC	173238	1932	POOR	184625	VACANT INDUSTRIAL	MIXED USE	K	NEW CONSTRUCTION	FOUNDRY PROJECT
2	39180300900	3801	MARKET	STATE OF MISSOURI	16440	0	0		VACANT LAND	MIXED USE	K	NEW CONSTRUCTION	FOUNDRY PROJECT
2	39180301000	3821	MARKET	STATE OF MISSOURI	41997	0	0		VACANT LAND	MIXED USE	K	NEW CONSTRUCTION	FOUNDRY PROJECT
2	39180301110	3831	MARKET	STATE HIGHWAY COMM	31929	0	0		RIGHT OF WAY	MIXED USE	K	NEW CONSTRUCTION	FOUNDRY PROJECT
2	39180301120	242	VANDEVENTER	SLCC REAL ESTATE LLC	145011	1946	FAIR	44672	MANUFACTURING/ WAREHOUSE	MIXED USE	K	NEW CONSTRUCTION	BROADWAY TRUCK CENTER WEST
2	39180301200	3819	MARKET	MOOG AUTOMOBILE CO	16988	0	0		VACANT LAND	MIXED USE	K	NEW CONSTRUCTION	FOUNDRY PROJECT
2	39180301300	3815	MARKET	FOPA PARTNERS LLC	10149	1939	POOR	14074	VACANT INDUSTRIAL	MIXED USE	K	NEW CONSTRUCTION	FOUNDRY PROJECT
2	39180301400	3749	MARKET	FOPA PARTNERS LLC	18513	0	0		VACANT INDUSTRIAL	MIXED USE	K	NEW CONSTRUCTION	FOUNDRY PROJECT
2	65040000100	3644	FOREST PARK	MID AMERICA ESTATES LLC	16509	1933	POOR	23562	MANUFACTURING/WAREHOUSE	MIXED USE	K	NEW CONSTRUCTION	
3	21851100100	500	SPRING	UNION ELECTRIC CO	173020	0	0		UTILITY	UTILITY	K	CONSERVE	AMEREN SUBSTATION
3	21851100200	600	SPRING	CITY OF ST LOUIS	52879	0	0		TRANSPORT	TRANSPORT	K	CONSERVE	METROLINK
3	21851100650	650	SPRING	UNION PACIFIC RAILROAD	56743	0	0		VACANT/ RAILROAD	MIXED USE	K	CONSERVE/NEW CONSTRUCTION	
3	21960000100	3636	SCOTT	CITY OF ST LOUIS	14244	0	0		TRANSPORT	TRANSPORTATION	K	CONSERVE/NEW DEVELOPMENT	METROLINK
3	21960000260	500	PROSPECT	SCOTT, JOE H & LORETTA A	180208	1949	FAIR	100780	MANUFACTURING/WAREHOUSE	MIXED USE	K	CONSERVE & NEW CONSTRUCTION	K&B BATH AND KITCHEN DESIGN

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3	21960000270	503	GRAND	CITY OF ST LOUIS	653	0	0		RIGHT OF WAY	TRANSPORTATION	K	CONSERVE	GRAND AVENUE VIADUCT
3	21960000300	3626	MARKET	STATE OF MISSOURI	52490	0	0		RIGHT OF WAY	TRANSPORTATION	K	CONSERVE	
3	21960000510	501	GRAND	STATE OF MISSOURI	3093	0	0		RIGHT OF WAY	TRANSPORTATION	K	CONSERVE	GRAND AVENUE VIADUCT
3	21960000520	503	GRAND	CITY OF ST LOUIS	5140	0	0		RIGHT OF WAY	TRANSPORTATION	K	CONSERVE	GRAND AVENUE VIADUCT
3	21960000560	3650	MARKET	UNION ELECTRIC CO	56280	0	0		VACANT LAND	MIXED USE	K	NEW CONSTRUCTION	
3	21960000570	3603	SCOTT	CITY OF ST LOUIS	3261	0	0		RIGHT OF WAY	TRANSPORTATION	K	CONSERVE	GRAND AVENUE VIADUCT
3	21960000600	601	GRAND	CITY OF ST LOUIS	27051	0	0		TRANSPORT	MIXED USE	K	NEW CONSTRUCTION	METROLINK
3	21960000700	701	GRAND	UNION PACIFIC RAILROAD	57308	0	0		VACANT/ RAILROAD	MIXED USE	K	CONSERVE/NEW CONSTRUCTION	
3	21970000500	3660	MARKET	MITCHELL, LEO V TRS	113106	1935	POOR	165600	VACANT INDUSTRIAL	MIXED USE	K	RENOVATION	FORMER ARMORY
4	22062200400	3562	MARKET	MITCHELL, LEO V TRS	42558	1946	POOR	18000	VACANT INDUSTRIAL	MIXED USE	J	NEW CONSTRUCTION	
4	22080000110	3570	BERNARD	CITY OF ST LOUIS	5968	0	0		RIGHT OF WAY	TRANSPORTATION	J	CONSERVE	GRAND AVENUE VIADUCT
4	22080000120	3500	BERNARD	AIRGAS-MID AMERICA INC	194713	1965	GOOD	55914	MANUFACTURING/WAREHOUSE	MIXED USE	J	NEW CONSTRUCTION	AIRGAS
4	22090000100	3560	SCOTT	BI STATE DEVELOPMENT	5862	0	0		TRANSPORT	MIXED USE	J	CONSERVE/NEW CONSTRUCTION	METROLINK
4	22090000200	3550	SCOTT	BI STATE DEVELOPMENT	4461	0	0		TRANSPORT	MIXED USE	J	CONSERVE/NEW CONSTRUCTION	METROLINK
4	22090000300	3540	SCOTT	BI STATE DEVELOPMENT	4709	0	0		TRANSPORT	MIXED USE	J	CONSERVE/NEW CONSTRUCTION	METROLINK

AA	PARCEL ID	ADDR.	STREET	OWNER	AREA	BUILT	CONDITION	BUILDING SF	EXISTING LAND USE	PROPOSED USE	ZONE	ACTION	COMMENTS/ BUSINESS NAME
4	22090000400	3530	SCOTT	BI-STATE DEVELOPMENT	42606	0	0		TRANSPORT	MIXED USE	J	CONSERVE/NEW CONSTRUCTION	METROLINK
4	22090000500	3510	SCOTT	BI-STATE DEVELOPMENT	7567	0	0		TRANSPORT	MIXED USE	J	CONSERVE/NEW CONSTRUCTION	METROLINK
4	22090000600	603	THERESA	MENDENHALL URBAN DEVELOPMENT	10654	0	0		VACANT LAND	MIXED USE	J	NEW CONSTRUCTION	
4	22090000700	649	THERESA	BI-STATE DEVELOPMENT	8000	0	0		TRANSPORT	MIXED USE	J	CONSERVE/NEW CONSTRUCTION	METROLINK
4	22090000800	679	THERESA	BI-STATE DEVELOPMENT	18393	0	0		TRANSPORT	MIXED USE	J	CONSERVE/NEW CONSTRUCTION	METROLINK
4	22090000900	699	THERESA	UNION PACIFIC RAILROAD	78261	0	0		VACANT/RAILROAD	MIXED USE	J	CONSERVE/NEW CONSTRUCTION	
4	22090001000	630	GRAND	BI-STATE DEVELOPMENT	9362	0	0		TRANSPORT	BI-STATE DEVELOPMENT	J	CONSERVE/NEW CONSTRUCTION	METROLINK
4	22090001100	600	GRAND	BI STATE DEVELOPMENT	8250	0	0		TRANSPORT	BI-STATE DEVELOPMENT	J	CONSERVE/NEW CONSTRUCTION	METROLINK
4	22110000200	3514	ATLANTIC	CORRIGAN BROS INC	8538	1954	GOOD	4500	MANUFACTURING/WAREHOUSE	MIXED USE	K	NEW CONSTRUCTION	CORRIGAN BROTHERS
4	22110000300	711	THERESA	GRATIOT PROPERTIES LLC	32060	1910	POOR	26177	MANUFACTURING/WAREHOUSE	MIXED USE	K	NEW CONSTRUCTION	ENTERPRISE GROUP/50% VACANT
4	22110000500	3505	GRATIOT	GRATIOT PROPERTIES LLC	18252	0	0		MANUFACTURING/WAREHOUSE	MIXED USE	K	NEW CONSTRUCTION	BRAKE LANDSCAPING
4	22110000600	3515	GRATIOT	GRATIOT PROPERTIES LLC	6708	0	0		MANUFACTURING/WAREHOUSE	MIXED USE	K	NEW CONSTRUCTION	BRAKE LANDSCAPING
4	22110000700	3517	GRATIOT	GRATIOT PROPERTIES LLC	7057	0	0		MANUFACTURING/WAREHOUSE	MIXED USE	K	NEW CONSTRUCTION	BRAKE LANDSCAPING
4	22110000800	3527	GRATIOT	CORRIGAN BROTHERS INC	8477	1947	FAIR	5602	MANUFACTURING/WAREHOUSE	MIXED USE	K	NEW CONSTRUCTION	CORRIGAN BROTHERS
4	22110000910	702	GRAND	CITY OF ST LOUIS	741	0	0		RIGHT OF WAY	MIXED USE	K	CONSERVE	GRAND AVENUE VIADUCT

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4	22110000920	700	GRAND	CITY OF ST LOUIS	131	0	0		RIGHT OF WAY	MIXED USE	K	CONSERVE	GRAND AVENUE VIADUCT
4	22110000930	3535	GRATIOT	CORRIGAN BROTHERS INC	160648	1952	GOOD	4000	MANUFACTURING/WAREHOUSE	MIXED USE	K	NEW CONSTRUCTION	CORRIGAN BROTHERS
4	22120000250	3514	GRATIOT	BRAKE LANDSCAPING & LAWNCARE INC	18039	1979	GOOD	11039	MANUFACTURING/WAREHOUSE	MIXED USE	K	NEW CONSTRUCTION	BRAKE LANDSCAPING
4	22120000300	3500	GRATIOT	BRAKE LANDSCAPING & LAWNCARE INC	14918	0	0		MANUFACTURING/WAREHOUSE	MIXED USE	K	NEW CONSTRUCTION	BRAKE LANDSCAPING
4	22120000400	3501	PAPIN	GARDNER, STORTS & SUMMERS LLC	2396	0	0		VACANT LAND	MIXED USE	J	NEW CONSTRUCTION	
4	22120000500	3505	PAPIN	GARDNER STORTS & SUMMERS LLC	5771	0	0		VACANT LAND	MIXED USE	J	NEW CONSTRUCTION	
4	22120000700	3515	PAPIN	GARDNER STORTS & SUMMERS LLC	47250	1965	FAIR	36000	MANUFACTURING/WAREHOUSE	MIXED USE	J	NEW CONSTRUCTION	DISTRIBUTION INTERNATIONAL
4	22120000710	3541	PAPIN	ST LOUIS UNIVERSITY	49854	0	0		VACANT LAND	MIXED USE	J	NEW CONSTRUCTION	
4	22120000720	3569	PAPIN	CITY OF ST LOUIS	1612	0	0		RIGHT OF WAY	TRANSPORTATION	J	CONSERVE	GRAND AVENUE VIADUCT
4	22120000810	3520	GRATIOT	LEE ST LOUIS VENTURE LLC	61855	1961	FAIR	13853	MANUFACTURING/WAREHOUSE	MIXED USE	JK	NEW CONSTRUCTION	ACE RENTAL AND SALES
4	22120000820	3570	GRATIOT	CITY OF ST LOUIS	1612	0	0		RIGHT OF WAY	TRANSPORTATION	J	CONSERVE	GRAND AVENUE VIADUCT
4	22130000200	3544	PAPIN	ST LOUIS UNIVERSITY	8250	0	0		VACANT LAND	MIXED USE	J	NEW CONSTRUCTION	
4	22130000300	3540	PAPIN	KATON, DEBORAH & MICHAEL KIERNAN	3375	0	0		VACANT LAND	MIXED USE	J	NEW CONSTRUCTION	
4	22130000400	3536	PAPIN	KATON, DEBORAH & MICHAEL KIERNAN	3375	0	0		VACANT LAND	MIXED USE	J	NEW CONSTRUCTION	
4	22130000600	3530	PAPIN	KATON, DEBORAH & MICHAEL KIERNAN	10125	2012	GOOD	1600	MANUFACTURING/WAREHOUSE	MIXED USE	J	NEW CONSTRUCTION	

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4	22130000800	3526	PAPIN	WALLS, ALICE	3375	0	0		VACANT LAND	MIXED USE	J	NEW CONSTRUCTION	
4	22130000900	3522	PAPIN	KIERNAN, MICHAEL & DEBORAH KATON	3375	0	0		VACANT LAND	MIXED USE	J	NEW CONSTRUCTION	
4	22130001000	3520	PAPIN	KIERNAN, MICHAEL & DEBORAH KATON	3375	0	0		VACANT LAND	MIXED USE	J	NEW CONSTRUCTION	
4	22130001300	3514	PAPIN	KIERNAN, MICHAEL & DEBORAH KATON	16875	0	0		VACANT LAND	MIXED USE	J	NEW CONSTRUCTION	
4	22130001550	3500	PAPIN	KIERNAN, MICHAEL & DEBORAH KATON	11556	1884	FAIR	1624	RETAIL COMMERCIAL	MIXED USE	J	NEW CONSTRUCTION	RALLY POINT CLUB
4	22130001700	3501	CHOUTEAU	KIERNAN, MICHAEL & DEBORAH	12408	0	0		RETAIL COMMERCIAL	MIXED USE	J	NEW CONSTRUCTION	
4	22130001900	3511	CHOUTEAU	KIERNAN, MICHAEL & DEBORAH	9258	1922	POOR	6750	RETAIL COMMERCIAL	MIXED USE	J	NEW CONSTRUCTION	
4	22130002000	3527	CHOUTEAU	WELCH, J MICHAEL TR	23625	1986	GOOD	4589	MANUFACTURING/ WAREHOUSE	MIXED USE	J	NEW CONSTRUCTION	R J WELCH FLOOR COVERINGS
4	22130002500	3537	CHOUTEAU	KIERNAN, MICHAEL & DEBORAH KATON	10125	1950	GOOD	4930	RETAIL COMMERCIAL	MIXED USE	J	NEW CONSTRUCTION	
4	22130002900	3567	CHOUTEAU	STORE MASTER FUNDING I LLC	18225	1983	GOOD	733	RETAIL COMMERCIAL	MIXED USE	J	NEW CONSTRUCTION	CAPTAIN D'S
4	22130003000	900	GRAND	ST LOUIS UNIVERSITY	40095	0	0		VACANT LAND	MIXED USE	J	NEW CONSTRUCTION	
4	22130004000	3539	CHOUTEAU	GRAND CHOUTEAU ESTATE LP	21600	1992	GOOD	2746	RETAIL COMMERCIAL	MIXED USE	J	NEW CONSTRUCTION	RALLY'S
5	21840000200	901	GRAND	ST LOUIS UNIVERSITY	12284	0	0		VACANT LAND	MIXED USE	J	NEW CONSTRUCTION	
5	21840000250	905	GRAND	ST LOUIS UNIVERSITY	4792	0	0		VACANT LAND	MIXED USE	J	NEW CONSTRUCTION	



AA	PARCEL ID	ADDR.	STREET	OWNER	AREA	BUILT	CONDITION	BUILDING SF	EXISTING LAND USE	PROPOSED USE	ZONE	ACTION	COMMENTS/ BUSINESS NAME
5	21840000300	909	GRAND	ST LOUIS UNIVERSITY	10454	0	0		VACANT LAND	MIXED USE	J	NEW CONSTRUCTION	
5	21840000400	3601	CHOUTEAU	ST LOUIS UNIVERSITY	5075	0	0		VACANT LAND	MIXED USE	J	NEW CONSTRUCTION	
5	21840000550	3605	CHOUTEAU	ST LOUIS UNIVERSITY	18164	0	0		VACANT LAND	MIXED USE	J	NEW CONSTRUCTION	
5	21850100208	3657	CHOUTEAU	SLLC REAL ESTATE EI LLC	501715	0	0		VACANT LAND	MIXED USE	J	NEW CONSTRUCTION	
5	21850200151	3645	GRATIOT	ATH CLIATH LLC & HA GRATIOT STREET	1001	0	0		MANUFACTURING/WAREHOUSE	MIXED USE	K	NEW CONSTRUCTION	
5	21850200250	801	GRAND	CORRIGAN BROTHERS INC	51227	0	0		MANUFACTURING/WAREHOUSE	MIXED USE	K	NEW CONSTRUCTION	
5	21850200311	700	SPRING	ATH CLIATH LLC & HA GRATIOT STREET	247726	2008	GOOD	12154	MANUFACTURING/WAREHOUSE	MIXED USE	K	NEW CONSTRUCTION	SCHOOL BUS COMPANY
5	21850200420	690	SPRING	BURLINGTON NORTHERN RAILROAD CO	8700	0	0		TRANSPORT	MIXED USE	K	NEW CONSTRUCTION	
5	21870300210	809	GRAND	CITY OF ST LOUIS	936	0	0		RIGHT OF WAY	TRANSPORTATION	J	NEW CONSTRUCTION	GRAND AVENUE VIADUCT
5	21870300220	809	GRAND	ST LOUIS UNIVERSITY	14719	0	0		VACANT LAND	MIXED USE	J	NEW CONSTRUCTION	
5	21870300300	817	GRAND	ST LOUIS UNIVERSITY	10803	0	0		VACANT LAND	MIXED USE	J	NEW CONSTRUCTION	
5	21870300400	825	GRAND	ST LOUIS UNIVERSITY	31494	0	0		VACANT LAND	MIXED USE	J	NEW CONSTRUCTION	
5	21880000150	3621	GRATIOT	CORRIGAN BROTHERS INC	98838	1957	GOOD	17340	MANUFACTURING/WAREHOUSE	MIXED USE	K	NEW CONSTRUCTION	CORRIGAN BROTHERS
5	21880000160	3601	GRATIOT	CITY OF ST LOUIS	5706	0	0		RIGHT OF WAY	TRANSPORTATION	K	NEW CONSTRUCTION	GRAND AVENUE VIADUCT
5	39320000200	3707	GRATIOT	UNION ELECTRIC	32452	0	0		VACANT LAND	MIXED USE	K	NEW CONSTRUCTION	

AA	PARCEL ID	ADDR.	STREET	OWNER	AREA	BUILT	CONDITION	BUILDING SF	EXISTING LAND USE	PROPOSED USE	ZONE	ACTION	COMMENTS/ BUSINESS NAME
5	39330000200	3710	GRATIOT	UNION ELECTRIC	58850	0	0		VACANT LAND	MIXED USE	K	NEW CONSTRUCTION	
5	39340000300	3701	CHOUTEAU	CHOUTEAU SPRING LLC	86423	1963	GOOD	27161	RETAIL COMMERCIAL	MIXED USE	K	NEW CONSTRUCTION	RUSH TRUCK CENTER
5	39340000400	3727	CHOUTEAU	CHOUTEAU SPRING LLC	122142	1994	GOOD	3200	RETAIL COMMERCIAL	MIXED USE	K	NEW CONSTRUCTION	RUSH TRUCK CENTER
6	22140000200	900	THERESA	LITTLE, FRANKLIN J & LOIS J	20473	1927	FAIR	17328	VACANT INDUSTRIAL	NON-RES MIXED USE	K	NEW CONSTRUCTION	
6	22140000350	812	THERESA	OWEN, THOMAS	47393	1910	POOR	27525	MANUFACTURING/WAREHOUSE	NON-RES MIXED USE	K	NEW CONSTRUCTION	CHIMNEY STOVE AND FIREPLACE
6	22140000750	720	THERESA	LINDEMANN INDUSTRIES INC	19514	1949	FAIR	4030	MANUFACTURING/WAREHOUSE	NON-RES MIXED USE	K	NEW CONSTRUCTION	COMMERCIAL MOBILE CLEANING
6	22140001000	708	THERESA	UNION PACIFIC RAILROAD	44172	0	0		VACANT/RAILROAD	RAILROAD	K	CONSERVE	
6	22140001100	700	THERESA	BISTATE	23978	0	0		TRANSPORT	TRANSPORT	K	CONSERVE	
6	22140001200	3411	GRATIOT	1322 DEVELOPMENT GROUP LLC	37200	1948	FAIR		MANUFACTURING/WAREHOUSE	NON-RES MIXED USE	K	NEW CONSTRUCTION	ACME JANITOR EQUIPMENT
6	22140001300	800	EDWIN	800 EDWIN LLC	41251	1953	FAIR	20600	MANUFACTURING/WAREHOUSE	NON-RES MIXED USE	K	NEW CONSTRUCTION	GROWING GREEN
6	22140001400	813	RANKEN	GKS HOLDINGS LLC	2212	0	0		VACANT LAND	NON-RES MIXED USE	JK	NEW CONSTRUCTION	
6	22140001500	825	RANKEN	LITTLE, FRANKLYN J & LOIS J	3737	0	0		VACANT LAND	NON-RES MIXED USE	K	NEW CONSTRUCTION	
6	22140001600	3401	CHOUTEAU	ELG PALLADIUM GROUP LLC	44692	1951	FAIR	38705	MANUFACTURING/WAREHOUSE	NON-RES MIXED USE	JK	NEW CONSTRUCTION	
6	22140001700	3397	CHOUTEAU	GKS HOLDINGS LLC	13199	0	0		VACANT LAND	NON-RES MIXED USE	JK	NEW CONSTRUCTION	
6	22140001800	3399	CHOUTEAU	UNION PACIFIC RAILROAD	11440	0	0		VACANT LAND	NON-RES MIXED USE	JK	NEW CONSTRUCTION	

AA	PARCEL ID	ADDR.	STREET	OWNER	AREA	BUILT	CONDITION	BUILDING SF	EXISTING LAND USE	PROPOSED USE	ZONE	ACTION	COMMENTS/ BUSINESS NAME
6	22140001900	3411	CHOUTEAU	LITTLE, FRANKLYN J & LOIS J	41120	0	0		PARKING SURFACE	NON-RES MIXED USE	JK	NEW CONSTRUCTION	
6	22140002000	3431	CHOUTEAU	UNION PACIFIC RAILROAD	10198	0	0		VACANT LAND	NON-RES MIXED USE	JK	NEW CONSTRUCTION	
6	22140002100	3435	CHOUTEAU	LITTLE, FRANKLYN & LOIS	16814	0	0		VACANT LAND	NON-RES MIXED USE	J	NEW CONSTRUCTION	
6	22140002200	3429	PAPIN	LITTLE, FRANKLYN J & LOIS J	3575	0	0		VACANT LAND	NON-RES MIXED USE	K	NEW CONSTRUCTION	
6	22140002300	3419	PAPIN	KOHL SOLUTIONS LLC	23958	1926	POOR	17790	VACANT INDUSTRIAL	NON-RES MIXED USE	K	NEW CONSTRUCTION	FORMER STEELCOTE
6	22140002400	801	EDWIN	STEELCOTE REDEVELOPMENT CORP	23958	1923	POOR	34876	VACANT INDUSTRIAL	NON-RES MIXED USE	K	NEW CONSTRUCTION	FORMER STEELCOTE
6	22140002500	3419	GRATIOT	1322 DEVELOPMENT GROUP LLC	37853	1958	FAIR	19060	MANUFACTURING/WAREHOUSE	NON-RES MIXED USE	K	NEW CONSTRUCTION	DIVERSE METAL RECYCLING
6	22150000100	698	THERESA	BISTATE	61097	0	0		TRANSPORT	TRANSPORTATION	K	CONSERVATION	METROLINK
6	22150000350	674	THERESA	MENDENHALL URBAN DEV	5488	0	0		MANUFACTURING/WAREHOUSE	NON-RES MIXED USE	K	NEW CONSTRUCTION	
6	22150000500	600	THERESA	MENDENHALL URBAN DEV	57935	1962	FAIR	35535	MANUFACTURING/WAREHOUSE	NON-RES MIXED USE	K	NEW CONSTRUCTION	UNITED REFRIGERATION
6	22150000700	420	THERESA	MITCHELL, LEO V TRS	25352	1965	POOR	2100	VACANT INDUSTRIAL	NON-RES MIXED USE	K	NEW CONSTRUCTION	
6	22150001200	400	EDWIN	AH LAND DEV CO	77057	1947	FAIR	35574	MANUFACTURING/WAREHOUSE	NON-RES MIXED USE	K	NEW CONSTRUCTION	FAIRLANE INDUSTRIES
6	22150001500	601	EDWIN	MENDENHALL REALTY	74488	1950	FAIR	44480	MANUFACTURING/WAREHOUSE	NON-RES MIXED USE	K	NEW CONSTRUCTION	
6	22150001700	401	EDWIN	MITCHELL, LEO V TRS	40206	1929	POOR	35000	VACANT INDUSTRIAL	NON-RES MIXED USE	K	NEW CONSTRUCTION	
6	22310000600	3201	PAPIN	ST LOUIS UNIVERSITY	45869	0	0		VACANT LAND	NON-RES MIXED USE	K	NEW CONSTRUCTION	

AA	PARCEL ID	ADDR.	STREET	OWNER	AREA	BUILT	CONDITION	BUILDING SF	EXISTING LAND USE	PROPOSED USE	ZONE	ACTION	COMMENTS/ BUSINESS NAME
6	22310000700	750	VIRGINIA	ST LOUIS UNIVERSITY	27225	0	0		VACANT LAND	NON-RES MIXED USE	K	NEW CONSTRUCTION	
6	22310000800	750	RANKEN	GKS HOLDINGS LLC	70785	0	0		MANUFACTURING/WAREHOUSE	NON-RES MIXED USE	K	NEW CONSTRUCTION	PALLET LOGISTICS
6	22331800100	800	RANKEN	GKS HOLDINGS LLC	135210	1953	FAIR	1800	MANUFACTURING/WAREHOUSE	NON-RES MIXED USE	K	NEW CONSTRUCTION	PALLET LOGISTICS
6	22331800300	800	VIRGINIA	ST LOUIS UNIVERSITY	51052	0	0		VACANT LAND	NON-RES MIXED USE	K	NEW CONSTRUCTION	
6	22341800100	900	RANKEN	GKS HOLDINGS LLC	68432	0	0		MANUFACTURING/WAREHOUSE	NON-RES MIXED USE	K	NEW CONSTRUCTION	PALLET LOGISTICS
6	22341800610	3201	CHOUTEAU	CITY OF SAINT LOUIS	5358	0	0		RIGHT OF WAY	NON-RES MIXED USE	JK	NEW CONSTRUCTION	
6	22341800620	3205	CHOUTEAU	SAINT LOUIS UNIVERSITY	51020	0	0		VACANT LAND	NON-RES MIXED USE	JK	NEW CONSTRUCTION	SLU THROW PARK
6	22341800900	3225	CHOUTEAU	ST LOUIS UNIVERSITY	58065	0	0		VACANT LAND	NON-RES MIXED USE	JK	NEW CONSTRUCTION	SLU THROW PARK
6	22341801000	3235	CHOUTEAU	GKS HOLDINGS LLC	10125	0	0		MANUFACTURING/WAREHOUSE	NON-RES MIXED USE	J	NEW CONSTRUCTION	PALLET LOGISTICS
6	22341801100	3301	CHOUTEAU	GKS HOLDINGS LLC	23625	0	0		MANUFACTURING/WAREHOUSE	NON-RES MIXED USE	J	NEW CONSTRUCTION	PALLET LOGISTICS
6	22341801200	3325	CHOUTEAU	RELIABLE TRANSPORT LLC	22270	1984	FAIR	1600	MANUFACTURING/WAREHOUSE	NON-RES MIXED USE	J	NEW CONSTRUCTION	RELIABLE LOGISTICS
7	39350000100	3728	CHOUTEAU	JHL CHEROKEE LLC	28875	1908	FAIR	19950	OFFICE COMMERCIAL	SOUTH CAMPUS/MIXED USE	J	NEW CONSTRUCTION	TITAN GRANITE/PRIESTL
7	39350001360	3725	LASALLE	JHL CHEROKEE LLC	13504	0	0		SURFACE PARKING	SOUTH CAMPUS/MIXED USE	J	NEW CONSTRUCTION	
7	39350001500	3731	LASALLE	JHL CHEROKEE LLC	9000	0	0		SURFACE PARKING	SOUTH CAMPUS/MIXED USE	J	NEW CONSTRUCTION	
7	39350001600	3737	LASALLE	JHL CHEROKEE LLC	3600	0	0		SURFACE PARKING	SOUTH CAMPUS/MIXED USE	J	NEW CONSTRUCTION	

AA	PARCEL ID	ADDR.	STREET	OWNER	AREA	BUILT	CONDITION	BUILDING SF	EXISTING LAND USE	PROPOSED USE	ZONE	ACTION	COMMENTS/ BUSINESS NAME
7	39350001700	3739	LASALLE	CITY COTTAGE ON CHOUTEAU LLC	3060	0	0		SURFACE PARKING	SOUTH CAMPUS/MIXED USE	J	NEW CONSTRUCTION	
7	39350001800	3741	LASALLE	CITY COTTAGE ON CHOUTEAU LLC	2700	0	0		SURFACE PARKING	SOUTH CAMPUS/MIXED USE	J	NEW CONSTRUCTION	
7	39350001900	3743	LASALLE	CITY COTTAGE ON CHOUTEAU LLC	2700	0	0		SURFACE PARKING	SOUTH CAMPUS/MIXED USE	J	NEW CONSTRUCTION	
7	39350002000	3701	LASALLE	EDUCATION CAPITAL SOLUTIONS LLC	62900	0	0		SURFACE PARKING	SOUTH CAMPUS	J	CONSERVE/ NEW CONSTRUCTION	
7	39360000100	3738	LASALLE	ST LOUIS UNIVERSITY	6909	0	0		SURFACE PARKING	SOUTH CAMPUS	J	CONSERVE/ NEW CONSTRUCTION	
7	39360000200	3736	LASALLE	ST LOUIS UNIVERSITY	4113	0	0		SURFACE PARKING	SOUTH CAMPUS	J	CONSERVE/ NEW CONSTRUCTION	
7	39360000300	3732	LASALLE	ST LOUIS UNIVERSITY	4138	0	0		SURFACE PARKING	SOUTH CAMPUS	J	CONSERVE/ NEW CONSTRUCTION	
7	39360000600	3710	LASALLE	ST LOUIS UNIVERSITY	28788	0	0		SURFACE PARKING	SOUTH CAMPUS	J	CONSERVE/ NEW CONSTRUCTION	
7	39360000700	3708	LASALLE	ST LOUIS UNIVERSITY	4113	0	0		SURFACE PARKING	SOUTH CAMPUS	J	CONSERVE/ NEW CONSTRUCTION	
7	39360000800	3706	LASALLE	ST LOUIS UNIVERSITY	4113	0	0		SURFACE PARKING	SOUTH CAMPUS	J	CONSERVE/ NEW CONSTRUCTION	
7	39360000900	3700	LASALLE	ST LOUIS UNIVERSITY	8225	0	0		SURFACE PARKING	SOUTH CAMPUS	J	CONSERVE/ NEW CONSTRUCTION	
7	39360001000	3701	HICKORY	ST LOUIS UNIVERSITY	3363	0	0		SURFACE PARKING	SOUTH CAMPUS	J	CONSERVE/ NEW CONSTRUCTION	
7	39360001100	3703	HICKORY	ST LOUIS UNIVERSITY	3363	0	0		SURFACE PARKING	SOUTH CAMPUS	J	CONSERVE/ NEW CONSTRUCTION	
7	39360001200	3707	HICKORY	ST LOUIS UNIVERSITY	3363	0	0		SURFACE PARKING	SOUTH CAMPUS	J	CONSERVE/ NEW CONSTRUCTION	
7	39360001300	3709	HICKORY	ST LOUIS UNIVERSITY	3363	0	0		SURFACE PARKING	SOUTH CAMPUS	J	CONSERVE/ NEW CONSTRUCTION	

AA	PARCEL ID	ADDR.	STREET	OWNER	AREA	BUILT	CONDITION	BUILDING SF	EXISTING LAND USE	PROPOSED USE	ZONE	ACTION	COMMENTS/ BUSINESS NAME
7	39360001400	3711	HICKORY	ST LOUIS UNIVERSITY	3363	0	0		SURFACE PARKING	SOUTH CAMPUS	J	CONSERVE/ NEW CONSTRUCTION	
7	39360001510	3715	HICKORY	ST LOUIS UNIVERSITY	6725	0	0		SURFACE PARKING	SOUTH CAMPUS	J	CONSERVE/ NEW CONSTRUCTION	
7	39360001700	3719	HICKORY	ST LOUIS UNIVERSITY	3363	0	0		SURFACE PARKING	SOUTH CAMPUS	J	CONSERVE/ NEW CONSTRUCTION	
7	39360001750	3721	HICKORY	ST LOUIS UNIVERSITY	3358	0	0		SURFACE PARKING	SOUTH CAMPUS	J	CONSERVE/ NEW CONSTRUCTION	
7	39360001800	3727	HICKORY	ST LOUIS UNIVERSITY	10088	0	0		SURFACE PARKING	SOUTH CAMPUS	J	CONSERVE/ NEW CONSTRUCTION	REMNANT RAILROAD SIDING
7	39360001900	3731	HICKORY	ST LOUIS UNIVERSITY	3363	0	0		SURFACE PARKING	SOUTH CAMPUS	J	CONSERVE/ NEW CONSTRUCTION	
7	39360002000	3733	HICKORY	ST LOUIS UNIVERSITY	12374	0	0		SURFACE PARKING	SOUTH CAMPUS	J	CONSERVE/ NEW CONSTRUCTION	
7	39370000750	3701	RUTGER	RUTGER AV REDEV CORP	42471	1940	FAIR	6750	MANUFACTURING/WAREHOUSE	SOUTH CAMPUS	J	NEW CONSTRUCTION	FISCHER HEATING AND SHEET METAL
7	39370000850	3717	RUTGER	ST LOUIS UNIVERSITY	38899	0	0		SURFACE PARKING	SOUTH CAMPUS	J	CONSERVE/ NEW CONSTRUCTION	
7	39370000860	3731	RUTGER	ST LOUIS UNIVERSITY	36634	0	0		SURFACE PARKING	SOUTH CAMPUS	J	CONSERVE/ NEW CONSTRUCTION	NORTHERN HALF OF PARCEL IS VACANT
7	39380000100	3728	RUTGER	SMITH, CLARENCE L	19170	0	0		VACANT LAND	SOUTH CAMPUS	J	NEW CONSTRUCTION	
7	39380000200	3724	RUTGER	ST LOUIS UNIVERSITY	4560	0	0		SOUTH CAMPUS	SOUTH CAMPUS	J	CONSERVE/ NEW CONSTRUCTION	
7	39380000300	3722	RUTGER	ST LOUIS UNIVERSITY	4560	0	0		SOUTH CAMPUS	SOUTH CAMPUS	J	CONSERVE/ NEW CONSTRUCTION	
7	39380000400	3720	RUTGER	ST LOUIS UNIVERSITY	3378	0	0		SOUTH CAMPUS	SOUTH CAMPUS	J	CONSERVE/ NEW CONSTRUCTION	
7	39380000500	3718	RUTGER	ST LOUIS UNIVERSITY	3378	0	0		SOUTH CAMPUS	SOUTH CAMPUS	J	CONSERVE/ NEW CONSTRUCTION	

AA	PARCEL ID	ADDR.	STREET	OWNER	AREA	BUILT	CONDITION	BUILDING SF	EXISTING LAND USE	PROPOSED USE	ZONE	ACTION	COMMENTS/ BUSINESS NAME
7	39380000800	3700	RUTGER	ST LOUIS UNIVERSITY	23643	0	0		SOUTH CAMPUS	SOUTH CAMPUS	J	CONSERVE/ NEW CONSTRUCTION	
7	39380000900	3701	VISTA	ST L UNIV	34125	0	0		SOUTH CAMPUS	SOUTH CAMPUS	J	CONSERVE/ NEW CONSTRUCTION	
7	39380000950	3725	VISTA	ST LOUIS UNIVERSITY	6833	0	0		SOUTH CAMPUS	SOUTH CAMPUS	J	CONSERVE/ NEW CONSTRUCTION	
7	39380000960	3733	VISTA	SMITH, CLARENCE L	3417	0	0		SOUTH CAMPUS	SOUTH CAMPUS	J	CONSERVE/ NEW CONSTRUCTION	
7	39380001100	3735	VISTA	SMITH, CLARENCE L	3412	0	0		SOUTH CAMPUS	SOUTH CAMPUS	J	CONSERVE/ NEW CONSTRUCTION	
7	39380001200	3737	VISTA	SMITH, CLARENCE L	3413	0	0		SOUTH CAMPUS	SOUTH CAMPUS	J	CONSERVE/ NEW CONSTRUCTION	
7	39380001300	3741	VISTA	SMITH, CLARENCE L	5712	0	0		SOUTH CAMPUS	SOUTH CAMPUS	J	CONSERVE/ NEW CONSTRUCTION	
8	21820000100	1008	SPRING	EDUCATION CAPITAL SOLUTIONS LLC	65340	1930	GOOD	147000	VACANT INSTITUTIONAL	SOUTH CAMPUS	J	CONSERVE	FORMER IMAGINE ACADEMY
8	21820000200	3626	CHOUTEAU	ST LOUIS UNIVERSITY	201596	0	0		VACANT LAND	SOUTH CAMPUS	J	NEW CONSTRUCTION	
8	21830000100	1021	GRAND	ST LOUIS UNIVERSITY	32757	1911	POOR	33813	VACANT INDUSTRIAL	SOUTH CAMPUS	J	NEW CONSTRUCTION	FORMER PEVELY DAIRY
8	21830000200	1001	GRAND	ST LOUIS UNIVERSITY	50486	1915	POOR	43145	VACANT INDUSTRIAL	SOUTH CAMPUS	J	NEW CONSTRUCTION	FORMER MISSOURI BELTING
9	21800000100	1101	GRAND	SSM HEALTH ST. LOUIS	52272	0	0		VACANT LAND	SOUTH CAMPUS/NEW HOSPITAL	C	NEW CONSTRUCTION	
9	21800000200	1121	GRAND	SSM HEALTH ST. LOUIS	11290	0	0		VACANT LAND	SOUTH CAMPUS/NEW HOSPITAL	C	NEW CONSTRUCTION	
9	21800000400	1126	MOTARD	SSM HEALTH ST. LOUIS	10218	0	0		VACANT LAND	SOUTH CAMPUS/NEW HOSPITAL	C	NEW CONSTRUCTION	
9	21810500100	1101	MOTARD	SSM HEALTH ST. LOUIS	124538	0	0		VACANT LAND	SOUTH CAMPUS/NEW HOSPITAL	J	NEW CONSTRUCTION	

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9	21810500200	3627	HICKORY	SSM SLUH INC	4232	0	0		INSTITUTIONAL	SOUTH CAMPUS/NEW HOSPITAL	J	NEW CONSTRUCTION	
9	21810500300	3631	HICKORY	SSM SLUH INC	4232	1992	GOOD	6510	INSTITUTIONAL	SOUTH CAMPUS/NEW HOSPITAL	J	NEW CONSTRUCTION	AUXILLARY HOUSE
9	21810500400	3633	HICKORY	SSM SLUH INC	4232	0	0		INSTITUTIONAL	SOUTH CAMPUS/NEW HOSPITAL	J	NEW CONSTRUCTION	
9	21810500500	3637	HICKORY	SSM SLUH INC	4263	0	0		INSTITUTIONAL	SOUTH CAMPUS/NEW HOSPITAL	J	NEW CONSTRUCTION	
9	21810500600	3639	HICKORY	SSM HEALTH ST. LOUIS	4355	0	0		VACANT LAND	SOUTH CAMPUS/NEW HOSPITAL	J	NEW CONSTRUCTION	
9	21810500700	3643	HICKORY	SSM HEALTH ST. LOUIS	4232	1901	POOR	918	RESIDENTIAL SF	SOUTH CAMPUS/NEW HOSPITAL	J	NEW CONSTRUCTION	
9	21810500800	3645	HICKORY	SSM HEALTH ST. LOUIS	4184	1901	POOR	918	RESIDENTIAL SF	SOUTH CAMPUS/NEW HOSPITAL	J	NEW CONSTRUCTION	
9	21810500900	3649	HICKORY	SSM HEALTH ST. LOUIS	3751	0	0		VACANT LAND	SOUTH CAMPUS/NEW HOSPITAL	J	NEW CONSTRUCTION	
9	21810501000	3651	HICKORY	SSM HEALTH ST. LOUIS	3792	0	0		VACANT LAND	SOUTH CAMPUS/NEW HOSPITAL	J	NEW CONSTRUCTION	
9	21810501100	3655	HICKORY	SSM HEALTH ST. LOUIS	4108	0	0		VACANT LAND	SOUTH CAMPUS/NEW HOSPITAL	J	NEW CONSTRUCTION	
9	21810501200	3659	HICKORY	SSM HEALTH ST. LOUIS	3098	0	0		VACANT LAND	SOUTH CAMPUS/NEW HOSPITAL	J	NEW CONSTRUCTION	
9	21810501300	3661	HICKORY	SSM HEALTH ST. LOUIS	3793	0	0		VACANT LAND	SOUTH CAMPUS/NEW HOSPITAL	J	NEW CONSTRUCTION	
9	21810501400	3663	HICKORY	SSM HEALTH ST. LOUIS	3247	0	0		VACANT LAND	SOUTH CAMPUS/NEW HOSPITAL	J	NEW CONSTRUCTION	
9	21810501500	3667	HICKORY	SSM HEALTH ST. LOUIS	3433	0	0		VACANT LAND	SOUTH CAMPUS/NEW HOSPITAL	J	NEW CONSTRUCTION	



AA	PARCEL ID	ADDR.	STREET	OWNER	AREA	BUILT	CONDITION	BUILDING SF	EXISTING LAND USE	PROPOSED USE	ZONE	ACTION	COMMENTS/ BUSINESS NAME
9	21810501600	3669	HICKORY	SSM HEALTH ST. LOUIS	3156	0	0		VACANT LAND	SOUTH CAMPUS/NEW HOSPITAL	J	NEW CONSTRUCTION	
9	21810501700	3671	HICKORY	SSM HEALTH ST. LOUIS	3671	1904	POOR	980	RESIDENTIAL SF	SOUTH CAMPUS/NEW HOSPITAL	J	NEW CONSTRUCTION	
9	21810501800	3673	HICKORY	SSM HEALTH ST. LOUIS	3928	1910	POOR	1078	RESIDENTIAL SF	SOUTH CAMPUS/NEW HOSPITAL	J	NEW CONSTRUCTION	
9	21810501900	3677	HICKORY	SSM HEALTH ST. LOUIS	3907	0	0		VACANT LAND	SOUTH CAMPUS/NEW HOSPITAL	J	NEW CONSTRUCTION	
9	21810502000	3685	HICKORY	SSM HEALTH ST. LOUIS	33497	0	0		VACANT LAND	SOUTH CAMPUS/NEW HOSPITAL	J	NEW CONSTRUCTION	
9	21810600100	3686	HICKORY	SSM HEALTH ST. LOUIS	24350	1924	FAIR	22780	VACANT INDUSTRIAL	SOUTH CAMPUS/NEW HOSPITAL	J	NEW CONSTRUCTION	
9	21810600200	3680	HICKORY	SSM HEALTH ST. LOUIS	3618	0	0		VACANT LAND	SOUTH CAMPUS/NEW HOSPITAL	J	NEW CONSTRUCTION	
9	21810600350	3656	HICKORY	SSM-SLUH INC	232175	0	0		VACANT LAND	SOUTH CAMPUS/NEW HOSPITAL	H	NEW CONSTRUCTION	
9	21810603750	3683	RUTGER	ST LOUIS UNIVERSITY	3886	0	0		VACANT LAND	SOUTH CAMPUS/NEW HOSPITAL	J	NEW CONSTRUCTION	
9	21810603854	3691	RUTGER	ST LOUIS UNIVERSITY	24388	1949	GOOD	84946	INSTITUTIONAL	SOUTH CAMPUS	J	CONSERVE / NEW CONSTRUCTION	DRUMMOND HALL
10	12780100100	1460	GRAND	ST L UNIVERSITY	3599	0	0		INSTITUTIONAL OPEN SPACE	SOUTH CAMPUS	H	CONSERVE / NEW CONSTRUCTION	
10	12780100150	1458	GRAND	ST L UNIVERSITY	3758	0	0		INSTITUTIONAL OPEN SPACE	SOUTH CAMPUS	H	CONSERVE / NEW CONSTRUCTION	
10	12780100200	1456	GRAND	ST LOUIS UNIVERSITY	3759	0	0		INSTITUTIONAL OPEN SPACE	SOUTH CAMPUS	H	CONSERVE / NEW CONSTRUCTION	
10	12780100300	1454	GRAND	ST LOUIS UNIVERSITY	3729	0	0		INSTITUTIONAL OPEN SPACE	SOUTH CAMPUS	H	CONSERVE / NEW CONSTRUCTION	

AA	PARCEL ID	ADDR.	STREET	OWNER	AREA	BUILT	CONDITION	BUILDING SF	EXISTING LAND USE	PROPOSED USE	ZONE	ACTION	COMMENTS/ BUSINESS NAME
10	12780100400	1452	GRAND	ST LOUIS UNIVERSITY	3700	0	0		INSTITUTIONAL OPEN SPACE	SOUTH CAMPUS	H	CONSERVE / NEW CONSTRUCTION	
10	12780100500	1450	GRAND	ST LOUIS UNIVERSITY	3577	0	0		INSTITUTIONAL	SOUTH CAMPUS	H	CONSERVE / NEW CONSTRUCTION	
10	12780100600	1448	GRAND	ST LOUIS UNIVERSITY	3566	0	0		INSTITUTIONAL	SOUTH CAMPUS	H	CONSERVE / NEW CONSTRUCTION	
10	12780100700	1446	GRAND	ST LOUIS UNIVERSITY	3619	0	0		INSTITUTIONAL	SOUTH CAMPUS	H	CONSERVE / NEW CONSTRUCTION	
10	12780100800	1438	GRAND	ST LOUIS UNIVERSITY	28019	1963	GOOD	28775	INSTITUTIONAL	SOUTH CAMPUS	HC	CONSERVE / NEW CONSTRUCTION	MONTELEONE HALL
10	12780100850	1436	GRAND	ST LOUIS UNIVERSITY	7268	0	0		INSTITUTIONAL OPEN SPACE	SOUTH CAMPUS	H	CONSERVE / NEW CONSTRUCTION	
10	12780100870	1441	CARR LANE	ST LOUIS UNIVERSITY	4751	0	0		INSTITUTIONAL OPEN SPACE	SOUTH CAMPUS	C	CONSERVE / NEW CONSTRUCTION	
10	12780101000	1445	CARR LANE	ST LOUIS UNIVERSITY	13379	0	0		PARKING SURFACE	SOUTH CAMPUS	CH	CONSERVE / NEW CONSTRUCTION	
10	12780101300	3533	PARK	ST LOUIS UNIVERSITY	2697	0	0		INSTITUTIONAL OPEN SPACE	SOUTH CAMPUS	G	CONSERVE / NEW CONSTRUCTION	
10	12780101400	3535	PARK	ST LOUIS UNIVERSITY	2759	0	0		INSTITUTIONAL OPEN SPACE	SOUTH CAMPUS	G	CONSERVE / NEW CONSTRUCTION	
10	12780101500	3539	PARK	ST LOUIS UNIVERSITY	2820	0	0		INSTITUTIONAL OPEN SPACE	SOUTH CAMPUS	G	CONSERVE / NEW CONSTRUCTION	
10	12780101600	3541	PARK	ST LOUIS UNIVERSITY	2882	0	0		INSTITUTIONAL OPEN SPACE	SOUTH CAMPUS	G	CONSERVE / NEW CONSTRUCTION	
10	12780101700	3543	PARK	ST LOUIS UNIVERSITY	2948	0	0		INSTITUTIONAL OPEN SPACE	SOUTH CAMPUS	G	CONSERVE / NEW CONSTRUCTION	
10	12780200100	1402	GRAND	ST LOUIS UNIVERSITY	88427	1927	GOOD	210600	INSTITUTIONAL	SOUTH CAMPUS	HC	CONSERVE / NEW CONSTRUCTION	SHWITALLA HALL
10	12780200150	3544	CAROLINE	ST LOUIS UNIVERSITY	7971	0	0		INSTITUTIONAL	SOUTH CAMPUS	C	CONSERVE / NEW CONSTRUCTION	

AA	PARCEL ID	ADDR.	STREET	OWNER	AREA	BUILT	CONDITION	BUILDING SF	EXISTING LAND USE	PROPOSED USE	ZONE	ACTION	COMMENTS/ BUSINESS NAME
10	12780200200	3538	CAROLINE	ST L UNIVERSITY	12589	0	0		INSTITUTIONAL	SOUTH CAMPUS	C	CONSERVE / NEW CONSTRUCTION	
10	18250000100	3530	CAROLINE	ST LOUIS UNIVERSITY	34892	1975	GOOD	192500	INSTITUTIONAL	SOUTH CAMPUS	C	CONSERVE / NEW CONSTRUCTION	LEARNING RESOURCES CENTER
10	18250000250	3500	CAROLINE	CHRIST IN THE CITY LUTHERAN CHURCH	21012	1920	GOOD	5205	INSTITUTIONAL	SOUTH CAMPUS	C	CONSERVE / NEW CONSTRUCTION	GRAVE COFFEE HOUSE
10	18250000500	3501	VISTA	ST LOUIS UNIVERSITY	66473	0	0		PARKING SURFACE	SOUTH CAMPUS	C	CONSERVE / NEW CONSTRUCTION	
10	18260000250	1312	CARR LANE	ST LOUIS UNIVERSITY	88427	1959	GOOD	48076	INSTITUTIONAL	SOUTH CAMPUS	J	CONSERVE / NEW CONSTRUCTION	EVEREST EDUCATION UNION
10	18260000500	3525	CAROLINE	ST LOUIS UNIVERSITY	29099	1976	GOOD	71000	INSTITUTIONAL	SOUTH CAMPUS	J	CONSERVE / NEW CONSTRUCTION	SCHOOL OF NURSING
10	18270000100	3512	HICKORY	ST LOUIS UNIVERSITY	59514	1985	GOOD	75000	PARKING STRUCTURED	SOUTH CAMPUS	J	CONSERVE / NEW CONSTRUCTION	
10	18270000200	3511	RUTGER	ST LOUIS UNIVERSITY	58059	1990	GOOD	75000	PARKING STRUCTURED	SOUTH CAMPUS	J	CONSERVE / NEW CONSTRUCTION	
10	18280000100	3529	HICKORY	ST LOUIS UNIVERSITY	96398	0	0		PARKING SURFACE	SOUTH CAMPUS	J	CONSERVE / NEW CONSTRUCTION	
10	18290000100	3528	CHOUTEAU	ST LOUIS REAL ESTATE INVESTORS LLC	6459	0	0		PARKING SURFACE	SOUTH CAMPUS	J	CONSERVE	
10	18290000200	3502	CHOUTEAU	ST LOUIS REAL ESTATE INVESTORS LLC	70567	1994	GOOD	55000	INSTITUTIONAL	SOUTH CAMPUS	J	CONSERVE	
10	21570500100	3228	CAROLINE	ST LOUIS UNIVERSITY	5037	0	0		VACANT LAND	SOUTH CAMPUS	C	NEW CONSTRUCTION	
10	21570500200	3226	CAROLINE	ST LOUIS UNIVERSITY	6758	0	0		VACANT LAND	SOUTH CAMPUS	C	NEW CONSTRUCTION	
10	21570500300	3222	CAROLINE	ST LOUIS UNIVERSITY	3100	0	0		VACANT LAND	SOUTH CAMPUS	C	NEW CONSTRUCTION	
10	21570500400	3220	CAROLINE	ST LOUIS UNIVERSITY	3100	0	0		VACANT LAND	SOUTH CAMPUS	C	NEW CONSTRUCTION	

AA	PARCEL ID	ADDR.	STREET	OWNER	AREA	BUILT	CONDITION	BUILDING SF	EXISTING LAND USE	PROPOSED USE	ZONE	ACTION	COMMENTS/ BUSINESS NAME
10	21570500500	3218	CAROLINE	ST LOUIS UNIVERSITY	3472	0	0		VACANT LAND	SOUTH CAMPUS	C	NEW CONSTRUCTION	
10	21570500600	3216	CAROLINE	ST LOUIS UNIVERSITY	3968	0	0		VACANT LAND	SOUTH CAMPUS	C	NEW CONSTRUCTION	
10	21570500700	1401	COMPTON	COMPTON PROPERTIES LLC	6400	0	0		VACANT LAND	SOUTH CAMPUS	F	NEW CONSTRUCTION	
10	21570500800	1407	COMPTON	ST LOUIS UNIVERSITY	2064	0	0		VACANT LAND	SOUTH CAMPUS	F	NEW CONSTRUCTION	
10	21570500900	1409	COMPTON	ST LOUIS UNIVERSITY	1936	0	0		VACANT LAND	SOUTH CAMPUS	F	NEW CONSTRUCTION	
10	21570501000	1411	COMPTON	ST LOUIS UNIVERSITY	2725	0	0		VACANT LAND	SOUTH CAMPUS	F	NEW CONSTRUCTION	
10	21570501100	1413	COMPTON	COMPTON PROPERTIES LLC	2558	0	0		VACANT LAND	SOUTH CAMPUS	F	NEW CONSTRUCTION	
10	21570501200	3201	VISTA	SAINT LOUIS UNIVERSITY	9450	0	0		VACANT LAND	SOUTH CAMPUS	F	NEW CONSTRUCTION	
10	21570501300	3205	VISTA	ST LOUIS UNIVERSITY	5750	0	0		VACANT LAND	SOUTH CAMPUS	F	NEW CONSTRUCTION	
10	21570501400	3209	VISTA	ST LOUIS UNIVERSITY	2875	0	0		VACANT LAND	SOUTH CAMPUS	C	NEW CONSTRUCTION	
10	21570501500	3211	VISTA	ST LOUIS UNIVERSITY	2875	0	0		VACANT LAND	SOUTH CAMPUS	C	NEW CONSTRUCTION	
10	21570501600	3213	VISTA	COMPTON PROPERTIES, L.L.C.	2875	0	0		VACANT LAND	SOUTH CAMPUS	C	NEW CONSTRUCTION	
10	21570501700	3217	VISTA	ST LOUIS UNIVERSITY	5462	0	0		VACANT LAND	SOUTH CAMPUS	C	NEW CONSTRUCTION	
10	21570501910	3225	VISTA	SETTLE, ROBERT N & MARIAN	8912	1889	POOR	1810	VACANT TWO FAMY RESL	SOUTH CAMPUS	C	NEW CONSTRUCTION	
10	21570502100	3229	VISTA	ST LOUIS UNIVERSITY	3105	0	0		VACANT LAND	SOUTH CAMPUS	C	NEW CONSTRUCTION	

AA	PARCEL ID	ADDR.	STREET	OWNER	AREA	BUILT	CONDITION	BUILDING SF	EXISTING LAND USE	PROPOSED USE	ZONE	ACTION	COMMENTS/ BUSINESS NAME
10	21570502150	3233	VISTA	ST LOUIS UNIVERSITY	2645	0	0		VACANT LAND	SOUTH CAMPUS	C	NEW CONSTRUCTION	
10	21570600100	3230	VISTA	ST LOUIS UNIVERSITY	2875	0	0		VACANT LAND	SOUTH CAMPUS	C	NEW CONSTRUCTION	
10	21570600200	3228	VISTA	ST LOUIS UNIVERSITY	5750	0	0		VACANT LAND	SOUTH CAMPUS	C	NEW CONSTRUCTION	
10	21570600300	3218	VISTA	ST LOUIS UNIVERSITY	11500	0	0		VACANT LAND	SOUTH CAMPUS	C	NEW CONSTRUCTION	
10	21570600400	3212	VISTA	COMPTON PROPERTIES LLC	2875	0	0		VACANT LAND	SOUTH CAMPUS	C	NEW CONSTRUCTION	
10	21570600500	3210	VISTA	ST LOUIS UNIVERSITY	2875	0	0		VACANT LAND	SOUTH CAMPUS	C	NEW CONSTRUCTION	
10	21570600700	3200	VISTA	ST LOUIS UNIVERSITY	12684	0	0		VACANT LAND	SOUTH CAMPUS	J	NEW CONSTRUCTION	
10	21570600900	3201	PARK	ST LOUIS UNIVERSITY	4974	0	0		VACANT LAND	SOUTH CAMPUS	G	NEW CONSTRUCTION	
10	21570601000	3207	PARK	ST LOUIS UNIVERSITY	2128	0	0		VACANT LAND	SOUTH CAMPUS	G	NEW CONSTRUCTION	
10	21570601100	3209	PARK	ST LOUIS UNIVERSITY	2385	0	0		VACANT LAND	SOUTH CAMPUS	G	NEW CONSTRUCTION	
10	21570601200	3211	PARK	ST LOUIS UNIVERSITY	2251	0	0		VACANT LAND	SOUTH CAMPUS	G	NEW CONSTRUCTION	
10	21570601300	3215	PARK	ST LOUIS UNIVERSITY	2313	0	0		VACANT LAND	SOUTH CAMPUS	G	NEW CONSTRUCTION	
10	21570601400	3217	PARK	ST LOUIS UNIVERSITY	7310	0	0		VACANT LAND	SOUTH CAMPUS	G	NEW CONSTRUCTION	
10	21570601500	3227	PARK	ST LOUIS UNIVERSITY	5182	0	0		VACANT LAND	SOUTH CAMPUS	G	NEW CONSTRUCTION	
10	21570601700	3229	PARK	ST LOUIS UNIVERSITY	2684	0	0		VACANT LAND	SOUTH CAMPUS	G	NEW CONSTRUCTION	

AA	PARCEL ID	ADDR.	STREET	OWNER	AREA	BUILT	CONDITION	BUILDING SF	EXISTING LAND USE	PROPOSED USE	ZONE	ACTION	COMMENTS/ BUSINESS NAME
10	21580000100	3234	RUTGER	ST LOUIS UNIVERSITY	1936	0	0		VACANT LAND	SOUTH CAMPUS	C	NEW CONSTRUCTION	
10	21580000200	3232	RUTGER	ST LOUIS UNIVERSITY	1861	0	0		VACANT LAND	SOUTH CAMPUS	C	NEW CONSTRUCTION	
10	21580000300	3230	RUTGER	ST LOUIS UNIVERSITY	1843	0	0		VACANT LAND	SOUTH CAMPUS	C	NEW CONSTRUCTION	
10	21580000400	3228	RUTGER	ST LOUIS UNIVERSITY	6250	0	0		VACANT LAND	SOUTH CAMPUS	C	NEW CONSTRUCTION	
10	21580000550	3224	RUTGER	HAMPTON, WILLIAM	9375	1993	GOOD	1950	RESIDENTIAL SF	SOUTH CAMPUS	C	CONSERVE/NEW CONSTRUCTION	
10	21580000700	3210	RUTGER	HAMPTON, WILLIAM & LULA &	4375	1884	FAIR	2980	RESIDENTIAL THREE FAM	SOUTH CAMPUS	C	CONSERVE/NEW CONSTRUCTION	
10	21580000800	1301	COMPTON	ST LOUIS UNIVERSITY	2080	0	0		VACANT LAND	SOUTH CAMPUS	C	NEW CONSTRUCTION	
10	21580000900	1303	COMPTON	ST LOUIS UNIVERSITY	2080	0	0		VACANT LAND	SOUTH CAMPUS	C	NEW CONSTRUCTION	
10	21580001000	1305	COMPTON	SAINT LOUIS UNIVERSITY	3200	0	0		VACANT LAND	SOUTH CAMPUS	C	NEW CONSTRUCTION	
10	21580001100	1307	COMPTON	ST LOUIS UNIVERSITY	3200	0	0		VACANT LAND	SOUTH CAMPUS	C	NEW CONSTRUCTION	
10	21580001200	1309	COMPTON	ST LOUIS UNIVERSITY	3200	0	0		VACANT LAND	SOUTH CAMPUS	C	NEW CONSTRUCTION	
10	21580001300	1313	COMPTON	ST LOUIS UNIVERSITY	6400	0	0		VACANT LAND	SOUTH CAMPUS	C	NEW CONSTRUCTION	
10	21580001400	1317	COMPTON	ST LOUIS UNIVERSITY	6400	0	0		VACANT LAND	SOUTH CAMPUS	C	NEW CONSTRUCTION	
10	21580001500	1325	COMPTON	ST LOUIS UNIVERSITY	7360	0	0		VACANT LAND	SOUTH CAMPUS	C	NEW CONSTRUCTION	
10	21580001600	3217	CAROLINE	ST LOUIS UNIVERSITY	4375	0	0		VACANT LAND	SOUTH CAMPUS	C	NEW CONSTRUCTION	

AA	PARCEL ID	ADDR.	STREET	OWNER	AREA	BUILT	CONDITION	BUILDING SF	EXISTING LAND USE	PROPOSED USE	ZONE	ACTION	COMMENTS/ BUSINESS NAME
10	21580001700	3219	CAROLINE	ST LOUIS UNIVERSITY	3125	0	0		VACANT LAND	SOUTH CAMPUS	C	NEW CONSTRUCTION	
10	21580001800	3221	CAROLINE	ST LOUIS UNIVERSITY	3125	0	0		VACANT LAND	SOUTH CAMPUS	C	NEW CONSTRUCTION	
10	21580001900	3223	CAROLINE	ST LOUIS UNIVERSITY	3125	0	0		VACANT LAND	SOUTH CAMPUS	C	NEW CONSTRUCTION	
10	21580002000	3225	CAROLINE	ST LOUIS UNIVERSITY	3125	0	0		VACANT LAND	SOUTH CAMPUS	C	NEW CONSTRUCTION	
10	21580002100	3227	CAROLINE	ST LOUIS UNIVERSITY	8765	0	0		VACANT LAND	SOUTH CAMPUS	C	NEW CONSTRUCTION	
10	21610000100	3230	CHOUTEAU	COMPTON PROPERTIES LLC	2986	0	0		VACANT LAND	SOUTH CAMPUS	J	NEW CONSTRUCTION	
10	21610000200	3228	CHOUTEAU	ST LOUIS UNIVERSITY	2768	0	0		VACANT LAND	SOUTH CAMPUS	J	NEW CONSTRUCTION	
10	21610000300	3224	CHOUTEAU	ST LOUIS UNIVERSITY	6375	0	0		VACANT LAND	SOUTH CAMPUS	J	NEW CONSTRUCTION	
10	21610000400	3222	CHOUTEAU	ST LOUIS UNIVERSITY	3188	0	0		VACANT LAND	SOUTH CAMPUS	J	NEW CONSTRUCTION	
10	21610000500	3220	CHOUTEAU	ST LOUIS UNIVERSITY	3188	0	0		VACANT LAND	SOUTH CAMPUS	J	NEW CONSTRUCTION	
10	21610000600	3210	CHOUTEAU	ST LOUIS UNIVERSITY	12000	0	0		VACANT LAND	SOUTH CAMPUS	J	NEW CONSTRUCTION	
10	21610000700	3200	CHOUTEAU	ST LOUIS UNIVERSITY	13143	1951	GOOD	8563	INSTITUTIONAL	SOUTH CAMPUS	J	NEW CONSTRUCTION	CASA DE SALUD
10	21610000800	3203	LASALLE	ST LOUIS UNIVERSITY	8837	1960	FAIR	4160	INSTITUTIONAL	SOUTH CAMPUS	J	NEW CONSTRUCTION	MAINTENANCE FACILITY
10	21610000900	3209	LASALLE	ST LOUIS UNIVERSITY	2824	0	0		VACANT LAND	SOUTH CAMPUS	J	NEW CONSTRUCTION	
10	21610001000	3211	LASALLE	COMPTON PROPERTIES LLC	2823	0	0		VACANT LAND	SOUTH CAMPUS	J	NEW CONSTRUCTION	

AA	PARCEL ID	ADDR.	STREET	OWNER	AREA	BUILT	CONDITION	BUILDING SF	EXISTING LAND USE	PROPOSED USE	ZONE	ACTION	COMMENTS/ BUSINESS NAME
10	21610001100	3213	LASALLE	ST LOUIS UNIVERSITY	5642	0	0		VACANT LAND	SOUTH CAMPUS	J	NEW CONSTRUCTION	
10	21610001200	3217	LASALLE	ST LOUIS UNIVERSITY	2819	0	0		VACANT LAND	SOUTH CAMPUS	J	NEW CONSTRUCTION	
10	21610001300	3221	LASALLE	ST LOUIS UNIVERSITY	2818	0	0		VACANT LAND	SOUTH CAMPUS	J	NEW CONSTRUCTION	
10	21610001400	3225	LASALLE	ST LOUIS UNIVERSITY	2815	0	0		VACANT LAND	SOUTH CAMPUS	J	NEW CONSTRUCTION	
10	21610001500	3227	LASALLE	ST LOUIS UNIVERSITY	2815	0	0		VACANT LAND	SOUTH CAMPUS	J	NEW CONSTRUCTION	
10	21610001600	3229	LASALLE	ST LOUIS UNIVERSITY	2815	0	0		VACANT LAND	SOUTH CAMPUS	J	NEW CONSTRUCTION	
10	21610001700	3231	LASALLE	ST LOUIS UNIVERSITY	2545	0	0		VACANT LAND	SOUTH CAMPUS	J	NEW CONSTRUCTION	
10	21610001800	3233	LASALLE	ST LOUIS UNIVERSITY	2530	0	0		VACANT LAND	SOUTH CAMPUS	J	NEW CONSTRUCTION	
10	21620000100	3318	CHOUTEAU	SAINT LOUIS UNIVERSITY	17685	0	0		VACANT LAND	SOUTH CAMPUS	J	NEW CONSTRUCTION	
10	21620000200	3300	CHOUTEAU	ST LOUIS UNIVERSITY	26180	0	0		VACANT LAND	SOUTH CAMPUS	J	NEW CONSTRUCTION	
10	21620000300	3301	LASALLE	ST LOUIS UNIVERSITY	27747	0	0		VACANT LAND	SOUTH CAMPUS	J	NEW CONSTRUCTION	
10	21620000400	3333	LASALLE	SAINT LOUIS UNIVERSITY	9365	0	0		VACANT LAND	SOUTH CAMPUS	J	NEW CONSTRUCTION	
10	21630000150	1200	RANKEN	ST LOUIS UNIVERSITY	435600	0	0		INSTITUTIONAL	SOUTH CAMPUS	C	CONSERVE/NEW CONSTRUCTION	MEDICAL CENTER STADIUM
10	21640000110	3301	RUTGER	ST LOUIS UNIVERSITY	9583	0	0		VACANT LAND	SOUTH CAMPUS	C	CONSERVE/NEW CONSTRUCTION	VACATED RUTGER STREET
10	21650000110	3300	RUTGER	ST LOUIS UNIVERSITY	57300	0	GOOD	48000	INSTITUTIONAL	SOUTH CAMPUS	J	CONSERVE/NEW CONSTRUCTION	DREILING-MARSHALL HALL



AA	PARCEL ID	ADDR.	STREET	OWNER	AREA	BUILT	CONDITION	BUILDING SF	EXISTING LAND USE	PROPOSED USE	ZONE	ACTION	COMMENTS/ BUSINESS NAME
10	21650001200	3301	CAROLINE	ST LOUIS UNIVERSITY	4428	0	0		INSTITUTIONAL OPEN SPACE	SOUTH CAMPUS	C	CONSERVE/NEW CONSTRUCTION	
10	21650001300	3305	CAROLINE	ST LOUIS UNIVERSITY	3163	0	0		INSTITUTIONAL OPEN SPACE	SOUTH CAMPUS	C	CONSERVE/NEW CONSTRUCTION	
10	21650001400	3307	CAROLINE	ST LOUIS UNIVERSITY	3163	0	0		INSTITUTIONAL OPEN SPACE	SOUTH CAMPUS	C	CONSERVE/NEW CONSTRUCTION	
10	21650001500	3309	CAROLINE	ST LOUIS UNIVERSITY	3163	0	0		INSTITUTIONAL OPEN SPACE	SOUTH CAMPUS	C	CONSERVE/NEW CONSTRUCTION	
10	21650001600	3313	CAROLINE	COMPTON PROPERTIES LLC	3163	0	0		INSTITUTIONAL OPEN SPACE	SOUTH CAMPUS	C	CONSERVE/NEW CONSTRUCTION	
10	21650001700	3315	CAROLINE	ST LOUIS UNIVERSITY	3163	0	0		INSTITUTIONAL OPEN SPACE	SOUTH CAMPUS	C	CONSERVE/NEW CONSTRUCTION	
10	21650001800	3319	CAROLINE	COMPTON PROPERTIES LLC	6325	0	0		INSTITUTIONAL OPEN SPACE	SOUTH CAMPUS	C	CONSERVE/NEW CONSTRUCTION	
10	21650001900	3321	CAROLINE	ST LOUIS UNIVERSITY	3163	0	0		INSTITUTIONAL OPEN SPACE	SOUTH CAMPUS	C	CONSERVE/NEW CONSTRUCTION	
10	21650002000	3325	CAROLINE	COMPTON PROPERTIES LLC	3163	0	0		INSTITUTIONAL OPEN SPACE	SOUTH CAMPUS	C	CONSERVE/NEW CONSTRUCTION	
10	21650002100	3327	CAROLINE	COMPTON PROPERTIES	3163	0	0		INSTITUTIONAL OPEN SPACE	SOUTH CAMPUS	C	CONSERVE/NEW CONSTRUCTION	
10	21650002200	3329	CAROLINE	COMPTON PROPERTIES LLC	3163	0	0		INSTITUTIONAL OPEN SPACE	SOUTH CAMPUS	C	CONSERVE/NEW CONSTRUCTION	
10	21650002300	3331	CAROLINE	ST LOUIS UNIVERSITY HOSPITAL	4390	0	0		INSTITUTIONAL OPEN SPACE	SOUTH CAMPUS	C	CONSERVE/NEW CONSTRUCTION	
10	21680000100	3434	RUTGER	ST LOUIS UNIVERSITY	10125	0	0		INSTITUTIONAL	SOUTH CAMPUS	J	CONSERVE/NEW CONSTRUCTION	
10	21680000200	3432	RUTGER	ST LOUIS UNIVERSITY	10125	0	0		INSTITUTIONAL	SOUTH CAMPUS	J	CONSERVE/NEW CONSTRUCTION	
10	21680000300	3430	RUTGER	ST LOUIS UNIVERSITY	10125	0	0		INSTITUTIONAL	SOUTH CAMPUS	J	CONSERVE/NEW CONSTRUCTION	

AA	PARCEL ID	ADDR.	STREET	OWNER	AREA	BUILT	CONDITION	BUILDING SF	EXISTING LAND USE	PROPOSED USE	ZONE	ACTION	COMMENTS/ BUSINESS NAME
10	21680000400	3424	RUTGER	ST LOUIS UNIVERSITY	10125	0	0		INSTITUTIONAL	SOUTH CAMPUS	J	CONSERVE/NEW CONSTRUCTION	
10	21680000500	3422	RUTGER	ST LOUIS UNIVERSITY	10125	0	0		INSTITUTIONAL	SOUTH CAMPUS	J	CONSERVE/NEW CONSTRUCTION	
10	21680000600	3420	RUTGER	ST LOUIS UNIVERSITY	10125	0	0		INSTITUTIONAL	SOUTH CAMPUS	J	CONSERVE/NEW CONSTRUCTION	
10	21680000650	3418	RUTGER	ST LOUIS UNIVERSITY	10125	0	0		INSTITUTIONAL	SOUTH CAMPUS	J	CONSERVE/NEW CONSTRUCTION	
10	21680000700	3408	RUTGER	ST LOUIS UNIVERSITY	10125	0	0		INSTITUTIONAL	SOUTH CAMPUS	J	CONSERVE/NEW CONSTRUCTION	
10	21680000810	3400	RUTGER	ST LOUIS UNIVERSITY	18525	1995	EXCELLENT	100000	INSTITUTIONAL	SOUTH CAMPUS	J	CONSERVE/NEW CONSTRUCTION	ALLIED HEALTH PROFESSIONS BUILDING
10	21680000900	3401	CAROLINE	ST LOUIS UNIVERSITY HOSPITAL	51598	0	0		INSTITUTIONAL OPEN SPACE	SOUTH CAMPUS	C	CONSERVE/NEW CONSTRUCTION	
10	21690000600	3420	HICKORY	ST LOUIS UNIVERSITY	9750	0	0		PARKING STRUCTURED	SOUTH CAMPUS	J	CONSERVE/NEW CONSTRUCTION	
10	21690000800	3414	HICKORY	ST LOUIS UNIVERSITY	5850	0	0		PARKING STRUCTURED	SOUTH CAMPUS	J	CONSERVE/NEW CONSTRUCTION	
10	21690000900	3408	HICKORY	COMPTON PROPERTIES LLC	5200	0	0		PARKING STRUCTURED	SOUTH CAMPUS	J	CONSERVE/NEW CONSTRUCTION	
10	21690001000	3406	HICKORY	ST LOUIS UNIVERSITY	6508	0	0		PARKING STRUCTURED	SOUTH CAMPUS	J	CONSERVE/NEW CONSTRUCTION	
10	21690001100	3400	HICKORY	ST LOUIS UNIVERSITY	6153	0	0		PARKING STRUCTURED	SOUTH CAMPUS	J	CONSERVE/NEW CONSTRUCTION	
10	21690001200	3419	RUTGER	ST LOUIS UNIVERSITY	34793	0	0		PARKING STRUCTURED	SOUTH CAMPUS	J	CONSERVE/NEW CONSTRUCTION	
10	21690001400	3425	RUTGER	ST LOUIS UNIVERSITY	28800	1997	GOOD	144000	PARKING STRUCTURED	SOUTH CAMPUS	J	CONSERVE/NEW CONSTRUCTION	
10	21690002000	3424	HICKORY	ST LOUIS UNIVERSITY	24800	0	0		PARKING STRUCTURED	SOUTH CAMPUS	J	CONSERVE/NEW CONSTRUCTION	

AA	PARCEL ID	ADDR.	STREET	OWNER	AREA	BUILT	CONDITION	BUILDING SF	EXISTING LAND USE	PROPOSED USE	ZONE	ACTION	COMMENTS/ BUSINESS NAME
10	21700000100	3434	LASALLE	RISING STAR M B CH INC	3100	0	0		PARKING SURFACE	INSTITUTIONAL	J	CONSERVE	
10	21700000200	3422	LASALLE	RISING STAR MBC	17360	1945	FAIR	14400	INSTITUTIONAL	INSTITUTIONAL	J	CONSERVE	RISING STAR MISSIONARY BAPTIST
10	21700000400	3414	LASALLE	RISING STAR M B CH INC	6789	0	0		PARKING SURFACE	INSTITUTIONAL	J	CONSERVE	
10	21700000500	3412	LASALLE	RISING STAR MISS BAP CH	3100	0	0		PARKING SURFACE	INSTITUTIONAL	J	CONSERVE	
10	21700000600	3410	LASALLE	RISING STAR MISS BAP CH	3100	0	0		PARKING SURFACE	INSTITUTIONAL	J	CONSERVE	
10	21700000700	3408	LASALLE	RISING STAR MISS BAP CH	3100	0	0		PARKING SURFACE	INSTITUTIONAL	J	CONSERVE	
10	21700000800	3406	LASALLE	RISING STAR M B CH	3100	0	0		PARKING SURFACE	INSTITUTIONAL	J	CONSERVE	
10	21700000900	3400	LASALLE	RISING STAR M B CHURCH	6200	0	0		PARKING SURFACE	INSTITUTIONAL	J	CONSERVE	
10	21700001000	3403	HICKORY	ST LOUIS UNIVERSITY	5549	0	0		VACANT LAND	SOUTH CAMPUS	J	NEW CONSTRUCTION	
10	21700001100	3407	HICKORY	SAINT LOUIS UNIVERSITY	4960	0	0		VACANT LAND	SOUTH CAMPUS	J	NEW CONSTRUCTION	
10	21700001200	3411	HICKORY	ST LOUIS UNIVERSITY	3720	0	0		VACANT LAND	SOUTH CAMPUS	J	NEW CONSTRUCTION	
10	21700001300	3413	HICKORY	COMPTON PROPERTIES	3100	0	0		VACANT LAND	SOUTH CAMPUS	J	NEW CONSTRUCTION	
10	21700001400	3415	HICKORY	SAINT LOUIS UNIVERSITY	3100	0	0		VACANT LAND	SOUTH CAMPUS	J	NEW CONSTRUCTION	
10	21700001500	3417	HICKORY	SAINT LOUIS UNIVERSITY	4960	0	0		VACANT LAND	SOUTH CAMPUS	J	NEW CONSTRUCTION	
10	21700001700	3421	HICKORY	SAINT LOUIS UNIVERSITY	2480	0	0		VACANT LAND	SOUTH CAMPUS	J	NEW CONSTRUCTION	

AA	PARCEL ID	ADDR.	STREET	OWNER	AREA	BUILT	CONDITION	BUILDING SF	EXISTING LAND USE	PROPOSED USE	ZONE	ACTION	COMMENTS/ BUSINESS NAME
10	21700001800	3423	HICKORY	ST LOUIS UNIVERSITY	2480	0	0		VACANT LAND	SOUTH CAMPUS	J	NEW CONSTRUCTION	
10	21700001900	3425	HICKORY	ST LOUIS UNIVERSITY	3100	0	0		VACANT LAND	SOUTH CAMPUS	J	NEW CONSTRUCTION	
10	21700002000	3427	HICKORY	COMPTON PROPERTIES LLC	3100	0	0		VACANT LAND	SOUTH CAMPUS	J	NEW CONSTRUCTION	
10	21700002100	3431	HICKORY	ST LOUIS UNIVERSITY	3100	0	0		VACANT LAND	SOUTH CAMPUS	J	NEW CONSTRUCTION	
10	21700002200	3433	HICKORY	ST LOUIS UNIVERSITY	3100	0	0		VACANT LAND	SOUTH CAMPUS	J	NEW CONSTRUCTION	
10	21700002300	3435	HICKORY	ST LOUIS UNIVERSITY	3100	0	0		VACANT LAND	SOUTH CAMPUS	J	NEW CONSTRUCTION	
10	21710000100	3420	CHOUTEAU	RISING STAR MISS BAP CH	22651	0	0		PARKING SURFACE	INSTITUTIONAL	J	CONSERVE	
10	21710000200	3400	CHOUTEAU	RISING STAR MISS BAP CH TRS	23881	0	0		PARKING SURFACE	INSTITUTIONAL	J	CONSERVE	
10	21710000300	3401	LASALLE	RISING STAR MBC	23264	0	0		PARKING SURFACE	INSTITUTIONAL	J	CONSERVE	
10	21710000400	3421	LASALLE	RISING STAR M B CHURCH	15812	0	0		PARKING SURFACE	INSTITUTIONAL	J	CONSERVE	
10	21750001500	1100	GRAND	ST LOUIS UNIVERSITY	460211	2005	EXCELLENT	200000	INSTITUTIONAL	SOUTH CAMPUS	J	CONSERVE/NEW CONSTRUCTION	DOISY RESEARCH CENTER
11	12790000130	1520	GRAND	1520 S GRAND LLC	27634	1889	GOOD	4800	RESIDENTIAL MF	SOUTH CAMPUS	C	CONSERVE/NEW CONSTRUCTION	
11	12790000300	1508	GRAND	THE INVENTORY LLC	13425	1906	GOOD	7200	OFFICE COMMERCIAL	SOUTH CAMPUS	G	CONSERVE/NEW CONSTRUCTION	
11	12790000400	1500	GRAND	HOPEWELL CENTER INC	9158	1912	FAIR	22750	OFFICE COMMERCIAL	SOUTH CAMPUS	G	CONSERVE/NEW CONSTRUCTION	HOPEWELL CENTER
11	12790000500	1501	CARR LANE	HOPEWELL CENTER INC	2370	0	0		PARKING SURFACE	SOUTH CAMPUS	G	CONSERVE/NEW CONSTRUCTION	

AA	PARCEL ID	ADDR.	STREET	OWNER	AREA	BUILT	CONDITION	BUILDING SF	EXISTING LAND USE	PROPOSED USE	ZONE	ACTION	COMMENTS/ BUSINESS NAME
11	12790000600	1503	CARR LANE	HOPEWELL CENTER INC	6625	0	0		PARKING SURFACE	SOUTH CAMPUS	G	CONSERVE/NEW CONSTRUCTION	
11	12790000700	1509	CARR LANE	THE INVENTORY INC	6625	0	0		PARKING SURFACE	SOUTH CAMPUS	G	CONSERVE/NEW CONSTRUCTION	
11	12790000900	1515	CARR LANE	THE INVENTORY LLC	6625	0	0		PARKING SURFACE	SOUTH CAMPUS	G	CONSERVE/NEW CONSTRUCTION	
11	21240001000	3621	PARK	CARDINAL GLENNON CHILDREN'S HOSPITAL	57499	0	0		RIGHT OF WAY	SOUTH CAMPUS	DH	CONSERVE	RELOCATED PARK AVENUE
11	21240002200	1537	GRAND	CARDINAL GLENNON CHILDREN'S HOSPITAL	67983	0	0		RIGHT OF WAY	SOUTH CAMPUS	H	CONSERVE	RELOCATED PARK AVENUE
11	21250000110	1500	SPRING	CARDINAL GLENNON CHILDREN'S HOSPITAL	12549	0	0		INSTITUTIONAL	SOUTH CAMPUS	D	CONSERVE/NEW CONSTRUCTION	
11	21250000210	1500	SPRING	CARDINAL GLENNON CHILDREN'S HOSPITAL	26702	1956	FAIR	33000	INSTITUTIONAL	SOUTH CAMPUS	D	CONSERVE/NEW CONSTRUCTION	PEDIATRIC RESEARCH INSTITUTE
11	21250001600	1501	GRAND	CARDINAL GLENNON CHILDREN'S HOSPITAL	13913	1998	EXCELLENT	50000	INSTITUTIONAL	SOUTH CAMPUS	H	CONSERVE/NEW CONSTRUCTION	
11	21250002020	1505	GRAND	CARDINAL GLENNON CHILDREN'S HOSPITAL	148583	1998	GOOD	40000	PARKING STRUCTURED	SOUTH CAMPUS	DH	CONSERVE/NEW CONSTRUCTION	
11	21250003200	3661	FOLSOM	CARDINAL GLENNON CHILDREN'S HOSPITAL	6920	0	0		INSTITUTIONAL	SOUTH CAMPUS	D	CONSERVE/NEW CONSTRUCTION	
11	21250003300	3665	FOLSOM	CARDINAL GLENNON CHILDREN'S HOSPITAL	4325	0	0		INSTITUTIONAL	SOUTH CAMPUS	D	CONSERVE/NEW CONSTRUCTION	

AA	PARCEL ID	ADDR.	STREET	OWNER	AREA	BUILT	CONDITION	BUILDING SF	EXISTING LAND USE	PROPOSED USE	ZONE	ACTION	COMMENTS/ BUSINESS NAME
11	21250003450	3667	FOLSOM	CARDINAL GLENNON CHILDREN'S HOSPITAL	3401	0	0		INSTITUTIONAL	SOUTH CAMPUS	D	CONSERVE/NEW CONSTRUCTION	
11	21250003480	3669	FOLSOM	CARDINAL GLENNON CHILDREN'S HOSPITAL	3519	0	0		INSTITUTIONAL	SOUTH CAMPUS	D	CONSERVE/NEW CONSTRUCTION	
11	21250003500	3671	FOLSOM	TF AFFORDABLE HOUSING LP	5411	1916	GOOD	3300	RESIDENTIAL FOUR FAMILY	SOUTH CAMPUS	D	CONSERVE/NEW CONSTRUCTION	
11	21250003600	3675	FOLSOM	TIFFANY PHASE I	5411	1916	GOOD	3300	RESIDENTIAL TWO FAM	SOUTH CAMPUS	D	CONSERVE/NEW CONSTRUCTION	
11	21250003700	3679	FOLSOM	CARDINAL GLENNON CHILDREN'S HOSPITAL	5097	0	0		INSTITUTIONAL OPEN SPACE	SOUTH CAMPUS	D	CONSERVE/NEW CONSTRUCTION	
11	21760000100	3640	VISTA	SSM SLUH INC	105415	1989	GOOD	204800	PARKING STRUCTURED	SOUTH CAMPUS	J	CONSERVE/NEW CONSTRUCTION	
11	21760000150	3640	VISTA	ST LOUIS UNIVERSITY	740	0	0		INSTITUTIONAL	SOUTH CAMPUS	J	CONSERVE/NEW CONSTRUCTION	PARKING GARAGE BRIDGE
11	21760000200	3630	VISTA	CARDINAL GLENNON CHILDREN'S HOSPITAL	23220	0	0		INSTITUTIONAL	SOUTH CAMPUS	J	CONSERVE/NEW CONSTRUCTION	
11	21760000300	3620	VISTA	CARDINAL GLENNON CHILDREN'S HOSPITAL	46078	0			INSTITUTIONAL	SOUTH CAMPUS	J	CONSERVE/NEW CONSTRUCTION	
11	21760000400	1401	GRAND	CARDINAL GLENNON CHILDREN'S HOSPITAL	86078	1956	GOOD	360720	INSTITUTIONAL	SOUTH CAMPUS	H	CONSERVE/NEW CONSTRUCTION	CARDINAL GLENNON HOSPITAL
11	21760000500	3620	VISTA	CARDINAL GLENNON CHILDREN'S HOSPITAL	58086	0	0		INSTITUTIONAL	SOUTH CAMPUS	J	CONSERVE/NEW CONSTRUCTION	
11	21760000600	3630	VISTA	CARDINAL GLENNON CHILDREN'S HOSP.	14418	0	0		INSTITUTIONAL	SOUTH CAMPUS	J	CONSERVE/NEW CONSTRUCTION	

AA	PARCEL ID	ADDR.	STREET	OWNER	AREA	BUILT	CONDITION	BUILDING SF	EXISTING LAND USE	PROPOSED USE	ZONE	ACTION	COMMENTS/ BUSINESS NAME
11	21760000800	3650	VISTA	ST LOUIS UNIVERSITY	241714	1975	GOOD	51000	INSTITUTIONAL	SOUTH CAMPUS	J	CONSERVE/NEW CONSTRUCTION	DOCTORS OFFICE BUILDING
11	21760000950	1476	SPRING	CARDINAL GLENNON CHILDREN'S HOSPITAL	73137	0	0		PARKING SURFACE	SOUTH CAMPUS	J	CONSERVE/NEW CONSTRUCTION	
11	21760001050	1416	SPRING	ST LOUIS UNIVERSITY	15115	0	0		PARKING SURFACE	SOUTH CAMPUS	J	CONSERVE/NEW CONSTRUCTION	
11	21780000450	3655	VISTA	SSM SLUH INC	169448	1953	GOOD	180000	INSTITUTIONAL	SOUTH CAMPUS	J	CONSERVE/NEW CONSTRUCTION	SSM HEALTH SLU HOSPITAL
11	21780000600	3632	RUTGER	SSM SLUH INC	56050	1975	GOOD	262500	INSTITUTIONAL	SOUTH CAMPUS	H	NEW CONSTRUCTION	SSM HEALTH SLU HOSPITAL
11	21780000750	3655	VISTA	SSM SLUH INC	900	0	0		INSTITUTIONAL	SOUTH CAMPUS	J	CONSERVE/NEW CONSTRUCTION	
11	21780001200	1315	GRAND	SSM SLUH INC	64600	1931	GOOD	254800	INSTITUTIONAL	SOUTH CAMPUS	H	CONSERVE/NEW CONSTRUCTION	SSM HEALTH SLU HOSPITAL
11	49580000100	3801	PARK	CARDINAL GLENNON CHILDREN'S HOSPITAL	430730	0	0		PARKING SURFACE	SOUTH CAMPUS	J	CONSERVE/NEW CONSTRUCTION	WESTERN HALF OF PARCEL IS VACANT
12	12770000100	3544	VISTA	MCANALLY, THOMAS III & BROOKE WICKS	4924	1905	GOOD	2656	RESIDENTIAL SF	SOUTH CAMPUS/ RESIDENTIAL	C	CONSERVE	
12	12770000200	3540	VISTA	ST LOUIS UNIVERSITY	4200	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	C	NEW CONSTRUCTION	
12	12770000300	3538	VISTA	ST LOUIS UNIVERSITY	4200	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	C	NEW CONSTRUCTION	
12	12770000400	3536	VISTA	ST LOUIS UNIVERSITY	4200	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	C	NEW CONSTRUCTION	
12	12770000500	3532	VISTA	ROBERTS, BERNICE	4200	1905	GOOD	2264	RESIDENTIAL TWO FAM	SOUTH CAMPUS/ RESIDENTIAL	C	CONSERVE	
12	12770000600	3528	VISTA	ST LOUIS UNIVERSITY	4200	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	C	NEW CONSTRUCTION	

AA	PARCEL ID	ADDR.	STREET	OWNER	AREA	BUILT	CONDITION	BUILDING SF	EXISTING LAND USE	PROPOSED USE	ZONE	ACTION	COMMENTS/ BUSINESS NAME
12	12770000700	3526	VISTA	HL VISTA LLC	4200	1905	POOR	2240	VACANT TWO FAMY RESL	SOUTH CAMPUS/ RESIDENTIAL	C	CONSERVE	
12	12770000800	3522	VISTA	3522 VISTA AVE LLC	4200	1907	FAIR	2592	RESIDENTIAL TWO FAM	SOUTH CAMPUS/ RESIDENTIAL	C	CONSERVE	
12	12770000900	3520	VISTA	PATEL, NIKHIL & ROHIT &	4200	1987	GOOD	1632	RESIDENTIAL SF	SOUTH CAMPUS/ RESIDENTIAL	C	CONSERVE	
12	12770001000	3518	VISTA	DEES, MOLLIE	4200	1906	FAIR	2840	RESIDENTIAL TWO FAM	SOUTH CAMPUS/ RESIDENTIAL	C	CONSERVE	
12	12770001100	3514	VISTA	COMPTON PROPERTIES LLC	4200	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	C	NEW CONSTRUCTION	
12	12770001200	3512	VISTA	ST LOUIS UNIVERSITY	4200	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	C	NEW CONSTRUCTION	
12	12770001300	3508	VISTA	HICKS, SAMUEL O & SAUNDRA L T	4200	1903	FAIR	2150	RESIDENTIAL SF	SOUTH CAMPUS/ RESIDENTIAL	C	CONSERVE	
12	12770001400	3504	VISTA	NOECKER, JOHN J & TERESE A	5349	1906	FAIR	2912	RESIDENTIAL TWO FAM	SOUTH CAMPUS/ RESIDENTIAL	C	CONSERVE	
12	12770001500	3500	VISTA	NEVERLS, CURRIE & LUEBIRTA	4340	1906	POOR	2912	RESIDENTIAL TWO FAM	SOUTH CAMPUS/ RESIDENTIAL	C	CONSERVE	
12	12770001600	3445	PARK	ST LOUIS UNIVERSITY	4631	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	G	NEW CONSTRUCTION	
12	12770001700	3449	PARK	GHIDEY, YOHANNES & TZIGHEREDA WOLDU	5814	1915	FAIR	2940	RESIDENTIAL TWO FAM	SOUTH CAMPUS/ RESIDENTIAL	G	CONSERVE	
12	12770001800	3455	PARK	NOECKER, JOHN J & TERESE A	3455	1909	FAIR	2700	RESIDENTIAL TWO FAM	SOUTH CAMPUS/ RESIDENTIAL	G	CONSERVE	
12	12770001900	3459	PARK	GREGORY, GALEN ANNE	4633	1900	FAIR	2760	RESIDENTIAL TWO FAM	SOUTH CAMPUS/ RESIDENTIAL	G	CONSERVE	
12	12770002000	3461	PARK	DAILY, TOM	4432	1898	GOOD	2126	RESIDENTIAL SF	SOUTH CAMPUS/ RESIDENTIAL	G	CONSERVE	



AA	PARCEL ID	ADDR.	STREET	OWNER	AREA	BUILT	CONDITION	BUILDING SF	EXISTING LAND USE	PROPOSED USE	ZONE	ACTION	COMMENTS/ BUSINESS NAME
12	12770002100	3501	PARK	PINKARD, GREGORY & STEPHANIE &	4502	1908	POOR	1842	RESIDENTIAL SF	SOUTH CAMPUS/ RESIDENTIAL	G	CONSERVE	
12	12770002200	3503	PARK	PARK AVENUE PLACE LP	4580	1908	POOR	2700	VACANT TWO FAMY RESL	SOUTH CAMPUS/ RESIDENTIAL	G	CONSERVE	
12	12770002300	3505	PARK	PARK AVENUE PLACE LP	4658	1910	POOR	2574	VACANT TWO FAMY RESL	SOUTH CAMPUS/ RESIDENTIAL	G	CONSERVE	
12	12770002400	3509	PARK	ST LOUIS UNIVERSITY	4736	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	G	NEW CONSTRUCTION	
12	12770002500	3511	PARK	ST LOUIS UNIVERSITY	4814	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	G	NEW CONSTRUCTION	
12	12770002600	3515	PARK	GUYNN, JESSIE J & MARGUERITE	4891	1908	GOOD	2700	RESIDENTIAL TWO FAM	SOUTH CAMPUS/ RESIDENTIAL	G	CONSERVE	
12	12770002700	3517	PARK	BERNSTEIN, LEWIS	4969	1908	FAIR	2700	RESIDENTIAL TWO FAM	SOUTH CAMPUS/ RESIDENTIAL	G	CONSERVE	
12	12770002800	3521	PARK	DAPJP LLC	5047	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	G	NEW CONSTRUCTION	
12	12770002900	3523	PARK	DAPJP LLC	4704	1909	FAIR	2700	MANUFACTURIN G/WAREHOUSE	SOUTH CAMPUS/ RESIDENTIAL	G	CONSERVE / NEW CONSTRUCTION	AMERICAN PLATING COMPANY
12	12770003000	3527	PARK	DAPJP, LLC	5190	1909	FAIR	7051	MANUFACTURIN G/WAREHOUSE	SOUTH CAMPUS/ RESIDENTIAL	G	CONSERVE / NEW CONSTRUCTION	AMERICAN PLATING COMPANY
12	12800000150	1501	THERESA	THERESA SCHOOL APARTMENTS LP	42074	1905	GOOD	37800	RESIDENTIAL MF	SOUTH CAMPUS/ RESIDENTIAL	C	CONSERVE	THERESA SCHOOL LOFTS
12	21660000950	3328	CAROLINE	ST LOUIS UNIVERSITY HOSPITAL	10781	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	C	NEW CONSTRUCTION	
12	21660001210	3324	CAROLINE	COMPTON PROPERTIES LLC	2060	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	C	NEW CONSTRUCTION	
12	21660001220	3322	CAROLINE	ST LOUIS UNIVERSITY	2014	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	C	NEW CONSTRUCTION	
12	21660001230	3320	CAROLINE	ST LOUIS UNIVERSITY	2043	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	C	NEW CONSTRUCTION	

AA	PARCEL ID	ADDR.	STREET	OWNER	AREA	BUILT	CONDITION	BUILDING SF	EXISTING LAND USE	PROPOSED USE	ZONE	ACTION	COMMENTS/ BUSINESS NAME
12	21660001401	3318	CAROLINE	ST LOUIS UNIVERSITY	3058	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	C	NEW CONSTRUCTION	
12	21660001500	3316	CAROLINE	WALTON, WILLIE L JR TRS	3058	1926	FAIR	817	RESIDENTIAL SF	SOUTH CAMPUS/ RESIDENTIAL	C	CONSERVE	
12	21660001600	3312	CAROLINE	ST CLAIR, JOE L & MARGOREE	3058	1900	FAIR	1926	RESIDENTIAL SF	SOUTH CAMPUS/ RESIDENTIAL	C	CONSERVE	
12	21660001700	3310	CAROLINE	HOWARD, MAGGIE M	3058	1900	FAIR	1024	RESIDENTIAL SF	SOUTH CAMPUS/ RESIDENTIAL	C	CONSERVE	
12	21660001800	3308	CAROLINE	ST LOUIS UNIVERSITY	4588	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	C	NEW CONSTRUCTION	
12	21660001900	3304	CAROLINE	ST LOUIS UNIVERSITY	4588	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	C	NEW CONSTRUCTION	
12	21660002000	3302	CAROLINE	ST LOUIS UNIVERSITY	4282	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	C	NEW CONSTRUCTION	
12	21660002100	3301	VISTA	ST LOUIS UNIVERSITY	3420	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	C	NEW CONSTRUCTION	
12	21660002200	3305	VISTA	ST LOUIS UNIVERSITY	2900	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	C	NEW CONSTRUCTION	
12	21660002300	3307	VISTA	3307 VISTA AVE LLC	2909	1899	FAIR	1462	RESIDENTIAL SF	SOUTH CAMPUS/ RESIDENTIAL	C	CONSERVE	
12	21660002400	3309	VISTA	ST LOUIS UNIVERSITY	2919	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	C	NEW CONSTRUCTION	
12	21660002500	3311	VISTA	STEWART, BOB D & DEBORAH A	2928	1899	POOR	1462	RESIDENTIAL SF	SOUTH CAMPUS/ RESIDENTIAL	C	CONSERVE	
12	21660002600	3313	VISTA	COMPTON PROPERTIES LLC	4233	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	C	NEW CONSTRUCTION	
12	21660002700	3317	VISTA	COMPTON PROPERTIES	4253	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	C	NEW CONSTRUCTION	
12	21660002800	3323	VISTA	HARRIS, JAMES & LOTTIE MAE	3915	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	C	NEW CONSTRUCTION	

AA	PARCEL ID	ADDR.	STREET	OWNER	AREA	BUILT	CONDITION	BUILDING SF	EXISTING LAND USE	PROPOSED USE	ZONE	ACTION	COMMENTS/ BUSINESS NAME
12	21660002900	3325	VISTA	HARRIS, LOTTIE M	8907	1901	POOR	1598	RESIDENTIAL SF	SOUTH CAMPUS/ RESIDENTIAL	C	CONSERVE	
12	21660003000	3331	VISTA	TAYLOR, ZSAVITA	3125	1901	FAIR	1598	RESIDENTIAL SF	SOUTH CAMPUS/ RESIDENTIAL	C	CONSERVE	
12	21660003100	3335	VISTA	WELFORD, LILLIE & RUBY ROUNDTREE	3136	1901	POOR	1598	RESIDENTIAL SF	SOUTH CAMPUS/ RESIDENTIAL	C	CONSERVE	
12	21660003200	3337	VISTA	ST LOUIS UNIVERSITY	3146	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	C	NEW CONSTRUCTION	
12	21660003300	3401	VISTA	ST LOUIS UNIVERSITY	3156	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	C	NEW CONSTRUCTION	
12	21660003401	3405	VISTA	ST LOUIS UNIVERSITY	3166	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	C	NEW CONSTRUCTION	
12	21660003500	3407	VISTA	SETTLE, JOSEPH V	3176	1901	FAIR	1598	RESIDENTIAL SF	SOUTH CAMPUS/ RESIDENTIAL	C	CONSERVE	
12	21660003600	3409	VISTA	ST LOUIS UNIVERSITY	3187	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	C	NEW CONSTRUCTION	
12	21660003700	3411	VISTA	ST LOUIS UNIVERSITY	3197	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	C	NEW CONSTRUCTION	
12	21660003800	3415	VISTA	ST LOUIS UNIVERSITY	3207	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	C	NEW CONSTRUCTION	
12	21660003900	3417	VISTA	ST LOUIS UNIVERSITY	3217	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	C	NEW CONSTRUCTION	
12	21660004000	3421	VISTA	WILLIAMS, ARLETTA &	3227	1901	POOR	1598	RESIDENTIAL SF	SOUTH CAMPUS/ RESIDENTIAL	C	CONSERVE	
12	21660004100	3423	VISTA	COX, BOBBY EARL & ROSE O GILLESPIE-	3237	1901	FAIR	1598	RESIDENTIAL SF	SOUTH CAMPUS/ RESIDENTIAL	C	CONSERVE	
12	21660004200	3425	VISTA	GILLESPIE, ODIES	3248	1901	FAIR	1598	RESIDENTIAL SF	SOUTH CAMPUS/ RESIDENTIAL	C	CONSERVE	
12	21660004300	3429	VISTA	ST LOUIS UNIVERSITY	3258	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	C	NEW CONSTRUCTION	

AA	PARCEL ID	ADDR.	STREET	OWNER	AREA	BUILT	CONDITION	BUILDING SF	EXISTING LAND USE	PROPOSED USE	ZONE	ACTION	COMMENTS/ BUSINESS NAME
12	21660004400	3431	VISTA	ST LOUIS UNIVERSITY	4527	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	C	NEW CONSTRUCTION	
12	21660004500	3437	VISTA	LITTLE, SONJA P	2798	1987	GOOD	1632	RESIDENTIAL SF	SOUTH CAMPUS/ RESIDENTIAL	C	CONSERVE	
12	21660004600	1414	THERESA	KOLLORE, DAVID M	1369	1900	FAIR	1998	RESIDENTIAL TWO FAM	SOUTH CAMPUS/ RESIDENTIAL	C	CONSERVE	
12	21660005000	1410	THERESA	TANG, YOUCA & XINGQIN REN	2244	1982	FAIR	1238	RESIDENTIAL SF	SOUTH CAMPUS/ RESIDENTIAL	C	CONSERVE	
12	21660005100	1408	THERESA	ZHU, SHUQUAN & JIALAN SUN	2155	1989	FAIR	1238	RESIDENTIAL SF	SOUTH CAMPUS/ RESIDENTIAL	C	CONSERVE	
12	21660005200	1406	THERESA	CHERRY, MICHELLE P	2156	1989	FAIR	1238	RESIDENTIAL SF	SOUTH CAMPUS/ RESIDENTIAL	C	CONSERVE	
12	21660005300	1404	THERESA	SHANKLIN, GERRI	2157	1989	FAIR	1238	RESIDENTIAL SF	SOUTH CAMPUS/ RESIDENTIAL	C	CONSERVE	
12	21660005400	1402	THERESA	BRICK & MORTAR HOLDINGS LLC	2158	1989	FAIR	1238	RESIDENTIAL SF	SOUTH CAMPUS/ RESIDENTIAL	C	CONSERVE	
12	21660005500	1400	THERESA	BRICK & MORTAR HOLDINGS LLC	2419	1989	FAIR	1238	RESIDENTIAL SF	SOUTH CAMPUS/ RESIDENTIAL	C	CONSERVE	
12	21660005600	3424	CAROLINE	OGBUOKIRI, DR UCHENNA	2416	1990	FAIR	1238	RESIDENTIAL SF	SOUTH CAMPUS/ RESIDENTIAL	C	CONSERVE	
12	21660005700	3422	CAROLINE	FIELDS, JAMES D & CAROLE H	2484	1990	FAIR	1238	RESIDENTIAL SF	SOUTH CAMPUS/ RESIDENTIAL	C	CONSERVE	
12	21660005800	3420	CAROLINE	OGHUOKIRI, UCHENNA	2459	1990	FAIR	1238	RESIDENTIAL SF	SOUTH CAMPUS/ RESIDENTIAL	C	CONSERVE	
12	21660005900	3418	CAROLINE	TUCKER, CURTIS M	2458	1990	FAIR	1238	RESIDENTIAL SF	SOUTH CAMPUS/ RESIDENTIAL	C	CONSERVE	
12	21660006000	3416	CAROLINE	KABARGIN, DMITRIY	2457	1990	FAIR	1238	RESIDENTIAL SF	SOUTH CAMPUS/ RESIDENTIAL	C	CONSERVE	
12	21660006100	3414	CAROLINE	OGBUOKIRI, JUSTINA & GODWIN	2456	1990	FAIR	1238	RESIDENTIAL SF	SOUTH CAMPUS/ RESIDENTIAL	C	CONSERVE	

AA	PARCEL ID	ADDR.	STREET	OWNER	AREA	BUILT	CONDITION	BUILDING SF	EXISTING LAND USE	PROPOSED USE	ZONE	ACTION	COMMENTS/ BUSINESS NAME
12	21660006200	3412	CAROLINE	CITY SONS LLC	2455	1990	FAIR	1238	RESIDENTIAL SF	SOUTH CAMPUS/ RESIDENTIAL	C	CONSERVE	
12	21660006300	3410	CAROLINE	DAHL, JEFFREY ROBERT	2454	1990	POOR	1238	RESIDENTIAL SF	SOUTH CAMPUS/ RESIDENTIAL	C	CONSERVE	
12	21660006500	3400	CAROLINE	ST LOUIS UNIVERSTIY HOSP	12473	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	C	NEW CONSTRUCTION	
12	21670000100	3436	VISTA	ST LOUIS UNIVERSITY	3916	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	C	NEW CONSTRUCTION	
12	21670000200	3434	VISTA	ATKINSON, DEWITT J	4555	1905	POOR	2884	RESIDENTIAL TWO FAM	SOUTH CAMPUS/ RESIDENTIAL	C	CONSERVE	
12	21670000300	3428	VISTA	ST LOUIS UNIVERSITY	3624	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	C	NEW CONSTRUCTION	
12	21670000400	3424	VISTA	ST LOUIS UNIVERSITY	3590	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	C	NEW CONSTRUCTION	
12	21670000500	3422	VISTA	3422 VISTA AVE LLC	3556	1901	POOR	2884	RESIDENTIAL SF	SOUTH CAMPUS/ RESIDENTIAL	C	CONSERVE	
12	21670000600	3418	VISTA	ST LOUIS UNIVERSITY	3522	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	C	NEW CONSTRUCTION	
12	21670000700	3416	VISTA	ST LOUIS UNIVERSITY	3493	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	C	NEW CONSTRUCTION	
12	21670000800	3406	VISTA	ST LOUIS UNIVERSITY	3454	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	C	NEW CONSTRUCTION	
12	21670000900	3404	VISTA	SMALLEY, MARVIN	3421	1905	FAIR	2256	RESIDENTIAL TWO FAM	SOUTH CAMPUS/ RESIDENTIAL	C	CONSERVE	
12	21670001000	3402	VISTA	MC KEE, TERRY	3387	1905	POOR	2256	VACANT TWO FAMY RESL	SOUTH CAMPUS/ RESIDENTIAL	C	CONSERVE	
12	21670001100	3400	VISTA	SAINT LOUIS UNIVERSITY	3353	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	C	NEW CONSTRUCTION	
12	21670001200	3334	VISTA	STEWART, SAMUEL & VIVIAN	3319	1905	GOOD	2256	RESIDENTIAL TWO FAM	SOUTH CAMPUS/ RESIDENTIAL	C	CONSERVE	

AA	PARCEL ID	ADDR.	STREET	OWNER	AREA	BUILT	CONDITION	BUILDING SF	EXISTING LAND USE	PROPOSED USE	ZONE	ACTION	COMMENTS/ BUSINESS NAME
12	21670001300	3332	VISTA	STEWART, SAMUEL & VIVIAN	3286	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	C	NEW CONSTRUCTION	
12	21670001400	3330	VISTA	ST LOUIS UNIVERSITY	3252	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	C	NEW CONSTRUCTION	
12	21670001500	3328	VISTA	IVIE, JOE LOUIS & BLANCHE LEE	3328	1905	POOR	2256	RESIDENTIAL TWO FAM	SOUTH CAMPUS/ RESIDENTIAL	C	CONSERVE	
12	21670001600	3324	VISTA	SAINT LOUIS UNIVERSITY	3991	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	C	NEW CONSTRUCTION	
12	21670001700	3322	VISTA	COMPTON PROPERTIES LLC	1969	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	C	NEW CONSTRUCTION	
12	21670001800	3320	VISTA	COMPTON PROPERTIES LLC	1956	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	C	NEW CONSTRUCTION	
12	21670001900	3318	VISTA	COMPTON PROPERTIES LLC	2072	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	C	NEW CONSTRUCTION	
12	21670001950	3314	VISTA	COMPTON PROPERTIES LLC	3150	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	C	NEW CONSTRUCTION	
12	21670002000	3312	VISTA	COMPTON PROPERTIES LLC	2843	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	C	NEW CONSTRUCTION	
12	21670002050	3310	VISTA	ST LOUIS UNIVERSITY	2514	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	C	NEW CONSTRUCTION	
12	21670002100	3308	VISTA	3308 VISTA AVE LLC	2490	1901	GOOD	1462	RESIDENTIAL SF	SOUTH CAMPUS/ RESIDENTIAL	C	CONSERVE	
12	21670002200	3306	VISTA	3306 VISTA AVE LLC	2467	1901	FAIR	1530	RESIDENTIAL SF	SOUTH CAMPUS/ RESIDENTIAL	C	CONSERVE	
12	21670002300	3304	VISTA	MOORE, NADINE	2443	1901	FAIR	1462	RESIDENTIAL SF	SOUTH CAMPUS/ RESIDENTIAL	C	CONSERVE	
12	21670002400	3300	VISTA	WILLIAMS, EARL M & MATTIE L	2861	1901	POOR	2034	RESIDENTIAL TWO FAM	SOUTH CAMPUS/ RESIDENTIAL	C	CONSERVE	
12	21670002451	3301	PARK	GROVE PLACE II LP	4962	1905	GOOD	13482	RESIDENTIAL MF	SOUTH CAMPUS/ RESIDENTIAL	G	CONSERVE	THE CREAMERY LOFTS

AA	PARCEL ID	ADDR.	STREET	OWNER	AREA	BUILT	CONDITION	BUILDING SF	EXISTING LAND USE	PROPOSED USE	ZONE	ACTION	COMMENTS/ BUSINESS NAME
12	21670002501	3305	PARK	GROVE PLACE II LP	9605	1905	GOOD	5713	RESIDENTIAL MF	SOUTH CAMPUS/ RESIDENTIAL	G	CONSERVE	OWENS LOFTS
12	21670002600	3313	PARK	ST LOUIS UNIVERSITY	4342	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	G	NEW CONSTRUCTION	
12	21670002700	3317	PARK	SAINT LOUIS UNIVERSITY	4426	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	G	NEW CONSTRUCTION	
12	21670002800	3321	PARK	SAINT LOUIS UNIVERSITY	2329	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	G	NEW CONSTRUCTION	
12	21670002900	3323	PARK	SAINT LOUIS UNIVERSITY	2334	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	G	NEW CONSTRUCTION	
12	21670003000	3325	PARK	SAINT LOUIS UNIVERSITY	2371	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	G	NEW CONSTRUCTION	
12	21670003100	3327	PARK	SAINT LOUIS UNIVERSITY	2458	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	G	NEW CONSTRUCTION	
12	21670003200	3329	PARK	ST LOUIS UNIVERSITY	4011	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	G	NEW CONSTRUCTION	
12	21670003300	3331	PARK	SAINT LOUIS UNIVERSITY	3228	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	G	NEW CONSTRUCTION	
12	21670003401	3401	PARK	PARK AVENUE PLACE LP	5544	1910	GOOD	3952	RESIDENTIAL FOUR FAMILY	SOUTH CAMPUS/ RESIDENTIAL	G	CONSERVE	
12	21670003501	3405	PARK	PARK AVENUE PLACE LP	5763	1910	GOOD	3952	RESIDENTIAL FOUR FAMILY	SOUTH CAMPUS/ RESIDENTIAL	G	CONSERVE	
12	21670003600	3411	PARK	NEOCKER, JOHN J & TERESE A	3504	1909	GOOD	2254	RESIDENTIAL TWO FAM	SOUTH CAMPUS/ RESIDENTIAL	G	CONSERVE	
12	21670003700	3415	PARK	NATIONSTAR MORTGAGE LLC	3539	1910	POOR	1632	RESIDENTIAL SF	SOUTH CAMPUS/ RESIDENTIAL	G	CONSERVE	
12	21670003800	3417	PARK	SHANNON, JAMES & CATHERINE E	3573	1909	POOR	2304	RESIDENTIAL TWO FAM	SOUTH CAMPUS/ RESIDENTIAL	G	CONSERVE	
12	21670003900	3419	PARK	PARK AVENUE PLACE LP	3608	1910	GOOD	1632	RESIDENTIAL SF	SOUTH CAMPUS/ RESIDENTIAL	G	CONSERVE	

AA	PARCEL ID	ADDR.	STREET	OWNER	AREA	BUILT	CONDITION	BUILDING SF	EXISTING LAND USE	PROPOSED USE	ZONE	ACTION	COMMENTS/ BUSINESS NAME
12	21670004000	3421	PARK	ST LOUIS UNIVERSITY	3643	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	G	NEW CONSTRUCTION	
12	21670004100	3425	PARK	PORTER, DELORES	3678	1910	FAIR	1632	RESIDENTIAL SF	SOUTH CAMPUS/ RESIDENTIAL	G	CONSERVE	
12	21670004200	3427	PARK	LRA	3713	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	G	NEW CONSTRUCTION	
12	21670004300	3429	PARK	SAINT LOUIS UNIVERSITY	4166	0	0		VACANT LAND	SOUTH CAMPUS/ RESIDENTIAL	G	NEW CONSTRUCTION	
12	21670004400	3431	PARK	COPELAND, CLIFTON J	4209	1910	FAIR	1700	RESIDENTIAL SF	SOUTH CAMPUS/ RESIDENTIAL	G	CONSERVE	
12	21670004507	3439	PARK	PARK AVENUE PLACE LP	8691	1910	POOR	3984	VACANT RETAIL COMMERCIAL	SOUTH CAMPUS/ COMMERCIAL/RES	G	CONSERVE/NEW CONSTRUCTION	
13	12810000100	3400	PARK	CARDINAL GLENNON CHILDREN'S HOSPITAL	118547	0	0		PARKING SURFACE	SOUTH CAMPUS	GC	CONSERVE/NEW CONSTRUCTION	
13	12810003200	3455	ST VINCENT	CARDINAL GLENNON CHILDREN'S HOSPITAL	7980	1929	GOOD	17616	INSTITUTIONAL	SOUTH CAMPUS	C	CONSERVE/NEW CONSTRUCTION	RONALD MCDONALD HOUSE
13	12840000150	1533	LOUISIANA	CARDINAL GLENNON CHILDREN'S HOSPITAL	97316	0	0		PARKING SURFACE	SOUTH CAMPUS	C	CONSERVE/NEW CONSTRUCTION	
14	21220502000	3612	MCREE	ST LOUIS UNIVERSITY	6000	0	0		PARKING SURFACE	MIXED USE	H	NEW CONSTRUCTION	
14	21220502110	1635	GRAND	SAINT LOUIS UNIVERSITY	19386	0	0		PARKING SURFACE	MIXED USE	H	NEW CONSTRUCTION	
14	21220502310	1651	GRAND	ST LOUIS UNIVERSITY	8465	0	0		PARKING SURFACE	MIXED USE	H	NEW CONSTRUCTION	
14	21220502400	1657	GRAND	ST LOUIS UNIVERSITY	9749	0	0		PARKING SURFACE	MIXED USE	H	NEW CONSTRUCTION	
14	21230002200	1601	GRAND	1611 SOUTH GRAND LLC	24813	1966	FAIR	5728	RETAIL COMMERCIAL	MIXED USE	H	NEW CONSTRUCTION	ST. LOUIS VETERINARY CENTER



AA	PARCEL ID	ADDR.	STREET	OWNER	AREA	BUILT	CONDITION	BUILDING SF	EXISTING LAND USE	PROPOSED USE	ZONE	ACTION	COMMENTS/ BUSINESS NAME
14	21230002500	1619	GRAND	1611 SOUTH GRAND LLC	7757	0	0		RETAIL COMMERCIAL	MIXED USE	H	NEW CONSTRUCTION	ST. LOUIS VETERINARY CENTER
14	21230002600	1625	GRAND	ST LOUIS UNIVERSITY	9386	0	0		VACANT LAND	MIXED USE	H	NEW CONSTRUCTION	
14	21240002400	1553	GRAND	ALYASERRI, KADHEM	24891	1986	GOOD	1710	RETAIL COMMERCIAL	MIXED USE	H	NEW CONSTRUCTION	BP GAS
15	12900000200	3515	HENRIETTA	SAINT LOUIS UNIVERSITY	20192	0	0		INSTITUTIONAL	INSTITUTIONAL	C	CONSERVE	
15	12900001350	1600	GRAND	BOARD OF EDUCATION CITY OF ST LOUIS	359022	1908	FAIR	46200	INSTITUTIONAL	INSTITUTIONAL	C	CONSERVE	GALLUADET SCHOOL/ MULTIPLE BLDGS
16	12840000250	1546	THERESA	ST LOUIS UNIVERSITY	99135	0	0		VACANT LAND	SO. CAMPUS/ MIXED USE	C	NEW CONSTRUCTION	
16	12850000350	3400	EADS	ST LOUIS UNIVERSITY	129625	0	0		VACANT LAND	SOUTH CAMPUS/MIXED USE	C	NEW CONSTRUCTION	
16	12890000100	1640	GRAND	SAINT LOUIS UNIVERSITY	191228	1950	GOOD	314640	INSTITUTIONAL	SOUTH CAMPUS/MIXED USE	C	CONSERVE/NEW CONSTRUCTION	
16	12890000250	3501	LAFAYETTE	ST LOUIS UNIVERSITY	553212	0	0		PARKING SURFACE	SOUTH CAMPUS/MIXED USE	C	CONSERVE/NEW CONSTRUCTION	

**APPENDIX II**  
Economic Analysis

## MEMORANDUM

TO: St. Louis City TIF Commission

FROM: Larry Marks & Austin M. Albert

DATE: November 10, 2016

SUBJECT: Statement of the Impact of **St. Louis Midtown 353** Redevelopment Plan on Taxing Districts

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### OVERVIEW OF ANALYSIS

This memorandum and its accompanying tables comprise the Tax Impact Statement for the redevelopment project described in the St. Louis Midtown 353 Redevelopment Plan (the “Redevelopment Plan”).

The St. Louis Midtown Redevelopment Area (the “Redevelopment Area” or “Area”), encompasses approximately 395 acres (including rights-of-way), in the center of the City of St. Louis (the “City”). The Redevelopment Area generally extends from 39<sup>th</sup> Street, Spring Avenue, and Vandeventer Avenue on the west to Compton Avenue on the east, and from Laclede Avenue and I-64 on the north to Park Avenue and I-44 on the south. (See *Aerial Photograph*). In total, the Area includes 610 parcels, which contain nearly 324 acres (excludes public rights-of-way).

***DISCLAIMER OF LIABILITY FOR ANY INACCURACIES CONTAINED HEREIN***

These projections are for a project that is not yet redeveloped. In order to project the performance of the Project, assumptions must be made regarding future events, including but not limited to assessment values, tax rates, project build-out, and/or absorption rates. These projections are based on currently available information and assumptions, including the Developer's pro forma, in order to build a cost benefit model. Development Strategies ("DS") believes they constitute a reasonable basis for its preparation. These projections are not provided as predictions or assurances that a certain level of performance will be achieved. The actual results will vary from these projections and those variations may be material. Because the future is uncertain, there is risk associated with achieving the results as described herein. **DS assumes no responsibility for any degree of risk involved.** Neither this document nor its contents may be referred to or quoted, in whole or in part, for any purpose, including but not limited to: any official statement for a bond issue and/or consummation of a bond sale, any registration statement, prospectus, loan, or other agreement or document, without prior review and written approval by DS regarding any representation therein with respect to DS's organization and work product.

The financial projections contained herein are based on assumptions, projections, and information provided by sources considered reliable. DS neither verified nor audited the information that was provided by other sources. **Information provided by others is assumed to be reliable, but DS assumes no responsibility for its accuracy or certainty.**

External factors may influence these projections. Changes in national, regional, and local economic and real estate market conditions and trends may impact the proposed Redevelopment Project. Changes may also be caused by legislative, environmental, or physical events or conditions. DS assumes no liability should market conditions change. These projections are not provided as predictions or assurances that a certain level of performance will be achieved or that certain events will occur. **The actual results will vary from the projections described herein, and those variations may be material.**

## LOCAL REVENUE SOURCES

Local jurisdictions have a number of revenue sources however, for our analysis real property taxes will be the only revenues available to be abated by Chapter 353.

### PROPERTY TAXES

#### Real Property Taxes

In Missouri, commercial real property is assessed at a rate of 32.0 percent of appraised market value, and assessed at a rate of 19.0 percent for residential real property.

The following table presents the most recent available tax rates for commercial and residential real property in St. Louis:

<b>Real Property Tax Distribution (per \$100 AV)</b>	<b>2016 Rate</b>
State of Missouri (Blind Pension Fund)*	\$0.0300
School District	\$5.1211
Junior College	\$0.2185
MSD	\$0.1196
Sheltered Workshop	\$0.1500
Community Mental Health	\$0.0900
Children's Service Fund	\$0.1900
Metro Zoo and Parks District	\$0.2795
Library	\$0.5600
City General Fund	\$1.6231
<b>TOTAL RATE</b>	<b>\$8.3818</b>

In addition, the City levies a “Merchants’ and Manufacturers’ Inventory Replacement Tax” (“IRT” also known as the “Commercial Surcharge”) on commercial property—the amount is \$1.64 per \$100 of total assessed value (“AV”).

The funds collected through the Commercial Surcharge are distributed to City taxing jurisdictions according to the following formula:

<b>Inventory Replacement Tax (IRT) Distribution</b>	<b>2016 Rate</b>
State of Missouri	\$0.0090
School District	\$1.1740
Junior College	\$0.0700
MSD	\$0.0730
Sheltered Workshop	\$0.0160
Metro Zoo and Parks District	\$0.0730
Library	\$0.0790
City of St. Louis	\$0.1460
<b>Total 2016 IRT (per \$100 AV)</b>	<b>\$1.6400</b>

The total 2016 commercial tax rate on real property in the Redevelopment Area is \$10.0218 (\$8.3818 + \$1.6400) per \$100 AV. For residential real property, the total 2015 tax rate is \$8.3818 per \$100 AV.

Pursuant to RSMo. § 353.010 *et seq.* (the “Urban Redevelopment Corporations Law” or “Chapter 353”), taxes levied on the assessed value of improvements to real property held by “Urban Redevelopment Corporations” are abated for up to 25 years. Chapter 353 abatement includes *both* general real estate taxes (including those payable to the State) *and* those imposed by the IRT. Taxes levied against the assessed value of land and improvements in the year prior to the start of the abatement will continue to be paid to applicable jurisdictions throughout the duration of the Chapter 353 abatement.

The specific terms governing tax abatement under Chapter 353 are somewhat flexible. In this case, the Developer is requesting an abatement of 100 percent of property taxes on improvements for ten years, followed by a fifteen-year period of 50 percent abatement. Pursuant to Chapter 353, property is reassessed at the end of the initial 100 percent abatement period and property tax is levied against 50 percent of its total AV. The property will then be reassessed, according to the regular biennial cycle, and tax will be paid on half the assessed value.

Taxes paid on the base assessed value prior to the beginning of the abatement will continue to flow to applicable taxing jurisdictions. Revenues generated by the IRT will pass through to taxing jurisdictions at that point as well.

## **Assumptions**

The assessed value of real property is projected to increase 4.0 percent per biennial reassessment cycle during the life of the Chapter 353 abatement – an annualized growth rate of 2.0 percent. The “No Build” assessment assumes this 2.0 percent per biennial growth rate, or an annualized growth rate of 1.0 percent.

We assume that all tax rates will remain consistent at their 2016 levels over the 25-year Chapter 353 abatement. Tax rates are subject to change, but as these changes cannot be predicted, we utilize a constant rate.

## PHASE ONE “BUILD” SCENARIO

The following table provides a summary of the projected revenues from Phase 1 for each taxing jurisdiction over the duration of the Chapter 353 Abatement.

<b>PILOTs to Relevant Jurisdictions (BUILD)</b>	
<b>City Taxing Jurisdictions</b>	
School District	\$63,502,765
Junior College	\$2,908,839
Sheltered Workshop	\$1,675,887
Community Mental Health	\$909,389
Children's Service Fund	\$1,919,820
Library	\$6,449,598
City General Fund	\$17,862,500
<b>Subtotal</b>	<b>\$95,228,798</b>
<b>Metro Taxing Jurisdictions</b>	
Zoo/Museum District	\$3,555,248
MSD	\$1,939,567
<b>Subtotal</b>	<b>\$5,494,815</b>
<b>State of Missouri</b>	
<b>Subtotal</b>	<b>\$581,014</b>
<b>GRAND TOTAL</b>	<b>\$101,304,628</b>



## PHASE ONE “NO BUILD” SCENARIO

Appendix B provides details regarding the impact on each taxing jurisdiction of a “No Build” scenario for Phase 1. Without redevelopment, the area is expected to remain largely underutilized, but continue to generate a small amount of real property taxes. The following table provides a summary of the projected revenues from Phase 1 for each taxing jurisdiction if the Redevelopment Project is not undertaken.

<b>PILOTs to Relevant Jurisdictions (NO BUILD)</b>	
<b>City Taxing Jurisdictions</b>	
School District	\$41,837,186
Junior College	\$1,909,564
Sheltered Workshop	\$1,110,443
Community Mental Health	\$606,228
Children's Service Fund	\$1,279,815
Library	\$4,266,147
City General Fund	\$11,846,061
<b>Subtotal</b>	<b>\$62,855,444</b>
<b>Metro Taxing Jurisdictions</b>	
Zoo/Museum District	\$2,339,213
MSD	\$1,262,148
<b>Subtotal</b>	<b>\$3,601,362</b>
<b>State of Missouri</b>	
<b>Subtotal</b>	<b>\$258,362</b>
<b>GRAND TOTAL</b>	<b>\$66,715,167</b>

## NET IMPACT ON TAXING JURISDICTIONS OF PHASE ONE REDEVELOPMENT

The “Build” scenario is projected to generate \$101,304,628 in total tax revenue, compared to total tax revenue of \$66,715,167 under the “NO BUILD” scenario. Thus, the impact on taxing jurisdictions of the proposed Phase One redevelopment is estimated to be a **net gain of \$34,589,461.**

<b>Difference in PILOTs (BUILD vs. NO BUILD)</b>	
<b>City Taxing Jurisdictions</b>	
School District	\$21,665,579
Junior College	\$999,276
Sheltered Workshop	\$565,444
Community Mental Health	\$303,161
Children's Service Fund	\$640,006
Library	\$2,183,451
City General Fund	\$6,016,438
<b>Subtotal</b>	<b>\$32,373,354</b>
<b>Metro Taxing Jurisdictions</b>	
Zoo/Museum District	\$1,216,034
MSD	\$677,419
<b>Subtotal</b>	<b>\$1,893,453</b>
<b>State of Missouri</b>	
<b>Subtotal</b>	<b>\$322,653</b>
<b>Total Projected Increase</b>	<b>\$34,589,461</b>

### APPENDICES

Appendix A: Build Projections

Appendix B: No Build Projections

**Appendix A:**  
**Build Projections**

Redevelopment Area -- Build Scenario

Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	
Abatement Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	-	
<b>Real Property Assessed Value and Tax Revenue</b>																											
Taxable Assessed Value	\$58,864,792	\$58,864,792	\$58,864,792	\$58,864,792	\$58,864,792	\$58,864,792	\$58,864,792	\$58,864,792	\$58,864,792	\$58,864,792	\$61,219,384	\$61,219,384	\$63,668,159	\$63,668,159	\$66,214,885	\$66,214,885	\$68,863,481	\$68,863,481	\$71,618,020	\$71,618,020	\$74,482,741	\$74,482,741	\$77,462,050	\$77,462,050	\$80,560,532	\$80,560,532	
Base Assessed Value	\$27,977,520	\$27,977,520	\$27,977,520	\$27,977,520	\$27,977,520	\$27,977,520	\$27,977,520	\$27,977,520	\$27,977,520	\$27,977,520	\$37,104,621	\$37,104,621	\$38,588,806	\$38,588,806	\$40,132,358	\$48,793,811	\$50,745,563	\$50,745,563	\$52,775,386	\$52,775,386	\$54,886,401	\$54,886,401	\$57,081,857	\$57,081,857	\$59,365,131	\$59,365,131	
Incremental Value	\$30,887,272	\$30,887,272	\$30,887,272	\$30,887,272	\$30,887,272	\$30,887,272	\$30,887,272	\$30,887,272	\$30,887,272	\$30,887,272	\$24,114,763	\$24,114,763	\$25,079,353	\$25,079,353	\$26,082,528	\$17,421,075	\$18,117,918	\$18,117,918	\$18,842,634	\$18,842,634	\$19,596,340	\$19,596,340	\$20,380,193	\$20,380,193	\$21,195,401	\$21,195,401	
Real Property Taxes	Tax Rate	\$ 4,916,270	\$ 4,916,270	\$ 4,916,270	\$ 4,916,270	\$ 4,916,270	\$ 4,916,270	\$ 4,916,270	\$ 4,916,270	\$ 4,916,270	\$ 5,112,920	\$ 5,112,920	\$ 5,317,437	\$ 5,317,437	\$ 5,530,135	\$ 5,530,135	\$ 5,751,340	\$ 5,751,340	\$ 5,981,394	\$ 5,981,394	\$ 6,220,650	\$ 6,220,650	\$ 6,469,476	\$ 6,469,476	\$ 6,728,255	\$ 6,728,255	
Sheltered Workshop	\$0.1500	\$41,966	\$41,966	\$41,966	\$41,966	\$41,966	\$41,966	\$41,966	\$41,966	\$41,966	\$55,657	\$55,657	\$57,883	\$57,883	\$60,199	\$73,191	\$76,118	\$76,118	\$79,163	\$79,163	\$82,330	\$82,330	\$85,623	\$85,623	\$89,048	\$120,841	
School District	\$5.1211	\$1,432,757	\$1,432,757	\$1,432,757	\$1,432,757	\$1,432,757	\$1,432,757	\$1,432,757	\$1,432,757	\$1,432,757	\$1,900,165	\$1,900,165	\$1,976,171	\$1,976,171	\$2,055,218	\$2,498,780	\$2,598,731	\$2,598,731	\$2,702,680	\$2,702,680	\$2,810,787	\$2,810,787	\$2,923,219	\$2,923,219	\$3,040,148	\$4,125,585	
Junior College	\$0.2185	\$61,131	\$61,131	\$61,131	\$61,131	\$61,131	\$61,131	\$61,131	\$61,131	\$61,131	\$81,074	\$81,074	\$84,317	\$84,317	\$87,689	\$106,614	\$110,879	\$110,879	\$115,314	\$115,314	\$119,927	\$119,927	\$124,724	\$124,724	\$129,713	\$176,025	
MSD	\$0.1196	\$33,461	\$33,461	\$33,461	\$33,461	\$33,461	\$33,461	\$33,461	\$33,461	\$33,461	\$44,377	\$44,377	\$46,152	\$46,152	\$47,998	\$58,357	\$60,692	\$60,692	\$63,119	\$63,119	\$65,644	\$65,644	\$68,270	\$68,270	\$71,001	\$96,350	
Community Mental Health	\$0.0900	\$25,180	\$25,180	\$25,180	\$25,180	\$25,180	\$25,180	\$25,180	\$25,180	\$25,180	\$33,394	\$33,394	\$34,730	\$34,730	\$36,119	\$43,914	\$45,671	\$45,671	\$47,498	\$47,498	\$49,398	\$49,398	\$51,374	\$51,374	\$53,429	\$72,504	
Children's Service Fund	\$0.1900	\$53,157	\$53,157	\$53,157	\$53,157	\$53,157	\$53,157	\$53,157	\$53,157	\$53,157	\$70,499	\$70,499	\$73,319	\$73,319	\$76,251	\$92,708	\$96,417	\$96,417	\$100,273	\$100,273	\$104,284	\$104,284	\$108,456	\$108,456	\$112,794	\$153,065	
Zoo/Museum District	\$0.2795	\$78,197	\$78,197	\$78,197	\$78,197	\$78,197	\$78,197	\$78,197	\$78,197	\$78,197	\$103,707	\$103,707	\$107,856	\$107,856	\$112,170	\$136,379	\$141,834	\$141,834	\$147,507	\$147,507	\$153,407	\$153,407	\$159,544	\$159,544	\$165,926	\$225,167	
Library	\$0.5600	\$156,674	\$156,674	\$156,674	\$156,674	\$156,674	\$156,674	\$156,674	\$156,674	\$156,674	\$207,786	\$207,786	\$216,097	\$216,097	\$224,741	\$273,245	\$284,175	\$284,175	\$295,542	\$295,542	\$307,364	\$307,364	\$319,658	\$319,658	\$332,445	\$451,139	
City General Fund	\$1.6231	\$454,103	\$454,103	\$454,103	\$454,103	\$454,103	\$454,103	\$454,103	\$454,103	\$454,103	\$602,245	\$602,245	\$626,335	\$626,335	\$651,388	\$791,972	\$823,651	\$823,651	\$856,597	\$856,597	\$890,861	\$890,861	\$926,496	\$926,496	\$963,555	\$1,307,578	
<b>Total Property Tax Revenue to TJ</b>	<b>\$8.3518</b>	<b>\$2,336,627</b>	<b>\$2,336,627</b>	<b>\$2,336,627</b>	<b>\$2,336,627</b>	<b>\$2,336,627</b>	<b>\$2,336,627</b>	<b>\$2,336,627</b>	<b>\$2,336,627</b>	<b>\$2,336,627</b>	<b>\$3,098,904</b>	<b>\$3,098,904</b>	<b>\$3,222,860</b>	<b>\$3,222,860</b>	<b>\$3,351,774</b>	<b>\$4,075,161</b>	<b>\$4,238,168</b>	<b>\$4,238,168</b>	<b>\$4,407,695</b>	<b>\$4,407,695</b>	<b>\$4,584,002</b>	<b>\$4,584,002</b>	<b>\$4,767,363</b>	<b>\$4,767,363</b>	<b>\$4,958,057</b>	<b>\$6,728,255</b>	
State of Missouri	\$0.0300	\$17,659	\$17,659	\$17,659	\$17,659	\$17,659	\$17,659	\$17,659	\$17,659	\$17,659	\$19,100	\$19,100	\$19,100	\$19,100	\$19,864	\$19,864	\$20,659	\$20,659	\$21,485	\$21,485	\$22,345	\$22,345	\$23,239	\$23,239	\$24,168	\$24,168	
<b>Total Property Tax Revenue to TJ</b>	<b>\$0.0300</b>	<b>\$17,659</b>	<b>\$17,659</b>	<b>\$17,659</b>	<b>\$17,659</b>	<b>\$17,659</b>	<b>\$17,659</b>	<b>\$17,659</b>	<b>\$17,659</b>	<b>\$17,659</b>	<b>\$18,366</b>	<b>\$18,366</b>	<b>\$19,100</b>	<b>\$19,100</b>	<b>\$19,864</b>	<b>\$19,864</b>	<b>\$20,659</b>	<b>\$20,659</b>	<b>\$21,485</b>	<b>\$21,485</b>	<b>\$22,345</b>	<b>\$22,345</b>	<b>\$23,239</b>	<b>\$23,239</b>	<b>\$24,168</b>	<b>\$24,168</b>	

Commercial Real Property Tax Surcharge

Total City Surcharge Rate	\$1.6400																										
Amount to Project-Relevant Jurisdictions:	COMMERCIAL SURCHARGE																										
State of Missouri	\$0.0090	\$2,438	\$2,438	\$2,438	\$2,438	\$2,438	\$2,438	\$2,438	\$2,438	\$2,438	\$3,339	\$3,339	\$3,473	\$3,473	\$3,612	\$4,391	\$4,567	\$4,567	\$4,750	\$4,750	\$4,940	\$4,940	\$5,137	\$5,137	\$5,343	\$5,461	\$90,134
School District	\$1.1740	\$317,964	\$317,964	\$317,964	\$317,964	\$317,964	\$317,964	\$317,964	\$317,964	\$317,964	\$435,608	\$435,608	\$453,033	\$453,033	\$471,154	\$572,839	\$595,753	\$595,753	\$619,583	\$619,583	\$644,366	\$644,366	\$670,141	\$670,141	\$696,947	\$712,357	\$11,757,544
Junior College	\$0.0700	\$18,959	\$18,959	\$18,959	\$18,959	\$18,959	\$18,959	\$18,959	\$18,959	\$18,959	\$25,973	\$25,973	\$27,012	\$27,012	\$28,093	\$34,156	\$35,522	\$35,522	\$36,943	\$36,943	\$38,420	\$38,420	\$39,957	\$39,957	\$41,556	\$42,474	\$701,046
MSD	\$0.0730	\$19,771	\$19,771	\$19,771	\$19,771	\$19,771	\$19,771	\$19,771	\$19,771	\$19,771	\$27,086	\$27,086	\$28,170	\$28,170	\$29,297	\$35,619	\$37,044	\$37,044	\$38,526	\$38,526	\$40,067	\$40,067	\$41,670	\$41,670	\$43,337	\$44,295	\$731,091
Sheltered Workshop	\$0.0160	\$4,333	\$4,333	\$4,333	\$4,333	\$4,333	\$4,333	\$4,333	\$4,333	\$4,333	\$5,937	\$5,937	\$6,174	\$6,174	\$6,421	\$7,807	\$8,119	\$8,119	\$8,444	\$8,444	\$8,782	\$8,782	\$9,133	\$9,133	\$9,498	\$9,708	\$160,239
Zoo/Museum District	\$0.0730	\$19,771	\$19,771	\$19,771	\$19,771	\$19,771	\$19,771	\$19,771	\$19,771	\$19,771	\$27,086	\$27,086	\$28,170	\$28,170	\$29,297	\$35,619	\$37,044	\$37,044	\$38,526	\$38,526	\$40,067	\$40,067	\$41,670	\$41,670	\$43,337	\$44,295	\$731,091
Library	\$0.0790	\$21,396	\$21,396	\$21,396	\$21,396	\$21,396	\$21,396	\$21,396	\$21,396	\$21,396	\$29,313	\$29,313	\$30,485	\$30,485	\$31,705	\$38,547	\$40,089	\$40,089	\$41,693	\$41,693	\$43,360	\$43,360	\$45,095	\$45,095	\$46,898	\$47,935	\$791,181
City General Fund	\$0.1460	\$39,542	\$39,542	\$39,542	\$39,542	\$39,542	\$39,542	\$39,542	\$39,542	\$39,542	\$54,173	\$54,173	\$56,340	\$56,340	\$58,593	\$71,239	\$74,089	\$74,089	\$77,052	\$77,052	\$80,134	\$80,134	\$83,340	\$83,340	\$86,673	\$88,589	\$1,462,182
<b>Total Commercial Surcharge Revenue Paid to TJ</b>	<b>\$444,174</b>	<b>\$444,174</b>	<b>\$444,174</b>	<b>\$444,174</b>	<b>\$444,174</b>	<b>\$444,174</b>	<b>\$444,174</b>	<b>\$444,174</b>	<b>\$444,174</b>	<b>\$444,174</b>	<b>\$608,516</b>	<b>\$608,516</b>	<b>\$632,856</b>	<b>\$632,856</b>	<b>\$658,171</b>	<b>\$800,218</b>	<b>\$832,227</b>	<b>\$832,227</b>	<b>\$865,516</b>	<b>\$865,516</b>	<b>\$900,137</b>	<b>\$900,137</b>	<b>\$936,142</b>	<b>\$936,142</b>	<b>\$973,588</b>	<b>\$995,115</b>	<b>\$16,424,508</b>

Table 2: Net New PILOTs in BUILD Scenario

Year	PILOT Revenues	Existing PILOT Revenues	Net New PILOT Revenues
1	\$2,798,460	\$2,402,979	\$395,481
2	\$2,798,460	\$2,402,979	\$395,481
3	\$2,798,460	\$2,402,979	\$395,481
4	\$2,798,460	\$2,402,979	\$395,481
5	\$2,798,460	\$2,402,979	\$395,481
6	\$2,798,460	\$2,402,979	\$395,481
7	\$2,798,460	\$2,402,979	\$395,481
8	\$2,798,460	\$2,402,979	\$395,481
9	\$2,798,460	\$2,402,979	\$395,481
10	\$2,798,460	\$2,402,979	\$395,481
11	\$3,725,785	\$2,499,098	\$1,226,687
12	\$3,725,785	\$2,499,098	\$1,226,687
13	\$3,874,817	\$2,599,062	\$1,275,755
14	\$3,874,817	\$2,599,062	\$1,275,755
15	\$4,029,809	\$2,703,025	\$1,326,785
16	\$4,895,244	\$2,703,025	\$2,192,220
17	\$5,091,054	\$2,811,146	\$2,279,909
18	\$5,091,054	\$2,811,146	\$2,279,909
19	\$5,294,696	\$2,923,591	\$2,371,105
20	\$5,294,696	\$2,923,591	\$2,371,105
21	\$5,506,484	\$3,040,535	\$2,465,949
22	\$5,506,484	\$3,040,535	\$2,465,949
23	\$5,726,744	\$3,162,157	\$2,564,587
24	\$5,726,744	\$3,162,157	\$2,564,587
25	\$5,955,813	\$3,288,643	\$2,667,171
<b>Total</b>	<b>\$101,304,628</b>	<b>\$66,795,662</b>	<b>\$34,508,966</b>

**Appendix B:**  
**No Build Projections**

Redevelopment Area -- No Build Scenario

Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
TIF Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	-

Real Property Assessed Value and Tax Revenue

Real Property Assessed Value and Tax Revenue

Taxable Comm. & Res. Assessed Value	\$23,977,520	\$23,977,520	\$24,457,070.40	\$24,457,070	\$24,946,212	\$24,946,212	\$25,445,136	\$25,445,136	\$25,954,039	\$25,954,039	\$26,473,120	\$26,473,120	\$27,002,582	\$27,002,582	\$27,542,634	\$27,542,634	\$28,093,486	\$28,093,486	\$28,655,356	\$28,655,356	\$29,228,463	\$29,228,463	\$29,813,032	\$29,813,032	\$30,409,293	\$30,409,293			
Real Property Taxes																													
State of Missouri	\$0.0300	\$7,193	\$7,193	\$7,337	\$7,337	\$7,484	\$7,484	\$7,634	\$7,634	\$7,786	\$7,786	\$7,942	\$7,942	\$8,101	\$8,101	\$8,263	\$8,263	\$8,428	\$8,428	\$8,597	\$8,597	\$8,769	\$8,769	\$8,944	\$8,944	\$9,123	\$9,123	\$202,076	State of Missouri
School District	\$5.1211	\$1,227,913	\$1,227,913	\$1,252,471	\$1,252,471	\$1,277,520	\$1,277,520	\$1,303,071	\$1,303,071	\$1,329,132	\$1,329,132	\$1,355,715	\$1,355,715	\$1,382,829	\$1,382,829	\$1,410,486	\$1,410,486	\$1,438,696	\$1,438,696	\$1,467,469	\$1,467,469	\$1,496,819	\$1,496,819	\$1,526,755	\$1,526,755	\$1,557,290	\$1,557,290	\$34,495,043	School District
Junior College	\$0.2185	\$52,391	\$52,391	\$53,439	\$53,439	\$54,507	\$54,507	\$55,598	\$55,598	\$56,710	\$56,710	\$57,844	\$57,844	\$59,001	\$59,001	\$60,181	\$60,181	\$61,384	\$61,384	\$62,612	\$62,612	\$63,864	\$63,864	\$65,141	\$65,141	\$66,444	\$66,444	\$1,471,787	Junior College
MSD	\$0.1196	\$28,677	\$28,677	\$29,251	\$29,251	\$29,836	\$29,836	\$30,432	\$30,432	\$31,041	\$31,041	\$31,662	\$31,662	\$32,295	\$32,295	\$32,941	\$32,941	\$33,600	\$33,600	\$34,272	\$34,272	\$34,957	\$34,957	\$35,656	\$35,656	\$36,370	\$36,370	\$805,610	MSD
Sheltered Workshop	\$0.1500	\$35,966	\$35,966	\$36,686	\$36,686	\$37,419	\$37,419	\$38,168	\$38,168	\$38,931	\$38,931	\$39,710	\$39,710	\$40,504	\$40,504	\$41,314	\$41,314	\$42,140	\$42,140	\$42,983	\$42,983	\$43,843	\$43,843	\$44,720	\$44,720	\$45,614	\$45,614	\$1,010,380	Sheltered Workshop
Community Mental Health	\$0.0900	\$21,580	\$21,580	\$22,011	\$22,011	\$22,452	\$22,452	\$22,901	\$22,901	\$23,359	\$23,359	\$23,826	\$23,826	\$24,302	\$24,302	\$24,788	\$24,788	\$25,284	\$25,284	\$25,790	\$25,790	\$26,306	\$26,306	\$26,832	\$26,832	\$27,368	\$27,368	\$606,228	Community Mental Health
Children's Service Fund	\$0.1900	\$45,557	\$45,557	\$46,468	\$46,468	\$47,398	\$47,398	\$48,346	\$48,346	\$49,313	\$49,313	\$50,299	\$50,299	\$51,305	\$51,305	\$52,331	\$52,331	\$53,378	\$53,378	\$54,445	\$54,445	\$55,534	\$55,534	\$56,645	\$56,645	\$57,778	\$57,778	\$1,279,815	Children's Service Fund
Zoo/Museum District	\$0.2795	\$67,017	\$67,017	\$68,358	\$68,358	\$69,725	\$69,725	\$71,119	\$71,119	\$72,542	\$72,542	\$73,992	\$73,992	\$75,472	\$75,472	\$76,982	\$76,982	\$78,521	\$78,521	\$80,092	\$80,092	\$81,694	\$81,694	\$83,327	\$83,327	\$84,994	\$84,994	\$1,882,675	Zoo/Museum District
Library	\$0.5600	\$134,274	\$134,274	\$136,960	\$136,960	\$139,699	\$139,699	\$142,493	\$142,493	\$145,343	\$145,343	\$148,249	\$148,249	\$151,214	\$151,214	\$154,239	\$154,239	\$157,324	\$157,324	\$160,470	\$160,470	\$163,679	\$163,679	\$166,953	\$166,953	\$170,292	\$170,292	\$3,772,085	Library
City General Fund	\$1.6231	\$389,179	\$389,179	\$396,963	\$396,963	\$404,902	\$404,902	\$413,000	\$413,000	\$421,260	\$421,260	\$429,685	\$429,685	\$438,279	\$438,279	\$447,044	\$447,044	\$455,985	\$455,985	\$465,105	\$465,105	\$474,407	\$474,407	\$483,895	\$483,895	\$493,573	\$493,573	\$10,932,984	City General Fund
<b>Total Property Tax Revenue</b>	<b>\$8.3818</b>	<b>\$2,009,748</b>	<b>\$2,009,748</b>	<b>\$2,049,943</b>	<b>\$2,049,943</b>	<b>\$2,090,942</b>	<b>\$2,090,942</b>	<b>\$2,132,760</b>	<b>\$2,132,760</b>	<b>\$2,175,416</b>	<b>\$2,175,416</b>	<b>\$2,218,924</b>	<b>\$2,218,924</b>	<b>\$2,263,302</b>	<b>\$2,263,302</b>	<b>\$2,308,568</b>	<b>\$2,308,568</b>	<b>\$2,354,740</b>	<b>\$2,354,740</b>	<b>\$2,401,835</b>	<b>\$2,401,835</b>	<b>\$2,449,871</b>	<b>\$2,449,871</b>	<b>\$2,498,869</b>	<b>\$2,498,869</b>	<b>\$2,548,846</b>	<b>\$2,548,846</b>	<b>\$56,458,681</b>	<b>TOTAL</b>

Commercial Real Property Tax Surcharge

Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042			
Taxable Commercial Assessed Value	\$23,083,780	\$23,083,780	\$23,545,456	\$23,545,456	\$24,016,365	\$24,016,365	\$24,496,692	\$24,496,692	\$24,986,626	\$24,986,626	\$25,486,358	\$25,486,358	\$25,996,086	\$25,996,086	\$26,516,007	\$26,516,007	\$27,046,327	\$27,046,327	\$27,587,254	\$27,587,254	\$28,138,999	\$28,138,999	\$28,701,779	\$28,701,779	\$29,275,815	\$29,275,815			
<b>Total City Surcharge Rate</b>	<b>\$1.6400</b>																												
Amount to Project-Relevant Jurisdictions:																													
State of Missouri	\$0.0090	\$2,078	\$2,078	\$2,119	\$2,119	\$2,161	\$2,161	\$2,205	\$2,205	\$2,249	\$2,249	\$2,294	\$2,294	\$2,340	\$2,340	\$2,386	\$2,386	\$2,434	\$2,434	\$2,483	\$2,483	\$2,533	\$2,533	\$2,583	\$2,583	\$2,635	\$2,635	\$56,286	State of Missouri
School District	\$1.1740	\$271,004	\$271,004	\$276,424	\$276,424	\$281,952	\$281,952	\$287,591	\$287,591	\$293,343	\$293,343	\$299,210	\$299,210	\$305,194	\$305,194	\$311,298	\$311,298	\$317,524	\$317,524	\$323,874	\$323,874	\$330,352	\$330,352	\$336,959	\$336,959	\$343,698	\$343,698	\$7,342,143	School District
Junior College	\$0.0700	\$16,159	\$16,159	\$16,482	\$16,482	\$16,811	\$16,811	\$17,148	\$17,148	\$17,491	\$17,491	\$17,840	\$17,840	\$18,197	\$18,197	\$18,561	\$18,561	\$18,932	\$18,932	\$19,311	\$19,311	\$19,697	\$19,697	\$20,091	\$20,091	\$20,493	\$20,493	\$437,777	Junior College
MSD	\$0.0730	\$16,851	\$16,851	\$17,188	\$17,188	\$17,532	\$17,532	\$17,883	\$17,883	\$18,240	\$18,240	\$18,605	\$18,605	\$18,977	\$18,977	\$19,357	\$19,357	\$19,744	\$19,744	\$20,139	\$20,139	\$20,541	\$20,541	\$20,952	\$20,952	\$21,371	\$21,371	\$456,539	MSD
Sheltered Workshop	\$0.0160	\$3,693	\$3,693	\$3,767	\$3,767	\$3,843	\$3,843	\$3,919	\$3,919	\$3,998	\$3,998	\$4,078	\$4,078	\$4,159	\$4,159	\$4,243	\$4,243	\$4,327	\$4,327	\$4,414	\$4,414	\$4,502	\$4,502	\$4,592	\$4,592	\$4,684	\$4,684	\$100,063	Sheltered Workshop
Zoo/Museum District	\$0.0730	\$16,851	\$16,851	\$17,188	\$17,188	\$17,532	\$17,532	\$17,883	\$17,883	\$18,240	\$18,240	\$18,605	\$18,605	\$18,977	\$18,977	\$19,357	\$19,357	\$19,744	\$19,744	\$20,139	\$20,139	\$20,541	\$20,541	\$20,952	\$20,952	\$21,371	\$21,371	\$456,539	Zoo/Museum District
Library	\$0.0790	\$18,236	\$18,236	\$18,601	\$18,601	\$18,973	\$18,973	\$19,352	\$19,352	\$19,739	\$19,739	\$20,134	\$20,134	\$20,537	\$20,537	\$20,948	\$20,948	\$21,367	\$21,367	\$21,794	\$21,794	\$22,230	\$22,230	\$22,674	\$22,674	\$23,128	\$23,128	\$494,062	Library
City General Fund	\$0.1460	\$33,702	\$33,702	\$34,376	\$34,376	\$35,064	\$35,064	\$35,765	\$35,765	\$36,480	\$36,480	\$37,210	\$37,210	\$37,954	\$37,954	\$38,713	\$38,713	\$39,488	\$39,488	\$40,277	\$40,277	\$41,083	\$41,083	\$41,905	\$41,905	\$42,743	\$42,743	\$913,077	City General Fund
<b>Total Commercial Surcharge Revenue</b>	<b>\$1.6400</b>	<b>\$378,574</b>	<b>\$378,574</b>	<b>\$386,145</b>	<b>\$386,145</b>	<b>\$393,868</b>	<b>\$393,868</b>	<b>\$401,746</b>	<b>\$401,746</b>	<b>\$409,781</b>	<b>\$409,781</b>	<b>\$417,976</b>	<b>\$417,976</b>	<b>\$426,336</b>	<b>\$426,336</b>	<b>\$434,863</b>	<b>\$434,863</b>	<b>\$443,560</b>	<b>\$443,560</b>	<b>\$452,431</b>	<b>\$452,431</b>	<b>\$461,480</b>	<b>\$461,480</b>	<b>\$470,709</b>	<b>\$470,709</b>	<b>\$480,123</b>	<b>\$480,123</b>	<b>\$10,256,486</b>	<b>TOTAL</b>

**APPENDIX III**  
Urban Redevelopment Corporation Certificate

(To be provided)



**APPENDIX IV**  
Hospital Closures and  
Case Studies

Hospital:	Address:	Moved:	Closed:	Sold:	Notes:
Booth Memorial (Salvation Army) Hospital	Marine Avenue	N/A	N/A	? After 1940	Built 1929 as Booth Memorial Hospital for Unmarried Women. Now a school.
Christian Hospital	4411 N. Newstead	1974	N/A	N/A	Constructed first branch hospital, Christian NW in 1968 and operated both until 1974.
City Hospital No. 1	1424 Lafayette	N/A	1986	N/A	Now rehabilitated into apartments
City Hospital No. 2 (Homer G. Phillips Hospital)	2945 Lawton Blvd.	N/A	1979	N/A	Original City Hospital No. 2 was built c. 1925 at 2945 Lawton Blvd. and operated until Homer G. opened in 1938.
Deaconess Hospital	6150 Oakland	N/A	N/A	1997	Deaconess Incarnate Word Health System sold to Tenet Health System who operated it as the Forest Park Hospital.
DePaul	2415 N. Kingshighway	1969	N/A	N/A	Occupied site in 1929; moved to 12303 De Paul Dr. in 1969.
Faith Hospital	3300 N. Kingshighway	1969	N/A	N/A	Opened in 1950; moved to 12634 Olive St. Road in 1969; operated both until 1973. Now owned by United House of Prayer.
Forest Park Hospital	6150 Oakland	N/A	2011	N/A	Previously Deaconess
Frisco Employees' Hospital	4960 Laclede	N/A	c. 1968	N/A	Employees Hospital Association of the Frisco Line was established in 1898 to furnish medical care to sick & injured St. Louis & San Francisco Railroad system. Association was dissolved in 1968. Building later was Parkside Nursing Home; now
Lindell Hospital	4930 Lindell	N/A	N/A	? After 1960	Formerly Park Lane Hospital; now owned by Kindred Hospital

Hospital:	Address:	Moved:	Closed:	Sold:	Notes:
Lutheran Hospital	2639 Miami	N/A	N/A	1984	Missouri Synod sold hospital to National Medical Enterprises in 1984 one of the Tenet predecessor companies. Name was changed to SouthPointe Hospital in 1999 and later merged with St. Alexius hospital in 2003 and SouthPointe changed to St.
Missouri Baptist Hospital	Taylor & deHodiamont	1965	N/A	N/A	Hospital relocates to current site.
Missouri Pacific Hospital	1755 S. Grand	N/A	N/A	? After 1960	later Compton Hill Medical Center. Began as hospital for Iron Mountain Railroad employees. Building constructed 1923.
Shriners Hospital	700 S. Euclid	N/A	1963	N/A	Opened 1924; largest in Shriner's system; listed on National Register of Historic Places. Sold shortly after closing to
St. Anthony's Hospital	Grand & Chippewa	1975	N/A	N/A	Opened new facility at 10010 Kennerly, south county. Building demolished for
St. Alexian Brothers Hospital	3933 S Broadway	N/A	N/A	2000	Acquired by Tenet; merged with Lutheran Hospital in 2003 now St Alexius Hospital
St. John's Mercy Hospital	307 S. Euclid	1963	N/A	N/A	Now at Ballas & Conway
St. Luke's Hospital	5535 Delmar	1984	N/A	N/A	Built 1904; opened second location in 1974 at 40 & 141. City building sold in
U.S. Marine Hospital	Marine & Winnebago	1953	N/A	N/A	Closed and was taken over by Sisters of St. Joseph who moved the facility to Kirkwood and changed name to St. Joseph's Hospital. Federal Records Center

## **Case Studies: Hospitals moving from City to Suburbs**

### **Colorado General Hospital (Denver)**

#### **History**

**1925** – The University of Colorado's Colorado General Hospital — University Hospital, a public teaching hospital that cared for those who were unable to pay — opened on Colorado Boulevard in Denver. The hospital was possible through the generosity of many private donors, including Frederick Bonfils, publisher of The Denver Post, who donated seventeen acres for the medical campus.

#### **Moved from Denver to Aurora**

**1995** – the Base Realignment and Closure report designated Aurora's Fitzsimons Army Medical Center as a facility that was to be closed. The University of Colorado Health Sciences Center, University Hospital, and the City of Aurora proposed to the Department of Defense that a large part of the Fitzsimons campus be developed as an academic health center. Fitzsimons Army Medical Center closed on June 30, 1999, and construction on a large part of its campus began to move forward quickly, converting it into the University of Colorado Anschutz Medical Campus in Aurora, Colorado.

**2007** – the University of Colorado Hospital opened its new \$644 million, 820,000-square-foot (76,000 m<sup>2</sup>) facility at the Anschutz Medical Campus in Aurora. The Anschutz Medical Campus adjoins the Fitzsimons Life Science District, and the whole Anschutz-Fitzsimons campus is 578 acres. In April 2013, University of Colorado Hospital opened a new, 54,000-square-foot Emergency Department for its facility in Aurora.

#### **Former Site**

**2014** – the 26-acre property at Ninth Avenue and Colorado Boulevard has been the site of much consternation since CU moved its medical campus to the former Fitzsimons' Army Medical Center in Aurora. Two previous developers failed to close on the sale of the campus due to the economic downturn in 2008 as well as neighborhood opposition.

Continuum Partners, a Denver-based firm, is in the due diligence phase, having put the property under contract to purchase for \$30 million. The firm expects to close soon with phase one expected to take about 16 months. The entire project, a mixed-use village, should take four years to build, presuming that market conditions hold.

### **Stritch School of Medicine/Loyola (Chicago)**

#### **History**

#### **1909 – 1916**

In, 1906, Jesuits from St. Ignatius College purchased a 22-acre tract of land on Chicago's north side along Lake Michigan. On November 21, 1909, a new charter from the State of Illinois was obtained and Loyola University was established on this site. Schools of science, engineering, law, sociology, and pharmacy followed in rapid succession. That same year, Loyola also created a medical department and affiliated with Illinois Medical College. The Flexner Report (1910) was a study of American medical schools sponsored by the American Medical Association that led to the national establishment of minimum standards for medical education. The report was the impetus

for professional schools to seek affiliation as a means to continue their training programs and created the climate allowing Loyola to expand its medical department. Loyola was one of the first medical schools to follow the Flexner report recommendations concerning applicant credentials by raising their admission standards by administering their own entrance exam to better evaluate applicants, offering more formal training in the basic sciences, and updating their facilities beyond the levels of some of the more established schools in Chicago.

## **1917-1966**

In 1917, the Chicago College of Medicine and Surgery (CCMS) became interested in uniting with Loyola's medical department. Though weakly affiliated with Valparaiso University, CCMS was under pressure from the AMA to close because it still was considered a commercial school. It was located across from Cook County Hospital at 706 S. Lincoln Street, which was renamed Wolcott Street in 1936. Loyola was looking for new facilities at this time and was enticed by the quality of the CCMS physical plant. In September 1917, several board meetings led to the resolution to buy the college and Loyola University president, John Furay, pushed for complete acquisition of the school by October 1, 1917. Loyola purchased the CCMS facility for \$85,000 and began classes there in 1918. Loyola Medical School would use this location for the next 49 years.

Without a university hospital, Loyola students did their clinical rotations at various area hospitals. Some of the hospitals used from 1917-1936 included Columbus, Alexian, Oak Park, St. Mary's, Misericordia, St. Bernard's, West Side, Mary Thomson, Norwegian Deaconess, St. Anthony's, and Frances Willard. Cook County and Mercy, however, were the two mainstays. From the late 1920s to the late 1940s, funding was the chief obstacle Loyola faced. The cost of medical education was universally far greater than the cost of tuition. This was occurring as the United States was reeling from the Great Depression and World War II. In 1942, university undergraduate and graduate enrollment dropped dramatically as young Americans rushed to defend their country. Faculty and alumni soon followed.

Archdiocesan funding had begun in 1921 when Archbishop Mundelein, not yet elevated to a position of cardinal, donated \$20,000 from parish collections to assist in supporting the annual deficit of the medical school. This support continued for the next 20 years, but the annual deficit kept rising. In 1942, Cardinal Stritch was approached for help because he was committed to the idea of a Catholic medical school and was adept at raising funds. Most importantly, he recognized that the facilities were quickly becoming outdated and saw the need for building a new medical school. Because he offered consistent archdiocesan monetary support and help in fund-raising efforts, the name of the medical school was changed to Loyola University Stritch School of Medicine in 1948 to acknowledge the prominent role he played in the rescue of the school.

Just as Loyola was launching their fund raising efforts, the Sisters of Mercy announced their intentions to build a new Mercy Hospital on Chicago's south side. The cardinal wanted an alliance between Mercy and Loyola and acted as mediator between the two institutions. It seemed appropriate to explore the possibility that Loyola's new medical school might locate adjacent to the new Mercy Hospital, which would then become the school's principal teaching hospital. Cardinal Stritch preferred the south side location, but the university's Board of Trustees was unwilling to give up the current location in the west side medical district.

By 1953, a 50-acre tract of land in Skokie adjacent to northwest Chicago was purchased from the Christian Brothers and donated to Loyola by John F. Cuneo, a leading businessman, Loyola

benefactor, and chairman of Fr. Hussey's President's Council. The intent was to build a 350-bed Mercy Hospital and Loyola's medical school on the site. Negotiations continued between Mercy and Loyola as they tried to work out the details for affiliation that were acceptable to both sides. The major area of disagreement was the control of the clinical departments within the hospital. John F. Sheehan, MD, dean, Stritch School of Medicine, 1951-1968, explained that a medical school should have the right to nominate the staff of its teaching hospital and exercise certain control over the educational process involving its medical students. The Mercy medical staff did not relish such outside control and, furthermore, this new location was a long way from the patients and home addresses of the south side doctors who staffed Mercy Hospital. In 1958, negotiations ceased and the Sisters of Mercy announced that they intended to build their new hospital on Chicago's south side. Loyola also faced other obstacles. Although the land was annexed to Chicago to obtain city services, the local community felt the medical center would change the community's character. In the end, Skokie sued and forced Loyola to sell its property, but at a \$1.7 million profit.

While Cook County Hospital continued to be an important and useful clinical affiliation, it could not serve as Loyola's main teaching hospital for a number of reasons. Loyola did not have specific services or the right to designate attending staff and house officers on specific services; they had no voice in staffing or operation of ancillary services, such as laboratory and x-ray; and the dean had no role in governance. Thus, the future of the school was becoming even more dependent on new construction.

Meanwhile, the Edward Hines, Jr. Veterans Administration Hospital was planning to reduce the size of its land because it planned a high-rise replacement of its barrack-style facility. Built on 300 acres of federal land following World War I, the facility included 90 acres of vacant land on its east side. From 1915-1918 this eastern edge of land was the site of a 2-mile racetrack named Speedway Park. In 1926 it was known as Checkerboard Airfield where Charles Lindbergh flew as a mail carrier. During World War II, the government used this land for the Vaughn General Hospital. By 1960, these semi-permanent, one-story structures were no longer needed. When General John S. Gleason, Jr., a longtime friend of the Jesuits and Loyola University, accepted President John F. Kennedy's appointment as Administrator of the Veterans Administration, he conditioned his acceptance on greater cooperation between VA hospitals and university medical centers. In that role and well informed of the Loyola's need for a new medical school and hospital, General Gleason persuaded President Kennedy of the wisdom of having veterans' hospitals contiguous to university hospitals. Physicians and researchers of the two entities would share information, research projects, and funding.

The first institution to benefit from this new national initiative was Loyola University. During this same period of time, 20 fourth-year Loyola students rotated on medicine clerkships at Hines. The quality of clinical instruction by the Hines staff was appreciated and reported on favorably by Loyola students. In 1960, Loyola commissioned a site study and determined that this would be an ideal location with sufficient land (62 acres), stating that it would become the geographic population center for metropolitan Chicago. On August 10, 1962, 61.7 acres were given to Loyola and a 30-acre tract was given to the Illinois Department of Mental Health for construction of a clinic. Loyola's acquisition of this land for its medical school and teaching hospital was undoubtedly one of the most important decisions in its 53-year history.

By 1961, Loyola initiated planning for what was to be a complete medical center, not just a hospital and medical school. Other building plans included a dental school, motel for patient families, dorms and apartments for students, intern quarters, and education center. Except for a

new facility for its dental school, Loyola never built the other structures due to financial and construction restraints. Furthermore, construction delays forced the project cost to rise from \$21 to \$35 million before any ground was ever broken. Construction finally began on the north end of the campus where the first buildings were released by Hines in 1965.

### **1967-1996**

The early 1960s were an opportune time for Loyola to expand its medical programs and buildings. With Russian advances in outer space, our government felt the U.S. was slipping in its scientific technology and responded by offering grants for upgrading the nation's universities. There also was a physician shortage and many foreign doctors were being imported to meet the demand. Thus, legislation was passed appropriating money to expand America's medical training facilities. This government support, along with the Chicago archdiocese, business leaders, alumni, and faculty, helped fund the new Loyola University Medical Center. The opening of the medical center campus in Maywood, Illinois, marked a new beginning for medical education at Loyola. Teaching and research would now take place in a medical school facility combined with a permanent university hospital.

In 1967, the Stritch School of Medicine moved to the new campus. By 1968, the medical school facilities attached to the north end of the hospital were fully functioning. These greatly improved facilities for teaching medical students could now accommodate 432 medical students compared with 352 at the outdated, crowded facilities on Wolcott Street.

The original planners expected a west side medical center to be well-utilized, but they could not anticipate the rapid increase in demand for patient services that took place in the years that followed. The hospital reached full occupancy in the mid-1970s as Loyola developed a reputation for its high standards and offering the latest in medical treatment. By 1980, the university had embarked on a building construction and remodeling program, including a burn center, outpatient center, and neonatal intensive care unit. The 1980s saw Loyola's first heart transplant, specialized heart and lung transplantation units, and Russo Surgical Pavilion, which housed 16 additional operating rooms, 50 intensive care unit beds, and cardiac catheterization laboratories. Development continued in the 1990s with the completion of an administrative building, south parking deck, energy building, helicopter hanger, oral health center, and the 125,000 sq. ft. cancer center, which was later renamed the Cardinal Bernardin Cancer Center after Chicago's archbishop, who became a cancer center patient. In 1995, the emergency medical services building was completed, a new burn center opened, and the Ronald McDonald House was built. The 100-bed Ronald McDonald Children's Hospital of Loyola opened in 1996.

### **1997-2009**

In 1997, the Stritch School of Medicine became a leader in innovative medical education with the opening of the new \$43 million medical education building. Stritch administrators took great pride in obtaining a building design to match the interactive, innovative curriculum plan. "Form follows function" is a principle associated with modern architecture stating that shape and interior design should be predicated on its intended purpose. For this unique and innovative design, Stritch received a prestigious award from the Boston Society of Architects.

### **Johns Hopkins Hospital (Baltimore)**

## **History**

Johns Hopkins was born in 1795, and when he was 17, his mother sent him off to Baltimore to work for his uncle, a wholesale grocer. After working for his uncle, Johns went into business for three years with a friend, and then with three of his brothers, forming a wholesale provision house called *Hopkins Brothers*. The firm shipped whiskey into Baltimore in exchange for staple supplies that were shipped back to Western whiskey makers. Johns was to go far beyond shipping whiskey, however, as he was a genius at investing and lending. Two projects that particularly interested him were building warehouses around the harbor, and financing the Baltimore and Ohio (B&O) Railroad, of which he became the largest stockholder. On Christmas Eve 1873, the life of this famous Baltimorean merchant came to an end, but Johns Hopkins' death marked the birth of two of America's greatest institutions. His will instructed that his fortune of nearly \$7 million should be divided to establish The Johns Hopkins University and The Johns Hopkins Hospital.

The University was incorporated under the terms of Johns Hopkins's bequest, and instruction began in 1876. The School of Medicine was opened in 1893, 17 years after the founding of the University. The delay resulted in part from the trustees' wish to have a fully equipped hospital before students were accepted. The Johns Hopkins Hospital was completed in 1889, and from the outset its destiny has been inextricably woven with that of the School of Medicine.

## **Johns Hopkins Today**

Today, the Hospital complex is a collection of more than a dozen "mini-hospitals" and centers, 37 buildings, 226 separate clinical services and more than 1,000 beds sprawling over half of the 44 acres housing the Johns Hopkins Medical Institutions in East Baltimore. A new 420,000 square-foot Outpatient Center opened in May 1992, to consolidate and enhance outpatient treatment facilities. In 1999, a new Comprehensive Cancer and Research Center opened that consolidated cancer-related clinical and research facilities into two new buildings. The best patient treatment and family support facilities combined with ultramodern laboratories provide the ideal cancer research and treatment center for the 21st century.

The Hospital, along with its sister institutions, welcome an estimated 10,000 visitors and employees each day. It is the work site of some 1,600 physicians, 600 residents and 1,500 nurses who provide 292,000 days of inpatient care each year, as well as services for 397,000 outpatient visits and 85,000 emergency cases.

Johns Hopkins Medicine has recently launched one of the largest and most expensive private building campaigns in Maryland history – a \$1 billion dollar reconstruction of its 52-acre East Baltimore medical campus. The plan calls for the construction of 2.2 million square feet of space over the next 7-10 years. It includes research facilities, a children's building, maternal building, a cardiovascular and critical care tower, and renovation or demolition of many other structures.