

Summary

Board Bill Number 70

Introduced by Alderman Browning

September 11, 2026

This Board Bill seeks to approve a Chapter 99 Redevelopment Plan and Blighting Study for the 1070-1092 South Kingshighway Boulevard, 4575 Oakland Avenue, and 4580 Chouteau Avenue Redevelopment Area. The proposed Bill does not allow for use of eminent domain within the area. This Board Bill will allow for up to a 10-year tax abatement at 90 percent for market rate projects and up to 15-year abatement for LIHTC projects.

BOARD BILL NUMBER 70 INTRODUCED BY ALDERMAN MICHAEL BROWNING

1 An ordinance approving a Redevelopment Plan dated July 28, 2026 ("Plan") for the 1070-1092
2 South Kingshighway Boulevard, 4575 Oakland Avenue, and 4580 Chouteau Avenue Area
3 ("Area") in the City of St. Louis ("City") after finding that the Area is blighted as defined in
4 Section 99.320 of the Revised Statutes of Missouri, 2016, as amended, (the "Statute" being
5 Sections 99.300 to 99.715 inclusive), finding that there shall be available up to 10-year tax
6 abatement (10 years based on 90% of the assessed value of the incremental improvements) for
7 market rate projects or 15-year tax abatement for LIHTC projects (10 years based on 90% of the
8 assessed value of the incremental improvements, followed by 5 years based on 50% of the assessed
9 value of the incremental improvements); and pledging cooperation of the Board of Aldermen; and
10 pledging cooperation of the Board of Aldermen.

11 **WHEREAS**, the predominance of insanitary or unsafe conditions, deterioration of site
12 improvements, or the existence of conditions which endanger life or property by fire and other
13 causes, or any combination of such factors in the Area, retards the provision of housing
14 accommodations or constitutes an economic or social liability or a menace to the public health,
15 safety, or welfare in its present condition and use, said Area being more fully described in
16 **Attachment "A"**; and

17 **WHEREAS**, such conditions are beyond remedy and control solely by regulatory process
18 in the exercise of the police power and cannot be dealt with effectively by ordinary private
19 enterprise without the aids provided in the Statute; and

20 **WHEREAS**, there is a need for the Land Clearance for Redevelopment Authority of the
21 City of St. Louis ("LCRA"), a public body corporate and politic created under Missouri law, to

1 undertake the development of the above described Area as a land clearance project ("Project")
2 under said Statute, pursuant to plans by or presented to the LCRA under Section 99.430.1 (4); and

3 **WHEREAS**, the LCRA has recommended such a plan to the Planning Commission of the
4 City of St. Louis ("Planning Commission") and to this St. Louis Board of Aldermen ("Board"),
5 titled "Blighting Study and Plan for the 1070-1092 South Kingshighway Boulevard, 4575 Oakland
6 Avenue, and 4580 Chouteau Avenue Area," dated July 28, 2026 consisting of a Title Page, Table
7 of Contents Pages, and nine (9) numbered pages, and **Exhibits A-G** attached hereto and
8 incorporated herein as **Attachment "B"** ("Plan"); and

9 **WHEREAS**, under the provisions of the Statute it is required that this Board take such
10 actions as may be required to approve the Plan; and

11 **WHEREAS**, it is desirable and in the public interest that a public body, the LCRA,
12 undertake and administer the Plan in the Area; and

13 **WHEREAS**, the LCRA and the Planning Commission have made and presented to this
14 Board the studies and statements required to be made and submitted by Section 99.430 and this
15 Board has been fully apprised by the LCRA and the Planning Commission of the facts and is fully
16 aware of the conditions in the Area; and

17 **WHEREAS**, the Plan has been presented and recommended by LCRA to this Board for
18 review and approval; and

19 **WHEREAS**, a general plan has been prepared and is recognized and used as a guide for
20 the general development of the City and the Planning Commission has advised this Board that the
21 Plan conforms to said general plan; and

1 **WHEREAS**, this Board has duly considered the reports, recommendations and
2 certifications of the LCRA and the Planning Commission; and

3 **WHEREAS**, the Plan does prescribe land use and street and traffic patterns which may
4 require, among other things, the vacation of public rights-of-way, the establishment of new street
5 and sidewalk patterns or other public actions; and

6 **WHEREAS**, this Board is cognizant of the conditions which are imposed on the
7 undertaking and carrying out of the Project, including those relating to prohibitions against
8 discrimination because of race, color, familial status, national origin or ancestry, sex, marital status,
9 age, sexual orientation, gender identity or expression, religion or disability; and

10 **WHEREAS**, in accordance with the requirements of Section 99.430 of the Statute, this
11 Board advertised that a public hearing would be held by this Board on the Plan, and said hearing
12 was held at the time and place designated in said advertising and all those who were interested in
13 being heard were given a reasonable opportunity to express their views; and

14 **WHEREAS**, it is necessary that this Board take appropriate official action respecting the
15 approval of the Plan.

16 **BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

17 **SECTION ONE.** There exists within the City a blighted area, as defined by Section 99.320 of the
18 Revised Statutes of Missouri, 2016, as amended, (the "Statute" being Sections 99.300 to 99.715
19 inclusive, as amended) described in **Attachment "A"**, attached hereto and incorporated herein,
20 known as the 1070-1092 South Kingshighway Boulevard, 4575 Oakland Avenue, and 4580
21 Chouteau AvenueArea.

1 **SECTION TWO.** The redevelopment of the above described Area, as provided by the
2 Statute, is necessary and in the public interest, and is in the interest of the public health, safety,
3 morals and general welfare of the people of the City.

4 **SECTION THREE.** The Area qualifies as a redevelopment area in need of
5 redevelopment under the provision of the Statute, and the Area is blighted as defined in Section
6 99.320 of the Statute.

7 **SECTION FOUR.** The Blighting Study and Plan for the Area, dated July 28, 2026,
8 having been duly reviewed and considered, is hereby approved and incorporated herein by
9 reference, and the President or Clerk of this Board is hereby directed to file a copy of said Plan
10 with the Minutes of this meeting.

11 **SECTION FIVE.** The Plan for the Area is feasible and conforms to the general plan for
12 the City.

13 **SECTION SIX.** The financial aid provided and to be provided for financial assistance
14 pertaining to the Area is necessary to enable the redevelopment activities to be undertaken in
15 accordance with the Plan for the Area, and the proposed financing plan for the Area is feasible.

16 **SECTION SEVEN.** The Plan for the Area will afford maximum opportunity, consistent
17 with the sound needs of the City as a whole, for the redevelopment of the Area by private
18 enterprise, and private developments to be sought pursuant to the requirements of the Statute.

19 **SECTION EIGHT.** The Plan for the Area provides that the LCRA may not acquire any
20 property in the Area by the exercise of eminent domain.

21 **SECTION NINE.** The property within the Area is currently unoccupied. If it becomes
22 occupied, all eligible occupants displaced by the Redeveloper ("Redeveloper" being defined in

1 Section Twelve, below) shall be given relocation assistance by the Redeveloper at its expense, in
2 accordance with all applicable federal, state and local laws, ordinances, regulations and policies.

3 **SECTION TEN.** The Plan for the Area gives due consideration to the provision of
4 adequate public facilities.

5 **SECTION ELEVEN.** In order to implement and facilitate the effectuation of the Plan
6 hereby approved it is found and determined that certain official actions must be taken by this Board
7 and accordingly this Board hereby:

8 (a) Pledges its cooperation in helping to carry out the Plan;

9 (b) Requests the various officials, departments, boards and agencies of the City, which
10 have administrative responsibilities, likewise to cooperate to such end and to execute their
11 respective functions and powers in a manner consistent with the Plan; and

12 (c) Stands ready to consider and take appropriate action upon proposals and measures
13 designed to effectuate the Plan.

14 **SECTION TWELVE.** All parties participating as owners or purchasers of property in the
15 Area for redevelopment ("Redeveloper") shall agree for themselves and their heirs, successors and
16 assigns that they shall not discriminate on the basis of race, color, familial status, national origin or
17 ancestry, sex, marital status, age, sexual orientation, gender identity or expression, religion or
18 disability in the sale, lease, or rental of any property or improvements erected or to be erected in
19 the Area or any part thereof and those covenants shall run with the land, shall remain in effect
20 without limitation of time, shall be made part of every contract for sale, lease, or rental of property
21 to which Redeveloper is a party, and shall be enforceable by the LCRA, the City and the United
22 States of America.

1 **SECTION THIRTEEN.** In all contracts with private and public parties for
2 redevelopment of any portion of the Area, all Redevelopers shall agree:

3 (a) To use the property in accordance with the provisions of the Plan, and be bound by
4 the conditions and procedures set forth therein and in this Ordinance;

5 (b) That in undertaking construction under the agreement with the LCRA and the Plan,
6 bona fide Minority-Owned Business Enterprises ("MBEs") and Women-Owned Business
7 Enterprises ("WBEs") will be solicited and fairly considered for contracts, subcontracts and
8 purchase orders;

9 (c) To be bound by the conditions and procedures regarding the utilization of MBEs
10 and WBEs established by the City;

11 (d) To adhere to the requirements of Ordinance Nos. 69427, 70767, 71094, and 71962
12 and Executive Order 91, as may be amended or supplemented, pertaining to MBE and WBE
13 participation, workforce participation, and prevailing wage compliance, to the extent the provisions
14 of those ordinances apply to the Project and are not otherwise prohibited by federal anti-
15 discrimination law;

16 (e) To comply with the requirements of Ordinance 60275 of the City;

17 (f) To cooperate with those programs and methods supplied by the City with the
18 purpose of accomplishing, pursuant to this paragraph, minority and women subcontractors and
19 material supplier participation in the construction under this Agreement. The Redeveloper will
20 report semi-annually during the construction period the results of its endeavors under this
21 paragraph, to the Office of the Mayor and the President of this Board; and

1 (g) That the language of this Section Thirteen shall be included in its general
2 construction contract and other construction contracts let directly by Redeveloper.

3 The term "Redeveloper" as used in this Section shall include its successors in interest and
4 assigns.

5 **SECTION FOURTEEN.** Pursuant to Section 99.715, RSMo, nothing in the Plan shall
6 prevent the City Assessor from increasing or decreasing the assessed value of the any real property
7 or portion thereof that is not subject to a Certificate of Qualification of Tax Abatement properly
8 filed with the City Assessor.

9 All unabated ad valorem real estate taxes and PILOTs shall be collected by the City Collector of
10 Revenue in the same manner as regular ad valorem real estate taxes.

11 The Redeveloper(s) may seek up to ten (10) year ad valorem real estate tax abatement (the "Tax
12 Abatement Period") pursuant to Sections 99.700 – 99.715, RSMo, as amended, upon application as
13 provided therein. LCRA shall provide the Redeveloper(s) with a Certificate of Qualification of
14 Tax Abatement as provided in Section 99.700, RSMo, and any redevelopment agreement, and the
15 Redeveloper shall file such certificate with the City Assessor within thirty (30) days receipt thereof
16 as required by Section 99.705, RSMo. The City Assessor shall, promptly after receipt of the
17 certificate, provide a written certification of the current assessed value of the then-existing
18 applicable real property or portion thereof (the "Base Assessed Value") to the Redeveloper(s).

19 During the Tax Abatement Period, and subject to continued compliance with the Plan and
20 any redevelopment agreement, the Redeveloper(s) (or subsequent owners of the applicable real
21 property or portion thereof) shall pay unabated ad valorem real estate taxes and make additional
22 payments in lieu of taxes ("PILOTs") as follows:

1 During each year of the Tax Abatement Period, unabated ad valorem real estate taxes will be
2 imposed based on the then-current tax levy rates and the Base Assessed Value of the applicable
3 real property or portion thereof pursuant to Section 99.710, RSMo; and

4 During each year of the Tax Abatement Period, PILOTs shall equal:

5 In each of years one through ten of the Tax Abatement Period, an amount up to ten percent (10%)
6 of the difference between the ad valorem real estate taxes that would be due if there were no
7 abatement and the amount of taxes actually due (as described above); and

8 The tax abatement described above shall not apply to special assessments and shall not
9 serve to reduce or eliminate any other licenses or fees owing to the City or any other taxing
10 jurisdiction with respect to the applicable real property or portion thereof, except as expressly
11 described above. Pursuant to Section 99.715, RSMo, nothing in the Plan shall prevent the City
12 Assessor from increasing or decreasing the assessed value of the any real property or portion
13 thereof that is not subject to a Certificate of Qualification of Tax Abatement properly filed with the
14 City Assessor.

15 All unabated ad valorem real estate taxes and PILOTs shall be collected by the City Collector of
16 Revenue in the same manner as regular ad valorem real estate taxes.

17 For Low Income Housing Tax Credit Projects (LIHTC)- Redeveloper(s) may seek ten (10) year
18 real estate tax abatement pursuant to Sections 99.700 - 99.715, RSMo, as amended, upon
19 application as provided therein. Such real estate tax abatement shall not include taxes collected for
20 any Special Business District, Neighborhood Improvement District, Commercial Improvement
21 District, or any other similar local taxing district created in accordance with Missouri law, whether
22 now existing or later created.

1 In lieu of the tax abatement available pursuant to pursuant to Sections 99.700 – 99.715,
2 RSMo, as amended, any Redeveloper(s) may seek tax abatement pursuant to Chapter 353, RSMo,
3 as amended, upon compliance with the procedures set forth therein and in Chapter 11.06 of the
4 City Code, as amended. The terms of the tax abatement available to the applicable real property or
5 portion thereof will be set forth in a Redevelopment Agreement between the LCRA and the
6 Redeveloper. The Redevelopment Agreement shall provide that tax abatement shall begin in the
7 year during which an urban redevelopment corporation acquires title to the applicable real property
8 or portion thereof and continue no longer than fifteen (15) years thereafter (the “Chapter 353 Tax
9 Abatement Period”), provided, however, that:

10 PILOTs will be imposed to ensure that the total revenues payable to the affected taxing
11 jurisdictions from PILOTs and unabated ad valorem taxes (including those set forth in Section
12 353.110, RSMo) equals at least:

13 For years one through ten of the Chapter 353 Tax Abatement period, at least:

14 One hundred percent (100%) of the ad valorem taxes that would be imposed based on the then-
15 current tax levy rates and the assessed value of the land and improvements included in the
16 applicable real property or portion thereof in the year prior to the urban redevelopment
17 corporation’s acquisition thereof (subject to adjustment pursuant to Section 353.110.2, RSMo, if
18 the land was tax exempt prior to acquisition by the urban redevelopment corporation) (the “Base
19 Tax Value”); plus

20 ten percent (10%) of the difference between the ad valorem real estate taxes that would be due if
21 there were no tax abatement and Base Tax Value.

1 For years eleven through fifteen of the Chapter 353 Tax Abatement period, not to exceed fifty
2 percent (50%) of the ad valorem real estate taxes that would be due if there were no tax abatement.
3 Pursuant to Section 71.801, RSMo., all calculations of PILOTs and abated taxes shall exclude any
4 ad valorem real property tax imposed by a Special Business District.

5 All payments in lieu of taxes shall be a lien upon the real property and, when paid to the
6 Collector of Revenue of the City shall be distributed as all other property taxes. These partial tax
7 relief and payment in lieu of taxes provisions, during up to said fifteen (15) year period, shall inure
8 to the benefit of all successors in interest in the property of the urban redevelopment corporation,
9 so long as such successors shall continue to use such property as provided in this Plan and in any
10 Agreement with the LCRA. In no event shall such benefits extend beyond fifteen (15) years after
11 any urban redevelopment corporation shall have acquired title to the property.

12 **SECTION FIFTEEN.** Any proposed modification which will substantially change the
13 Plan must be approved by the St. Louis Board of Aldermen in the same manner as the Plan was
14 first approved. Modifications which will substantially change the Plan include, but are not
15 necessarily limited to, modifications on the use of eminent domain, to the length of tax abatement,
16 or to the boundaries of the Area. The Plan may be otherwise modified (e.g. development schedule)
17 by the LCRA in accordance with its July 24, 2018 policy governing time extensions as may be
18 amended.

19 **SECTION SIXTEEN.** The sections of this Ordinance shall be severable. In the event that
20 any section of this Ordinance is found by a court of competent jurisdiction to be invalid, the
21 remaining sections of this Ordinance are valid, unless the court finds the valid sections of the
22 Ordinance are so essential and inseparably connected with and dependent upon the void section

1 that it cannot be presumed that this Board would have enacted the valid sections without the void
2 ones, or unless the court finds that the valid sections standing alone are incomplete and are
3 incapable of being executed in accordance with the legislative intent.



BLIGHTING STUDY AND REDEVELOPMENT PLAN

FOR THE

**1070-1092 SOUTH KINGSHIGHWAY BOULEVARD, 4575
OAKLAND AVENUE, AND 4580 CHOUTEAU AVENUE**

Redevelopment Area

PROJECT # 2489

JULY 28, 2026

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

MAYOR CARA SPENCER

**BLIGHTING STUDY AND REDEVELOPMENT PLAN FOR 1070-1092
SOUTH KINGSHIGHWAY BOULEVARD, 4575 OAKLAND AVENUE,
AND 4580 CHOUTEAU AVENUE REDEVELOPMENT AREA**

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BLIGHTING REPORT

SUSTAINABILITY IMPACT STATEMENT

A. EXISTING CONDITIONS OF BLIGHT

1. DELINEATION OF BOUNDARIES

The 1070-1092 South Kingshighway Boulevard, 4575 Oakland Avenue, and 4580 Chouteau Avenue Redevelopment Area (“Area”) is located in the Forest Park Southeast Neighborhood of the City of St. Louis (“City”). The Area is on the east side of South Kingshighway Boulevard encompassing two sub-areas: Sub-Area I is in the block between Oakland Avenue and Arco Avenue; Sub-Area II is bound on the west and north by South Kingshighway Boulevard and the east-bound I-64 on-ramp, and on the east by the Chouteau Avenue cul-de-sac.

The property and legal description are described in Exhibit A. The boundaries of the Area are delineated in the Project Area – Site Map in Exhibit B.

2. GENERAL CONDITIONS OF THE AREA

The Area consists of several vacant lots near the intersection of South Kingshighway Boulevard and I-64.

3. PRESENT LAND USE OF THE AREA

The Area consists of unimproved land. The existing land uses for the Area are outlined in Exhibit C.

4. PRESENT LAND USE AND DENSITY OF SURROUNDING PROPERTIES

The properties surrounding the Area are developed primarily with residential, commercial, and institutional uses. West of the Area is Kingshighway Boulevard, and the east bound I-64 on ramp. North of the Area is I-64 and Barnes-Jewish Hospital. South and east of the Area is a residential neighborhood developed primarily with single-family homes.

5. CURRENT ZONING

Most of the parcels in Sub-Area I are currently Zoned “E”- Multiple-Family Dwelling District. The parcel located at 1074 South Kingshighway Boulevard is zoned “F” – Neighborhood Commercial District and the parcel located at 1070 South Kingshighway Boulevard is zoned “B” – Two-Family Dwelling District. The parcel in Sub-Area II located at 4580 Chouteau was formerly Missouri Department of Transportation (MoDOT) right-of-way and has no zoning designation.

The existing zoning in the Area is outlined in Exhibit F.

6. FINDING OF BLIGHT

The parcels within the Area are vacant, contributing to an economic and social liability to the City. Prolonged vacancy can attract nuisance and criminal activity, lead to diminished property values, and incur additional costs to the City without a commensurate source of revenue to offset those costs.

The physical and economic conditions of the parcels within the Area are outlined in Exhibit I. The preponderance of the properties in the Area have been determined to be blighted within the meaning of §99.300 et seq. RSMo (the Land Clearance for Redevelopment Authority Law) and as defined in §353.020 of the Revised Statute (2016) as evidenced by the Blighting Report attached hereto, labeled Exhibit I and incorporated herein by this reference.

B. PROPOSED DEVELOPMENT AND REGULATIONS

1. REDEVELOPMENT OBJECTIVES

The primary objectives of this Plan are to eliminate blight within the Area and to facilitate the redevelopment of the Area. This Plan also serves to further the goals of the *Strategic Land Use Plan of the St. Louis Comprehensive Plan* (2025) and the *City of St. Louis Sustainability Plan* (2025).

2. PROPOSED LAND USE OF THE AREA

In alignment with the goals and recommendations of the *Strategic Land Use Plan of the St. Louis Comprehensive Plan* (2025), the proposed land uses of the Area include, but are not limited to, multi-family housing, retail, restaurant (excluding those with a drive-thru), office, and institutional uses.

Redeveloper(s) designated by the Land Clearance for Redevelopment Authority of the City of St. Louis (“LCRA”) to redevelop property in the Area (hereafter referred to as “Redeveloper(s)”) shall be permitted to use the property within the Area for only the above proposed uses.

The proposed land uses for the Area are outlined in Exhibit D and the Strategic Land Use Plan designations for the Area are outlined in Exhibit E.

3. PROPOSED ZONING

The zoning in the Area should be consolidated into one designation to avoid conflicts in setbacks, permitted uses, and other performance and design standards. The zoning for all parcels within the Area should be “E” Multiple-Family Dwelling District, as that the most common existing zoning designation in the Area or may be changed to any other zoning district deemed appropriate pursuant to the Zoning Code of the Revised Ordinances of the City of St. Louis and as approved by the City of St. Louis Board of Aldermen.

The proposed zoning for the Area is outlined in Exhibit G.

4. RELATIONSHIP TO LOCAL OBJECTIVES

The proposed land use, zoning, public facilities, and utility plans are appropriate and consistent with local objectives as defined by the *Strategic Land Use Plan of the St. Louis Comprehensive Plan* (2025). Any specific proposal to the LCRA for redevelopment of the Area or any portion of the Area shall contain, among other requirements, adequate provisions for traffic, parking, safety from fire, light, air, and sound design and arrangement.

5. PROPOSED EMPLOYMENT FOR THIS AREA

Any employment resulting from the redevelopment of the Area by a redeveloper(s) shall adhere to the requirements of the St. Louis Living Wage Law pursuant to the Revised Ordinances of the City of St. Louis.

6. ACCESS AND CIRCULATION

Any proposed change to the public rights-of-way in the Area shall be as approved by the Director of the City of St. Louis Street Department. Any vacation of rights-of-way are subject to approval of the City of St. Louis Board of Aldermen by way of City ordinance. Site circulation shall be shown on a site plan and approved by the Zoning Section of the City of St. Louis Building Division.

Special consideration should be given to improving access to the pedestrian bridge at the intersection of S. Kingshighway Boulevard and Chouteau Avenue and connecting S. Kingshighway Boulevard to Chouteau Avenue. The S. Kingshighway Boulevard right-of-way between Arco Avenue and Chouteau Avenue shall be brought to city standards at the cost of any developer(s) and dedicated to the City of St. Louis.

Access from the site to S. Kingshighway Boulevard shall be right out only. Any improvements to signalization or other traffic control improvements required by any development of the site shall be borne by the developer(s).

The alley between the Arco Avenue and Gibson Avenue rights-of-way may be vacated to facilitate access to the site.

7. BUILDING AND SITE REGULATIONS

The Area shall be subject to all applicable federal, state, and local laws, ordinances, regulations, and codes, including but not limited to, the Building Code of the Revised Codes of the City of St. Louis, the Zoning Code of the Revised Codes of the City of St. Louis, and the rules, regulations, policies, and stipulations of the Planning and Urban Design Agency (“PDA”) of the City of St. Louis.

The Redeveloper(s) shall redevelop the Area in accordance with this Plan and the Redevelopment Agreement (“Agreement”), if any, and shall maintain all structures, equipment, paved areas, and landscaped areas controlled by the Redeveloper(s) in good and safe order both inside and outside, structurally and otherwise. Failure to meet these requirements may result in the suspension of tax abatement and/or the payment of the value of the abated taxes to the City.

Construction techniques, materials, fixtures and finishes, and any other item related to the rehabilitation or construction of structures within the Area shall be done in a manner that maximizes the energy efficiency of the structures and enhances the overall sustainability of the redevelopment.

8. URBAN DESIGN

Urban Design Objectives

The property in the Area shall be redeveloped such that it is an attractive asset to the surrounding neighborhood. When developed in accordance with this Plan, the Area will comprise a coordinated, adjusted and harmonious redevelopment that promotes the health, safety, and welfare of the City.

Urban Design Regulations

Any new structure shall be constructed in such a way as to align with the character of the surrounding neighborhood and to meet the recommendations of the *Strategic Land Use Plan of the Comprehensive Plan of the City of St. Louis* (2025), the regulations of the *Forest Park Southeast Form-Based District* (2018), and the *St. Louis Sustainability and Climate Plan* (2025).

- Buildings shall be oriented to face the public realm of the street, including existing streets and any public street or private way that is created during the process of development. The face of a building is defined by a clearly articulated pedestrian entrance to the building. An exterior element leading to a shared courtyard space can also satisfy this requirement. Alternate entrances can be provided on other facades, but all sides shall be treated equally.
- Primary building facades of commercial or residential buildings shall incorporate fenestration that provides visual connection to public areas of the street and sidewalk.
- Continuity of setbacks shall be maintained along block faces if a dominant pattern exists. If a wide variety of setbacks exist along a block face, then a minimum setback may be used, as determined by the Planning and Urban Design Agency of the City of St. Louis (PDA).
- On-site surface parking lots shall be minimized to the extent feasible. Surface parking lots shall be placed at the rear of any buildings where possible and shall be screened by a landscaped buffer-yard no less than ten (10) feet in width.
- The design of any structured parking element shall minimize first floor parking along primary facades facing streets.
- New architecture shall exhibit a high quality of craftsmanship and detail contemporaneous to its period of construction. All sides of any building shall be equally treated in both materials and fenestration.
- Exterior materials shall be used in a restrained manner and typically one material shall be dominant. Multiple materials may be used provided they complement and support the application of the dominant material and/or the multiple material use is an established precedent.
- Where there is a discernible pattern or dominant use of one class of material (e.g. brick, lap siding, stone, etc...) along a block length, new infill projects shall maintain the continuity of such material.

Landscaping and Sidewalk Maintenance

A landscape plan signed and sealed by a landscape design professional registered in the State of Missouri and containing the names, number, and location of all trees, shrubs, forbs, and grasses shall be required prior to issuance of an occupancy permit.

Any landscape plan shall adhere to the following requirements:

- A minimum of 50% of all plantings shall be Missouri native plants.
- No invasive, noxious, or nuisance plants, as defined by the Missouri Department of Conservation, shall be permitted.
- Perimeter street trees shall be of a type from a list maintained by the City of St. Louis Forestry Division and be of a minimum caliper of 2-1/2 inches.
- Street trees shall be planted in accordance with the street tree placement guidelines of the City of St. Louis Forestry Division.
- Existing, healthy trees shall be retained wherever possible.

Sidewalks shall be repaired or replaced, including any necessary upgrades to make existing sidewalks ADA compliant.

9. PARKING REGULATIONS

Parking shall be provided in accordance with the applicable zoning and building code regulations of the Revised Code of the City of St. Louis, including rules, policies and requirements of PDA except for the following:

10. SIGN REGULATIONS

All signs shall be as allowed in the Zoning Code of the Revised Code of the City of St. Louis.

11. BUILDING, CONDITIONAL USE, AND SIGN PERMITS

No building permit, conditional use permit, or sign permit shall be issued by the City of St. Louis without the prior written recommendations of the LCRA.

12. PUBLIC IMPROVEMENTS

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

C. PROPOSED SCHEDULE OF REDEVELOPMENT

A building permit shall be submitted for approval within twelve (12) months of the execution of the Redevelopment Agreement. Substantial completion of the Redevelopment shall occur within twenty-four (24) months of the approval of the Plan by City of St. Louis Ordinance.

The LCRA may alter the above schedule in accordance with its policy governing time extensions.

D. EXECUTION OF PROJECT

1. ADMINISTRATION AND FINANCING

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

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

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

2. PROPERTY ACQUISITION

The Project Area – Site Map, Exhibit B attached, identifies all the property located in the Area. The LCRA may not acquire any property in the Area by the exercise of eminent domain.

3. PROPERTY DISPOSITION

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

4. RELOCATION ASSISTANCE

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

E. COOPERATION OF THE CITY

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

F. TAX ABATEMENT

Abatement Available for Market Rate Redevelopment

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

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

Abatement Available for LIHTC Redevelopment

In lieu of tax abatement available pursuant to §99.700-§99.715, RSMo, as amended, any Redeveloper(s) may seek tax abatement pursuant to Chapter 353, RSMo, as amended, upon compliance with the procedures set forth therein and in Chapter 11.06 of the Revised Ordinances of the City of St. Louis, as amended. The terms of the tax abatement available to the applicable real property or portion thereof will be set forth in a Redevelopment Agreement between the LCRA and the Redeveloper(s). The Redevelopment Agreement shall provide that tax abatement shall begin in the year during which an urban redevelopment corporation acquires title to the applicable real property or portion thereof and continue no longer than fifteen (15) years thereafter (the “Chapter 353 Tax Abatement Period”), provided, however, that:

- Payments in lieu of taxes (PILOTs) or taxes will be imposed to ensure that the total revenues payable to the affected taxing jurisdictions from PILOTs and unabated ad valorem taxes (including those set forth in §353.110, RSMo) equals at least:
 - For years one (1) through ten (10) of the Chapter 353 Tax Abatement Period, at least:
 - One hundred percent (100%) of the ad valorem taxes that would be imposed based on the then-current tax levy rates and the assessed value of the land and improvements included in the applicable real property or portion thereof in the year prior to the urban redevelopment corporation’s acquisition thereof (subject to adjustment pursuant to §353.110.2, RSMo, if the land was tax exempt prior to acquisition by the urban redevelopment corporation) (the “Base Tax Value”); plus
 - At least ten percent (10%) of the difference between the ad valorem real estate taxes that would be due if there were no tax abatement and Base Tax Value.
 - For years eleven (11) through fifteen (15) of the Chapter 353 Tax Abatement period, the Redeveloper(s) shall pay ad valorem real property taxes based on the then-current tax levy and an assessed value determined using 50% of true value.
- Pursuant to §71.801, RSMo, all calculations of PILOTs and abated taxes shall exclude any ad valorem real property tax imposed by a Special Business District

All PILOTs shall be a lien upon the real property and, when paid to the Collector of Revenue of the City shall be distributed as all other property taxes. These partial tax relief and PILOT provisions, during up to said twenty-five (25) year period, shall inure to the benefit of all successors in interest in the property of the urban redevelopment corporation, so long as such successors shall continue to use such property as provided in this Plan and in any Agreement with the LCRA. In no event shall such benefits extend beyond twenty-five (25) years after any urban redevelopment corporation shall have acquired title to the property.

The tax abatement described above shall not apply to special assessments and shall not serve to reduce or eliminate any other licenses or fees owing to the City or any other taxing jurisdiction with respect to the applicable real property or portion thereof, except as expressly described above. Pursuant to §99.715, RSMo, nothing in the Plan shall prevent the City Assessor from increasing or decreasing the assessed value of the any real property or portion thereof that is not subject to a Certificate of Qualification of Tax Abatement properly filed with the City Assessor.

All unabated ad valorem real estate taxes and PILOTs shall be collected by the City Collector of Revenue in the same manner as regular ad valorem real estate taxes.

G. COMPLIANCE WITH AFFIRMATIVE ACTION AND NONDISCRIMINATION LAWS AND REGULATIONS

1. LAND USE

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

2. CONSTRUCTION AND OPERATIONS

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

3. LAWS AND REGULATIONS

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

4. ENFORCEMENT

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

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

H. MODIFICATIONS OF THIS PLAN

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

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

I. DURATION OF REGULATION AND CONTROLS

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

J. EXHIBITS

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

K. SEVERABILITY

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

LEGAL DESCRIPTION

SUB-AREA I

1. 1070 S. Kingshighway Boulevard

Parcel # 5043-9-560.000
C.B. 5043 Kingshighway Blvd
50 FT / 34.33 Ft X 135.85 FT /
Gibson Heights Addition
Block 2 Lot 32

2. 1074 S. Kingshighway Boulevard

Parcel # 5043-9-550.000
C.B. 5043 Kingshighway Blvd
30 FT X 135 FT
Gibson Heights Addition
Block 2, Lot N-33

3. 1076 S. Kingshighway Boulevard

Parcel # 5043-9-540.000
C.B. 5043 Kingshighway Blvd
30 FT X 135 FT
Gibson Heights Addition
Block 2 Lot S-33 & N-34

4. 1080 S. Kingshighway Boulevard

Parcel # 5043-9-530.000
C.B. 5043 Kingshighway
30 FT X 135 FT
Gibson Heights Addition
Lot S-34

5. 1084 S. Kingshighway Boulevard

Parcel # 5043-9-520.000
C.B. 5043 Kingshighway Blvd
45 Ft / 41 FT 3 ½ IN X 135 FT
Gibson Heights Addition
Block 2 Lot 35

6. 1086 S. Kingshighway Boulevard

Parcel # 5043-9-510.000
C.B. 5043 Kingshighway
45 FT / 35 FT X 135 FT / IRR
Gibson Heights Addition
Block 2 Lot NW-36

7. 1092 S. Kingshighway Boulevard

Parcel # 5043-9-500.000

C.B. 5043 Kingshighway

46 FT 11 7/8 IN / 59 FT 1 7/8 IN,

87 FT 9 IN

Gibson Heights Addition

Block 2 Lot W-37

8. 4575 Oakland Avenue

Parcel # 5043-9-490.000

C.B. 5043 Oakland Ave

48 FT 5 IN / 48 FT X 69 FT 1 7/8 IN / 75 FT 10 1/2

Gibson Heights Addition

Block 2 Lot SE-36 & E-37

SUB-AREA II

9. 4580 Chouteau Avenue

Parcel # 5073-9-462.000

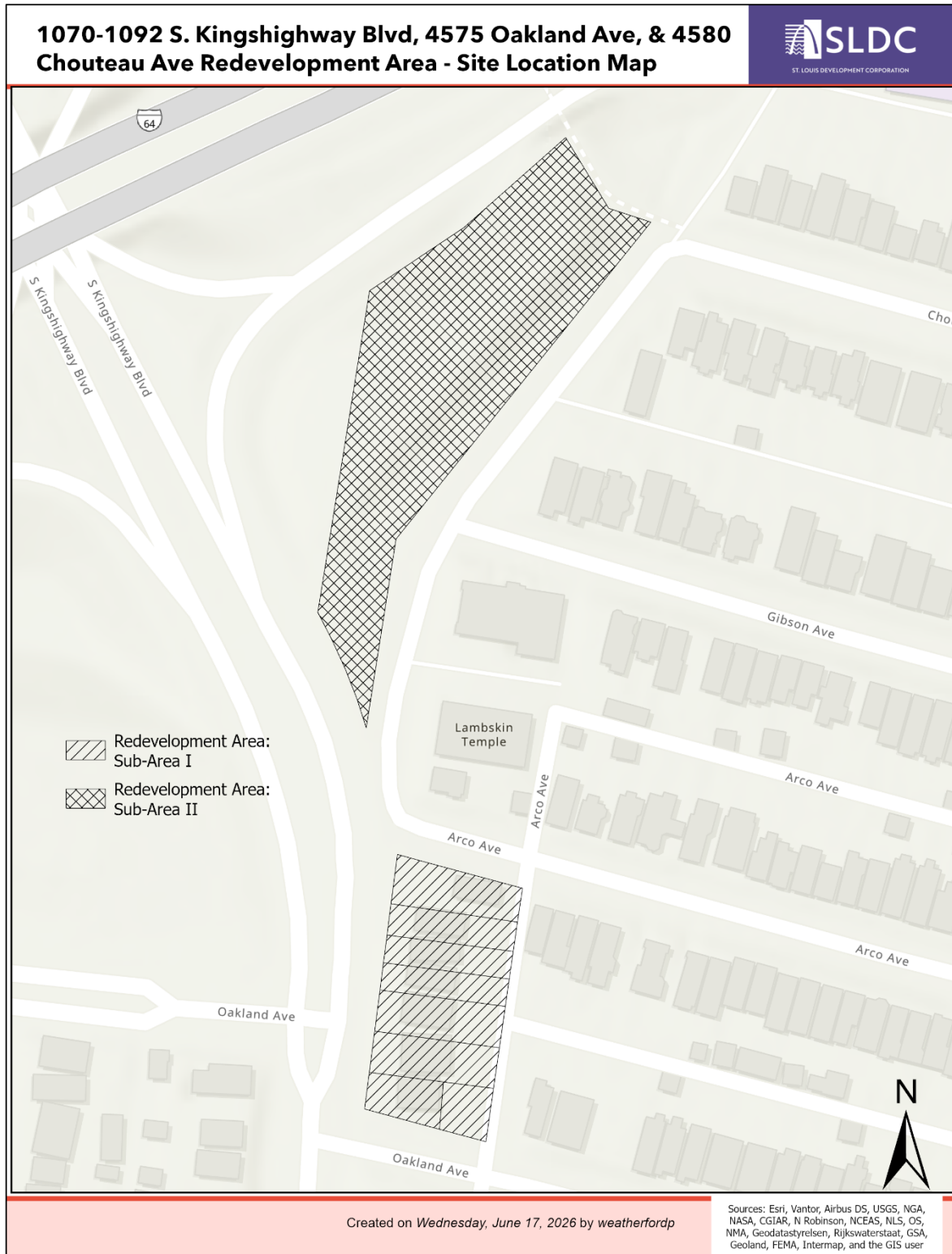
C.B. 5073, 5233, & 5042 Chouteau

1.74 Acres

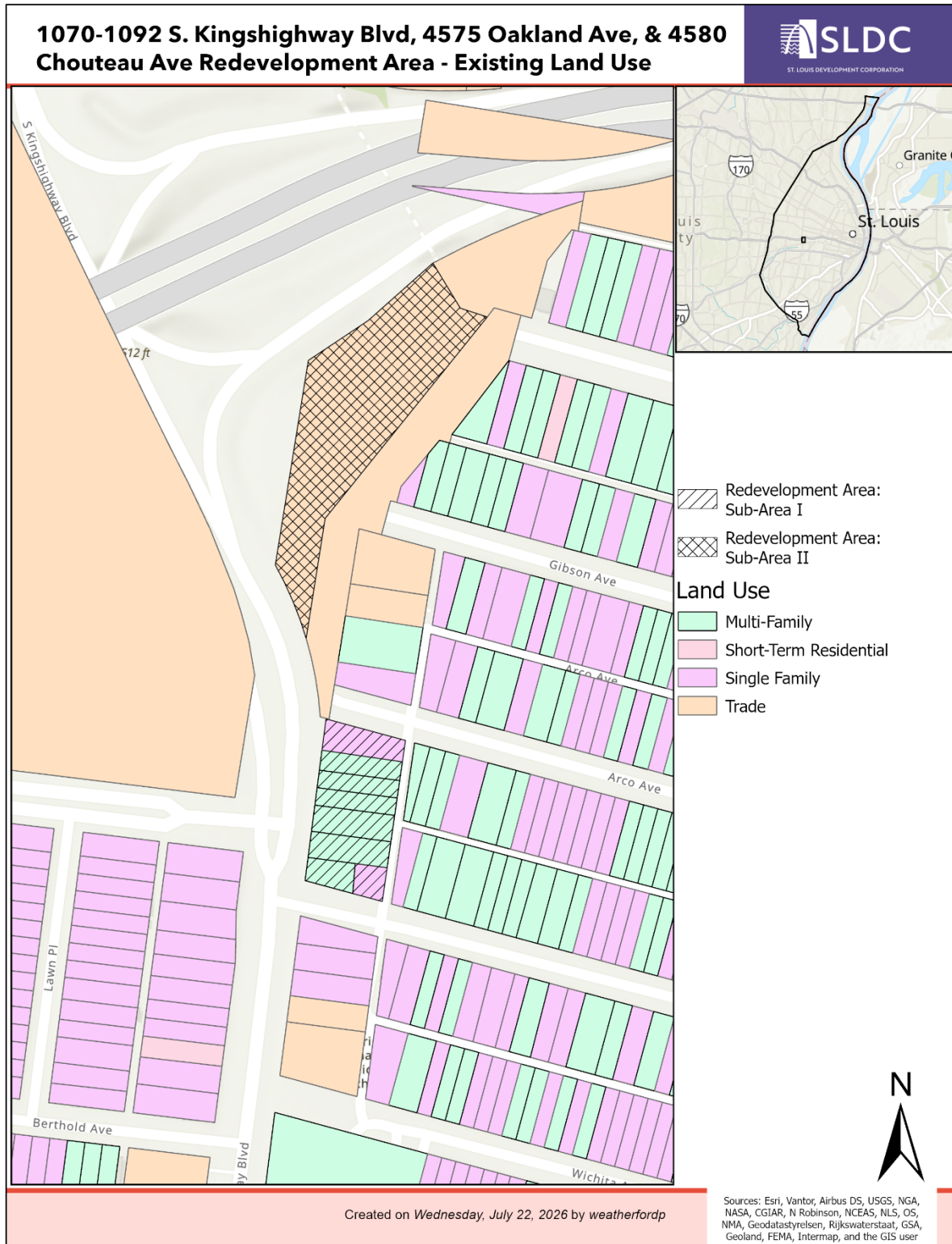
Subdivision of Excess Parcels Addition

Lot E6-1123A

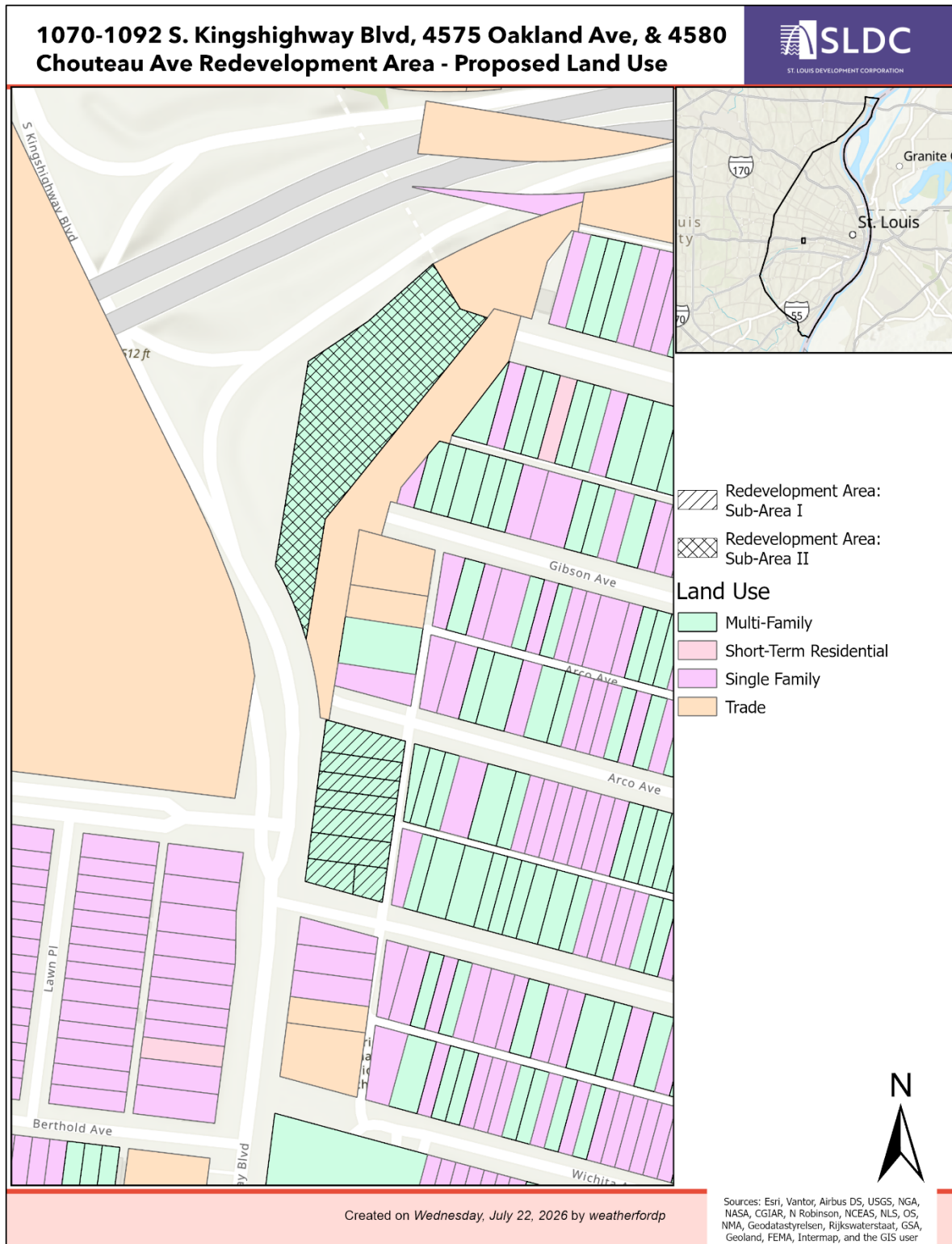
PROJECT AREA – SITE MAP



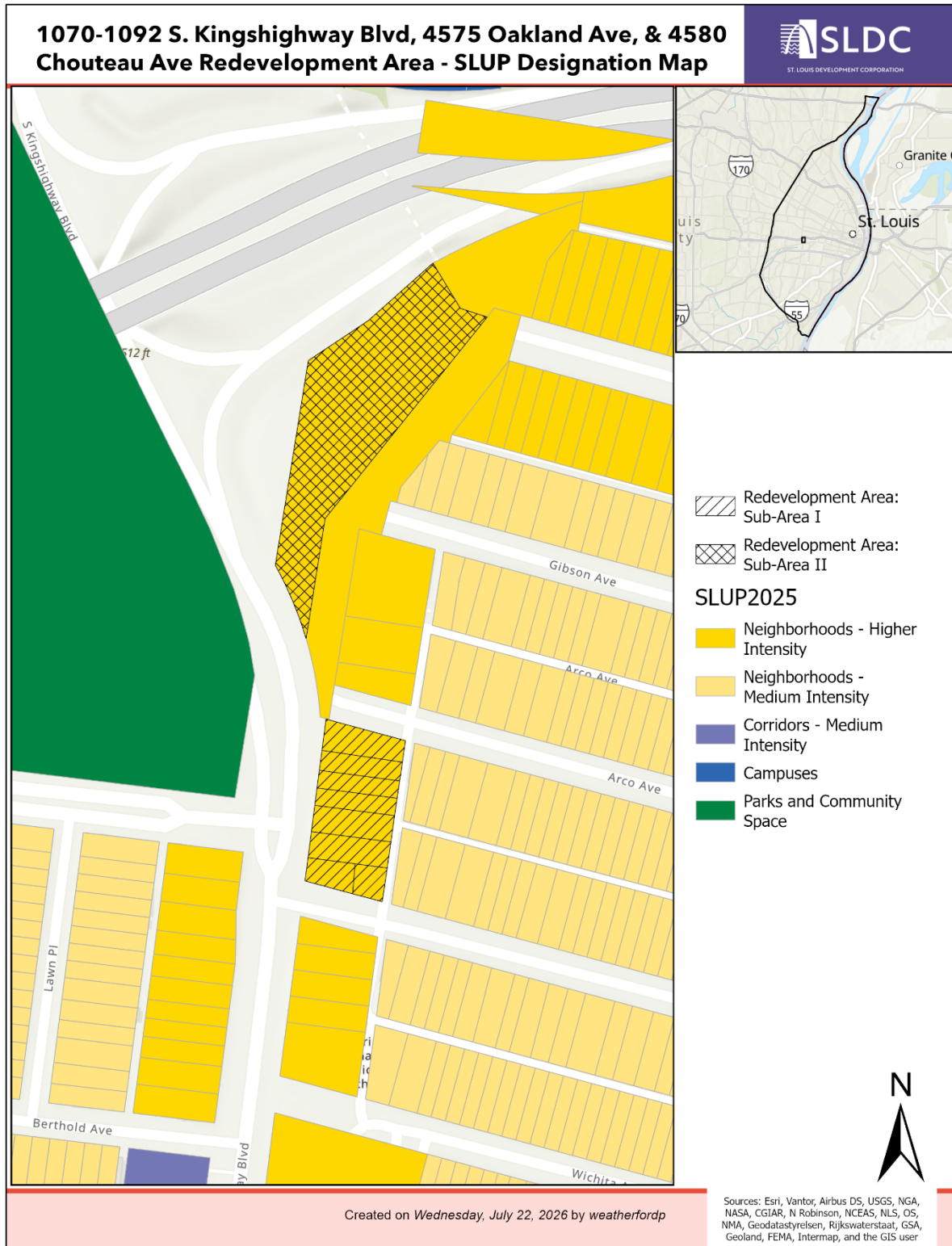
PROJECT AREA – EXISTING LAND USE



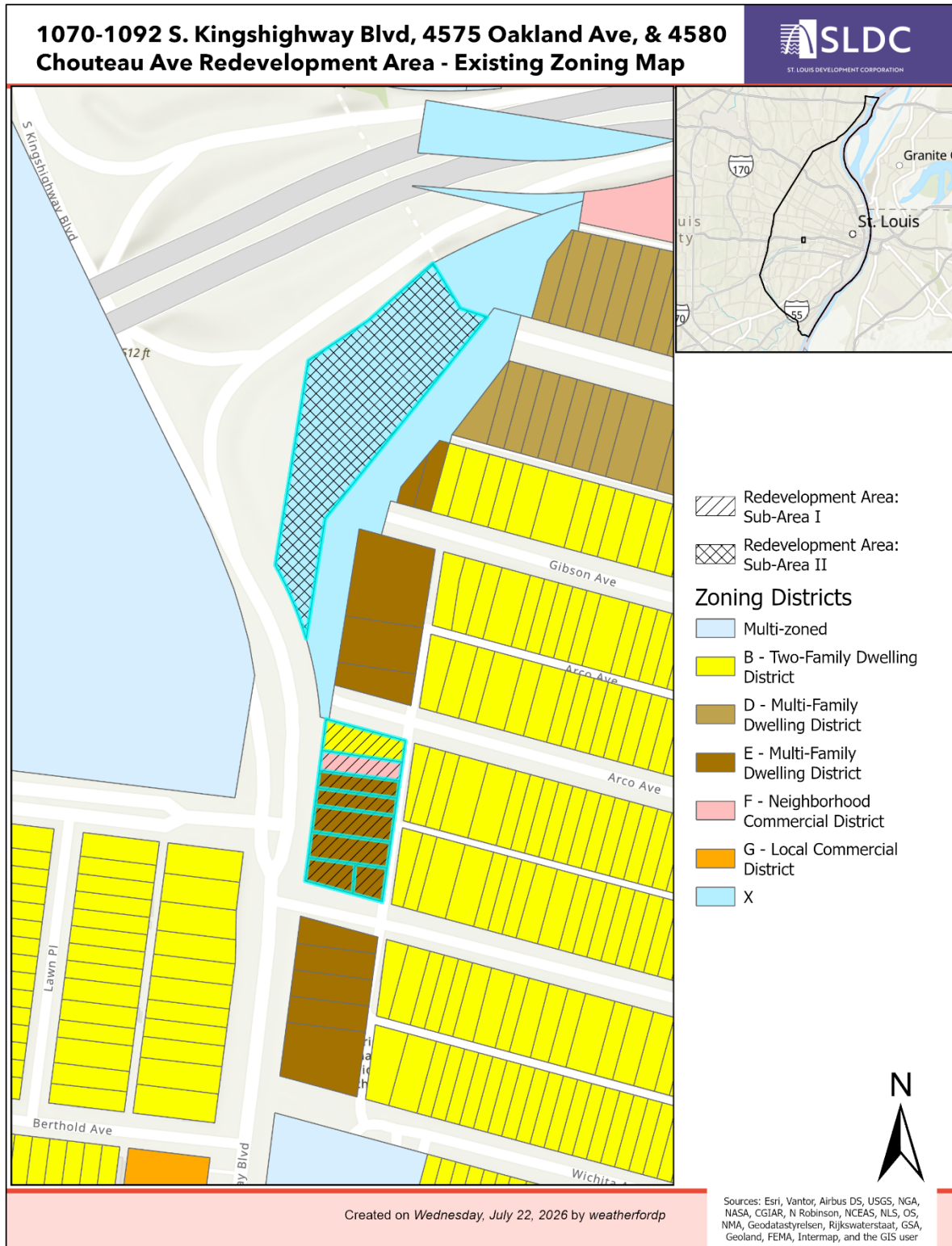
PROJECT AREA – PROPOSED LAND USE



PROJECT AREA – SLUP DESIGNATION



PROJECT AREA – EXISTING ZONING





EQUAL OPPORTUNITY AND NON-DISCRIMINATION GUIDELINES

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

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

The Redeveloper(s) shall fully comply with Ordinance Nos. 64927, 70767, and 71094, as may be amended or supplemented, pertaining to minority-owned and women-owned business participation, workforce development, and prevailing wage compliance, to the extent the provisions of those ordinance apply to the Project.

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

The Redeveloper(s) of non-residential properties shall fully comply (and ensure compliance by “anchor tenants”) with the provisions of St. Louis City Ordinance #60275 (First Source Jobs Policy) which is codified in Chapter 3.90 of the Revised Ordinances of the City of St. Louis.

BLIGHTING REPORT

As outlined below, the Area suffers from insanitary or unsafe conditions and the deterioration of site improvements.

The Subject Area has experienced a prolonged period of vacancy, resulting in the condemnation of abandoned and deteriorating structures in 2011 and the eventual demolition of those structures in 2024. The prolonged period of vacancy and subsequent demolition of structures led to an indeterminate degree of environmental contamination that will require remediation before any new development can occur in the Area.

As a result of these factors the property in the Area is an economic and social liability for the City, its residents, and the taxing districts that depend upon it as a source of revenue to provide necessary public services. The physical and economic condition of the property in the Area endangers the health, safety, and general welfare of the public. Therefore, the Area qualifies as a “Blighted Area” as defined in §99.320.3 and §353.020.2 of the Revised Statutes of the Missouri, as amended.

The chart below and the subsequent photographs of site conditions of the Area serve as documentary evidence of the presence of blight within the Area.

Considerations of Blight	Yes	No
Does the Subject Area have insanitary or unsafe conditions? If yes, explain.		X
Prolonged vacancy and abandonment of structures has led to indeterminate environmental contamination in the Subject Area.		
Does the Subject Area have deterioration of site conditions? If yes, explain.	X	
The Subject Area experiences vacancy and deterioration of site conditions typically associated with vacancy.		
Does the Subject Area have conditions which endanger life or property by fire or other cause? If yes, explain.		X
Does the Subject Area diminish the provision of housing accommodation in its current condition? If yes, explain.	X	
Does the Subject Area constitute an economic liability? If yes, explain.	X	
Prolonged vacancy in the Subject Area has led to an economic liability for the City.		
Does the Subject Area constitute a social liability? If yes, explain.	X	
Prolonged vacancy in the Subject Area has led to a social liability for the City.		
Is the Subject Area detrimental to public health, safety, and general welfare because of the dilapidation, deterioration, age, or obsolescence of its structures? If yes, explain.		X
Is the Subject Area detrimental to public health, safety, and general welfare because of a lack of air sanitation and/or open space? If yes, explain.		X
Is the Subject Area detrimental to public health, safety, and general welfare because of overcrowding of buildings or land? If yes, explain.		X



Sub Area I – looking southeast from Kingshighway Blvd ROW



Sub Area I – looking northwest from Oakland Avenue ROW



Sub Area I – view looking north along alley between Oakland Avenue and Arco Avenue



Sub Area I – site conditions looking west along Arco Avenue



Sub Area II – view looking southwest from Chouteau Avenue



Sub Area II – view looking west from Chouteau Avenue

SUSTAINABILITY IMPACT STATEMENT

As outlined in the *City of St. Louis' Sustainability & Climate Plan (2025)* the City of St. Louis is “dedicated to creating a more sustainable and equitable future for its residents and businesses, enabling a vibrant and climate-friendly city. To that end, it is the intention of the LCRA of the City of St. Louis to support economic development efforts that furthers the sustainability goals of the city. The following chart represents the ways in which the objectives of this Redevelopment Plan align with selected Pillars, Targets, and Goals of the *City of St. Louis Sustainability & Climate Plan (2025)*.

I. Promote a Safe, Healthy, and Climate-Resilient City		MEETS	DOES NOT MEET	NOT APPLICABLE
<i>Goal A: Establish a safe and equitable multimodal network.</i>				
A1	Prioritize higher poverty neighborhoods and those with previous disinvestment for sidewalk improvements.		X	
A2	Continue to expand and connect a comprehensive bikeway network.	X		
A4	Improve safe and accessible sidewalk connections to bus stops.	X		
<i>Goal B: Integrate green infrastructure and nature-based solutions into 50% of new stormwater infrastructure, street design, and other public facilities.</i>				
B3	Pursue stormwater runoff reductions and water quality improvements through public works, transportation, and parks projects.			X
B4	Better protect the Mississippi River by establishing nature/biodiversity corridors, Waterfront Windows identified in the SLUP, and encouraging flood plain restoration.			X
<i>Goal C: Establish and maintain a 5% tree canopy increase to expand community resilience and improve air quality.</i>				
C1	Replace unnecessary turf (in medians, parking areas, etc.) with low-water, drought-tolerant native plantings and trees.	X		
II. Expand City and Community Capacity for Climate Resilience		MEETS	DOES NOT MEET	NOT APPLICABLE
<i>Goal F: Increase resilience through community knowledge and awareness of and active participation in climate-friendly practices.</i>				
F5	Support demonstration projects from the City and institutional partners that showcase climate positive benefits including innovative sustainable buildings, art installations, rain gardens, etc.		X	

III. Advance Energy Efficiency while Reducing Energy Burden		MEETS	DOES NOT MEET	NOT APPLICABLE
<i>Goal J: Increase energy efficiency in 5% of all buildings through upgrades, weatherization, and other improvements.</i>				
J4	Evaluate and support resources for building owners with older homes and those in historic districts to upgrade their buildings with climate-friendly technologies.			X

BOARD BILL NUMBER 70

FISCAL NOTE

Preparer's Name Zachary Wilson

Phone Number or Email Address (will be available publicly) wilsonz@stlouis-mo.gov

Bill Sponsors Alderman Browning

Bill Synopsis:	This Board Bill seeks to approve a Chapter 99 Redevelopment Plan and Blighting Study for the 1070-1092 South Kingshighway Boulevard, 4575 Oakland Avenue, and 4580 Chouteau Avenue Redevelopment Area. The proposed Bill does not allow for use of eminent domain within the area. This Board Bill will allow for up to a 10-year tax abatement at 90 percent for market rate projects and up to 15-year abatement for LIHTC projects.
Type of Impact:	None this year.
Agencies Affected:	None

SECTION A

Does this resolution authorize:

- An expansion of services which entails additional costs beyond that approved in the current adopted city budget? ☐ Yes ☒ No.
- An undertaking of a new service for which no funding is provided in the current adopted city budget? ☐ Yes ☒ No.
- A commitment of city funding in the future under certain specified conditions? ☐ Yes ☒ No.
- An issuance of bonds, notes and lease-purchase agreements which may require additional funding beyond that approved in the current adopted city budget? ☐ Yes ☒ No.
- An execution or initiation of an activity as a result of federal or state mandates or requirements? ☐ Yes ☒ No.

- A capital improvement project that increases operating costs over the current adopted city budget? _____Yes __X__No.
- A capital improvement project that requires funding not approved in the current adopted city budget or that will require funding in future years? _____Yes __X__No.

If the answer is yes to any of the above questions, then a fiscal note must be attached to the board bill. Complete Section B of the form below.

SECTION B

- Does the bill require the construction of any new physical facilities? _____Yes __X__No.
 - If yes, describe the facilities and provide the estimated cost:

- Is the bill estimated to have a direct fiscal impact on any city department or office? _____Yes __X__No.
 - If yes, explain the impact and the estimated cost:

- Does the bill create a program or administrative subdivision? _____Yes __X__No.
 - If yes, then is there a similar existing program or administrative subdivision? _____Yes ____No.
 - If yes, explain the how the proposed programs or administrative subdivisions may overlap:

- Describe the annual operating, equipment, and maintenance costs that would result from the proposed bill, as well as any funding sources:

Complete the chart below to list the total estimated expenditures required of the City resulting from the proposed board bill and any estimated savings or additional revenue.

