



1           WHEREAS, by reason of predominance of defective or inadequate street layout, insanitary  
2 or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting,  
3 there exist conditions which endanger life or property by fire or other causes and constitute an  
4 economic or social liability or a menace to the public health, safety, morals or welfare in the  
5 present condition and use of the Area, said Area being more fully described in Exhibit "A"; and

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

9           WHEREAS, there is a need for the LCRA, a public body corporate and politic created  
10 under Missouri law, to undertake the development of the above described Area as a land clearance  
11 project under said Statute, pursuant to plans by or presented to the LCRA under Section 99.430.1  
12 (4); and

13           WHEREAS, the LCRA has recommended such a plan to the Planning Commission of the  
14 City of St. Louis ("Planning Commission") and to this St. Louis Board of Aldermen ("Board"),  
15 titled April 4, 2006, consisting of a Title Page, a Table of Contents Page, and twenty four (24)  
16 numbered pages, attached hereto and incorporated herein as Exhibit "B" ("Plan"); and

17           WHEREAS, under the provisions of the Statute, and of the federal financial assistance  
18 statutes, it is required that this Board take such actions as may be required to approve the Plan; and

19           WHEREAS, it is desirable and in the public interest that a public body, the LCRA,  
20 undertake and administer the Plan in the Area; and

21  
22           WHEREAS, the LCRA and the Planning Commission have made and presented to this  
23 Board the studies and statements required to be made and submitted by Section 99.430 and this

1 Board has been fully apprised by the LCRA and the Planning Commission of the facts and is fully  
2 aware of the conditions in the Area; and

3 WHEREAS, the Plan has been presented and recommended by LCRA and the Planning  
4 Commission to this Board for review and approval; and

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

8 WHEREAS, this Board has duly considered the reports, recommendations and  
9 certifications of the LCRA and the Planning Commission; and

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

13 WHEREAS, this Board is cognizant of the conditions which are imposed on the  
14 undertaking and carrying out of a redevelopment project, including those relating to prohibitions  
15 against discrimination because of race, color, creed, national origin, sex, marital status, age, sexual  
16 orientation or physical handicap; and

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

21 WHEREAS, it is necessary that this Board take appropriate official action respecting the  
22 approval of the Plan.

1           **NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF ST. LOUIS AS**  
2 **FOLLOWS:**

3           **SECTION ONE.** There exists within the City of St. Louis ("City") a blighted area, as  
4 defined by Section 99.320 of the Revised Statutes of Missouri, 2000, as amended, (the "Statute"  
5 being Sections 99.300 to 99.715 inclusive, as amended) described in Exhibit "A", attached hereto  
6 and incorporated herein, known as the Forest Park Southeast Scattered Sites III Area.

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

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

13          **SECTION FOUR.** The Blighting Study and Plan for the Area, dated April 4, 2006  
14 ("Plan") having been duly reviewed and considered, is hereby approved and incorporated herein by  
15 reference, and the President or Clerk of this St. Louis Board of Aldermen ("Board") is hereby  
16 directed to file a copy of said Plan with the Minutes of this meeting.

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

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

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

4           **SECTION EIGHT.** The Plan for the Area provides that the Land Clearance for  
5 Redevelopment Authority of the City of St. Louis ("LCRA") **may not** acquire **any** property in the  
6 Area by the exercise of eminent domain.

7           **SECTION NINE.** The property within the Area is currently **unoccupied**. If it should  
8 become occupied, all eligible occupants displaced by the Redeveloper ("Redeveloper" being  
9 defined in Section Twelve, below) shall be given relocation assistance by the Redeveloper at its  
10 expense, in accordance with all applicable federal, state and local laws, ordinances, regulations and  
11 policies.

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

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

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

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

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

1           **SECTION TWELVE.** All parties participating as owners or purchasers of property in the  
2 Area for redevelopment ("Redeveloper") shall agree for themselves and their heirs, successors and  
3 assigns that they shall not discriminate on the basis of race, color, creed, national origin, sex,  
4 marital status, age, sexual orientation or physical handicap in the sale, lease, or rental of any  
5 property or improvements erected or to be erected in the Area or any part thereof and those  
6 covenants shall run with the land, shall remain in effect without limitation of time, shall be made  
7 part of every contract for sale, lease, or rental of property to which Redeveloper is a party, and shall  
8 be enforceable by the LCRA, the City and the United States of America.

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

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

13           (b) That in undertaking construction under the agreement with the LCRA and the Plan,  
14 bona fide Minority Business Enterprises ("MBE's") and Women's Business Enterprises ("WBE's")  
15 will be solicited and fairly considered for contracts, subcontracts and purchase orders;

16           (c) To be bound by the conditions and procedures regarding the utilization of MBE's  
17 and WBE's established by the City;

18           (d) To adhere to the requirements of the Executive Order of the Mayor of the City,  
19 dated July 24, 1997.

20           (e) To comply with the requirements of Ordinance No. 60275 of the City;

21           (f) To cooperate with those programs and methods supplied by the City with the  
22 purpose of accomplishing, pursuant to this paragraph, minority and women subcontractors and  
23 material supplier participation in the construction under this Agreement. The Redeveloper will

Date: April 28, 2006

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Board Bill No. 15

Sponsor: Alderman Joseph Roddy

1 report semi-annually during the construction period the results of its endeavors under this  
2 paragraph, to the Office of the Mayor and the President of this Board; and

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

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

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

20 **SECTION FOURTEEN.** The Redeveloper may seek ten (10) year real estate tax abatement  
21 pursuant to Sections 99.700 - 99.715, Revised Statutes of Missouri, 2000, as amended, upon  
22 application as provided therein. Such real estate tax abatement shall not include taxes collected for  
23 any Special Business District, Neighborhood Improvement District, Commercial Improvement

1 District, or any other similar local taxing district created in accordance with Missouri law, whether  
2 now or later created.

3 In lieu of the ten (10) year abatement outlined above, a Redeveloper which is an urban  
4 redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes shall hereby be  
5 entitled to real property ad valorem tax abatement which shall not include taxes collected for any  
6 Special Business District, Neighborhood Improvement District, Commercial Improvement District,  
7 or any other single local taxing district created in accordance with Missouri law, whether now  
8 existing or later created, for a total period of up to ten (10) years from the commencement of such  
9 tax abatement, in accordance with the following provisions:

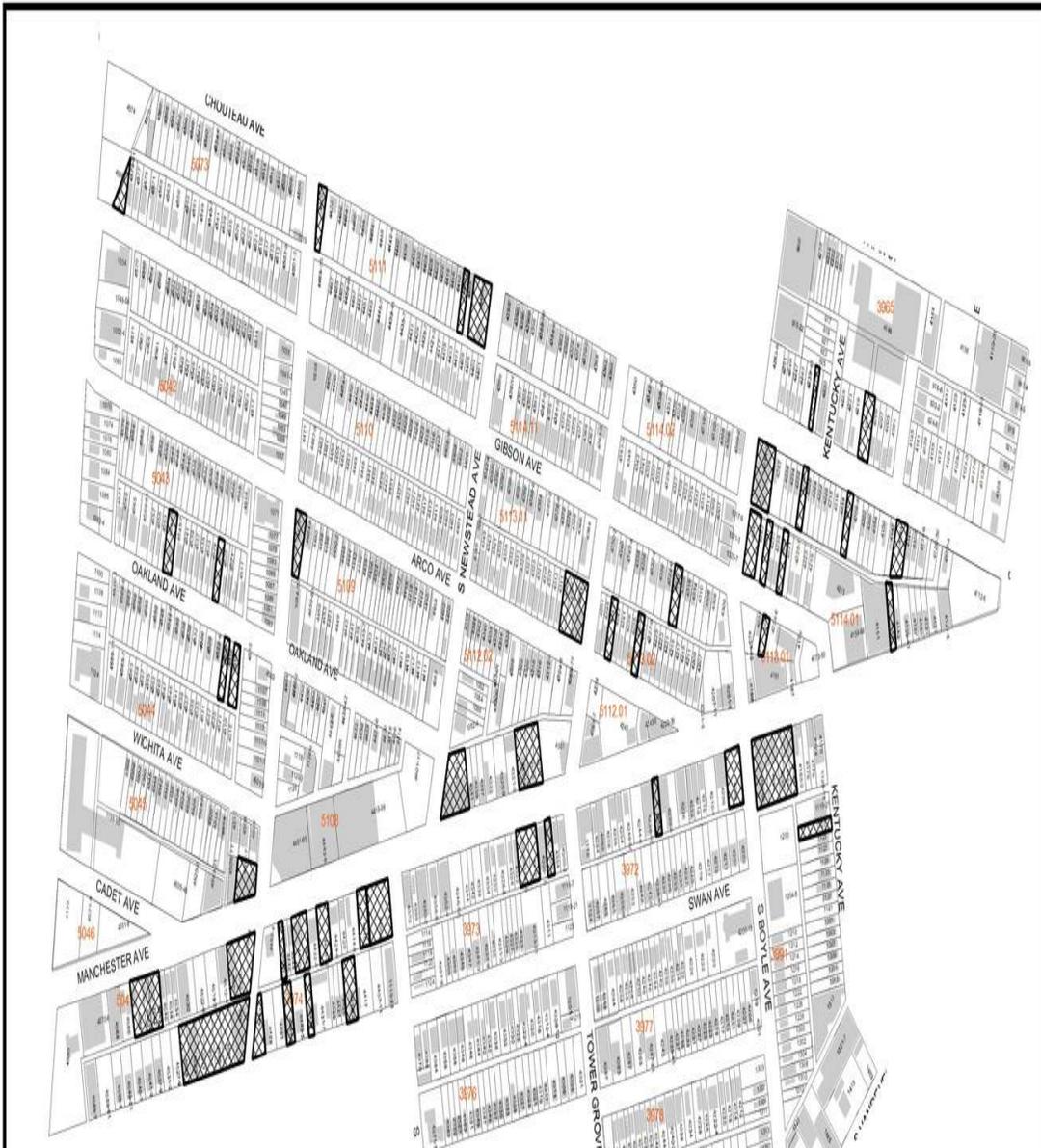
10 If property in the Area is sold by the LCRA to an urban redevelopment corporation formed  
11 pursuant to Chapter 353 of the Missouri Statutes, or if any such corporation shall own  
12 property within the Area, then for the first ten (10) years after the date the redevelopment  
13 corporation shall acquire title to such property, taxes on such property shall be based upon  
14 the assessment of land, exclusive of any improvements thereon, during the calendar year  
15 preceding the calendar year during which such corporation shall have acquired title to such  
16 property. In addition to such taxes, any such corporation shall for the same ten (10) year  
17 period make a payment in lieu of taxes to the Collector of Revenue of the City of St. Louis  
18 in an amount based upon the assessment on the improvements located on the property  
19 during the calendar year preceding the calendar year during which such corporation shall  
20 have acquired title to such property. If property shall be tax-exempt because it is owned by  
21 the LCRA and leased to any such corporation, then such corporation for the first ten (10)  
22 years of such lease shall make payments in lieu of taxes to the Collector of Revenue of the  
23 City in an amount based upon the assessment on the property, including land and

1 improvements, during the calendar year preceding the calendar year during which such  
2 corporation shall lease such property.

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

11  
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 to the boundaries of the Area, or to other items which alter the nature or intent of the Plan. The  
17 Plan may be otherwise modified (e.g. urban design regulations, development schedule) by the  
18 LCRA, provided that such revisions shall be effective only upon the consent of the Planning  
19 Commission of the City. Changes which are not substantial are those that do not go to the crux of  
20 the Plan.

1           **SECTION SIXTEEN.** The sections of this Ordinance shall be severable. In the event that  
2 any section of this Ordinance is found by a court of competent jurisdiction to be invalid, the  
3 remaining sections of this Ordinance are valid, unless the court finds the valid sections of the  
4 Ordinance are so essential and inseparably connected with and dependent upon the void section  
5 that it cannot be presumed that this Board would have enacted the valid sections without the void  
6 ones, or unless the court finds that the valid sections standing alone are incomplete and are  
7 incapable of being executed in accordance with the legislative intent.



**Exhibit "C"**  
**Project Area Plan**

4233, 4247, 4301-03 & 4470-74 Arco 4144, 4210, 4211-15, 4230, 4237, 4244-52, 4400-04, 4410 & 4476 Chouteau Ave  
 4230, 4233, 4241, 4249, 4322, & 4583 Gibson Ave,  
 1123 Kentucky Ave  
 4145, 4184-98, 4200, 4236, 4306, 4311-19, 4312-20, 4343,  
 4400, 4410, 4428, 4438-42, 4448, 4501, 4500-10 & 4542-56 Manchester Ave  
 4514, 4520, 4527, & 4549-51 Oakland Ave 4419-21, 4439, 4447-49, 4461, 4501-25 Swan  
 Proposed Land Uses

-  Residential and Commercial Uses
-  Project Area Boundary
-  City Block Number







**Exhibit "D"**  
**Project Area Plan**

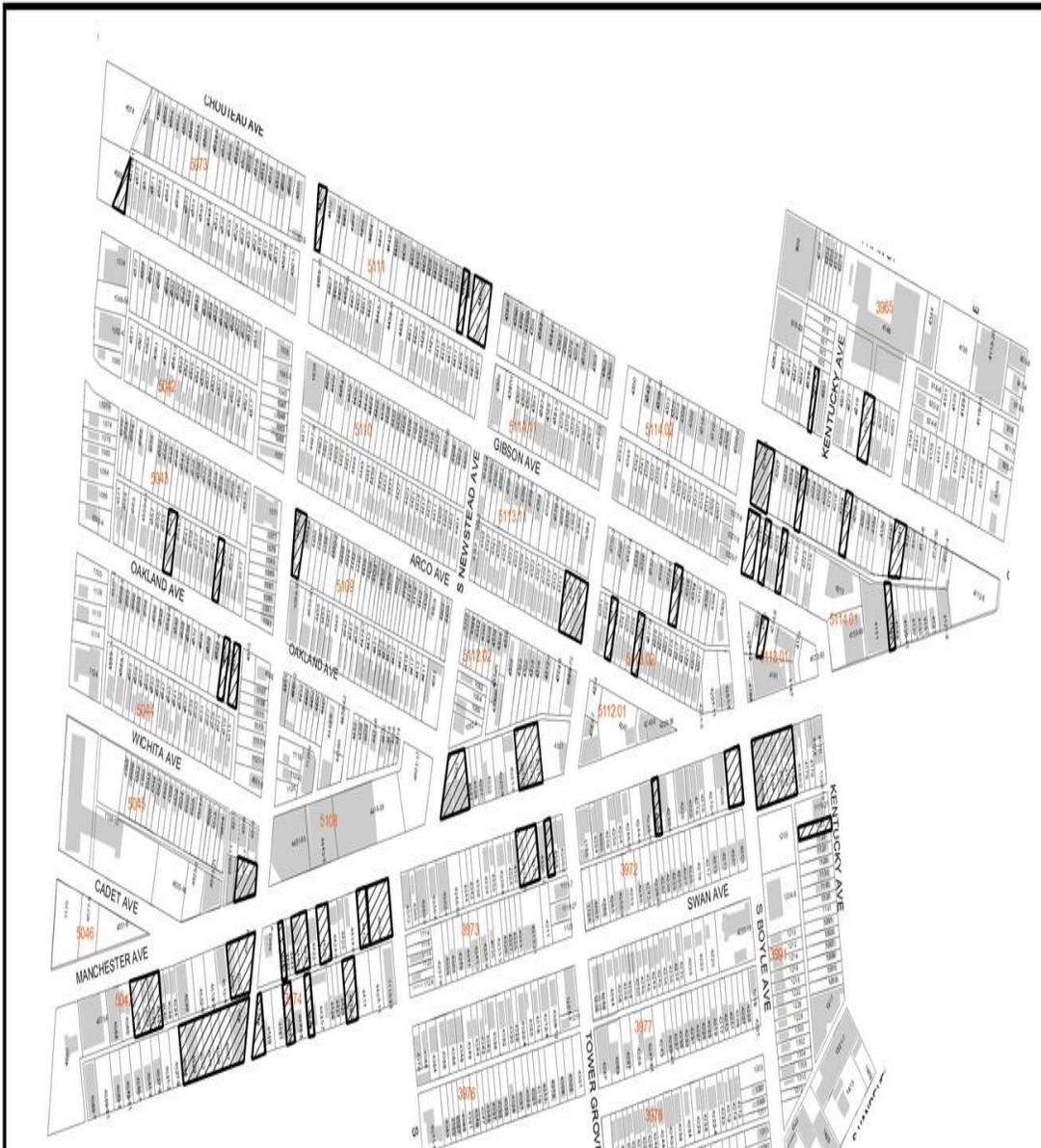
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 4514, 4520, 4527, & 4549-51 Oakland Ave 4419-21, 4439, 4447-49, 4461, 4501-25 Swan  
 Acquisition Map

- ① City Parcel Number
- Project Area Boundary
- 3972 City Block Number



CITY OF ST. LOUIS  
 PLANNING & URBAN  
 DESIGN AGENCY  
 FRANCIS S. BURN APPL





**Exhibit "B"**  
**Project Area Plan**

4233, 4247, 4301-03 & 4470-74 Arco 4144, 4210, 4211-15, 4230, 4237, 4244-52, 4400-04, 4410 & 4476 Chouteau Ave  
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 4514, 4520, 4527, & 4549-51 Oakland Ave 4419-21, 4439, 4447-49, 4461, 4501-25 Swan  
 Existing Uses and Conditions

-  Residential and Commercial Uses
-  Project Area Boundary
-  City Block Number





**EXHIBIT "B"**  
**Form: 02/27/06**

BLIGHTING STUDY AND PLAN

FOR THE

**FOREST PARK SOUTHEAST SCATTERED SITES III AREA**

PROJECT #9986

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY

OF THE CITY OF ST. LOUIS

April 4, 2006

MAYOR

FRANCIS G. SLAY

**BLIGHTING STUDY AND PLAN FOR  
Forest Park Southeast Scattered Sites III Area**

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# EXHIBITS

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

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

1. DELINEATION OF BOUNDARIES

The Forest Park Southeast Scattered Sites III Area ("Area") encompasses approximately 16.13 acres in the Forest Park Southeast neighborhood of the City of St. Louis ("City") and includes 66 scattered sites in the Area.

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

2. GENERAL CONDITION OF THE AREA

The Area comprises fourteen parcels of City Block 5047, ten parcels of City Block 3974, three of CB 3973, eight in City Block 5114.01, six in city block 3991, four in city Block 5112.02, three each in City Blocks 5113.02, 5113.11, 5111, two each in city block 5044, 5043, 3972 and 3965 and one in each of City Blocks 5045, 5109, 5073 and 5113.01 (see Exhibit B for addresses). The Area is in poor condition. The physical conditions within the Area are shown on Exhibit "B" (Project Area Plan). For the purpose of this Plan, "Fair Condition" means (1) property that is generally structurally sound but suffers from inadequate maintenance and upkeep, or (2) vacant unimproved property that is under-utilized. "Poor Condition" means (1) buildings that are structurally unsound and/or substantially deteriorated, requiring major improvements such as new roofs, windows, systems, etc., in order to be used productively, or (2) property without buildings which is poorly maintained, has crumbling pavement, and/or is used for open storage.

Unemployment figures, computed by the Missouri State Employment Service, indicate a 7.3 % unemployment rate for the City as of December, 2005. It is estimated that this rate is prevalent for residents of the neighborhoods surrounding the Area.

There are currently no jobs within the Area.

3. PRESENT LAND USE OF THE AREA

Existing land uses within the Area include sixty six residential, mixed use and commercial buildings, and some vacant lots, all unoccupied and in poor condition.

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

4. PRESENT LAND USE AND DENSITY OF SURROUNDING PROPERTIES

The properties surrounding the Area are primarily used for residential and commercial purposes.

Residential density for the surrounding neighborhoods is approximately 8.99 persons per acre.

5. CURRENT ZONING

The Area is zoned "A" Single family Dwelling District, "C" Multi family dwelling District and "F" Neighborhood Commercial District, pursuant to the Zoning Code of the City, which is incorporated in this Plan by reference.

6. FINDING OF BLIGHT

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

**B. PROPOSED DEVELOPMENT AND REGULATIONS**

1. DEVELOPMENT OBJECTIVES

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

2. PROPOSED LAND USE OF THE AREA

The proposed land uses for the Area are residential uses permitted in Areas designated "C" Multi family Dwelling District and "F" Neighborhood Commercial district by the City of St. Louis Zoning Code. Redevelopers authorized by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") to develop property in the Area (hereafter referred to as "Redeveloper") shall be permitted to use said property only for the above proposed purposes.

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

3. PROPOSED ZONING

The zoning for the Area can remain "A" Single Family Dwelling District, "C" Multi Family Dwelling District and "F" Neighborhood Commercial District. All land coverage and building intensities shall be governed thereby.

4. RELATIONSHIP TO LOCAL OBJECTIVES

The proposed land uses, zoning, public facilities and utility plans are appropriate and consistent with local objectives as defined by the General Plan of the City of St. Louis which includes the Strategic land Use plan (2005). Any specific proposal to the LCRA for development of the Area or any portion of the Area shall contain, among other things,

adequate provisions for traffic, vehicular parking, safety from fire, adequate provisions for light and air, sound design and arrangement and improved employment opportunities.

5. PROPOSED EMPLOYMENT FOR THIS AREA

Fifty to one-hundred new jobs will be created in this Area as a result of the proposed development.

6. CIRCULATION

The Proposed Land Use Plan (Exhibit "C") indicates the proposed circulation system for the Area. The layouts, levels and grades of all public rights-of-way may remain unchanged.

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

7. BUILDING AND SITE REGULATIONS

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

Each Redeveloper shall develop the Area in accordance with this Plan and the Redevelopment Agreement, and

shall maintain all structures, equipment, paved areas, and landscaped areas controlled by the Redeveloper in good and safe order both inside and outside, structurally and otherwise, including necessary and proper painting. Failure to meet this requirement may result in suspension of tax abatement.

8. URBAN DESIGN

**a. Urban Design Objectives**

The properties shall be developed so they are attractive residential and commercial assets to the surrounding neighborhood.

**b. Urban Design Regulations**

Rehabilitation shall respect the original exterior and the exterior in terms of design and materials. Window and door shapes and detailing shall be compatible with the original design.

New construction shall be compatible in design with the surrounding neighborhood, if any, in terms of scale, material, set back, profile and site layout.

**c. Landscaping**

The property shall be well landscaped. Perimeter street trees of a minimum caliper of 2-1/2 inches and generally 30-35 feet on center, depending upon tree type, utilities, curb cuts, etc., shall be provided along all public or private streets - preferably in tree lawns along the curb. If necessary, sidewalks shall be notched to accommodate the trees.

Ornamental or shade trees should be provided in the front lawns along with evergreen accent shrubs.

Existing, healthy trees shall be retained, if feasible.

**d. Fencing**

Fencing in the front yards and facing side streets shall be limited to ornamental metal with black matte finish. Fencing behind the building line and not facing a street may be chain link with a black matte finish, or a good quality, privacy fence provided it is not wood stockade style.

**9. PARKING REGULATIONS**

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

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

**10. SIGN REGULATIONS**

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

New wall signs shall not obstruct any architectural building elements, and shall project no more than eighteen (18) inches from the face of the building: **Upper Level** signage shall be located just below or above the top floor windows facing in any direction regardless of street orientation, shall not exceed 2% of the area of the façade on which it appears nor have letters

more than one foot in height for each ten foot (10') of building height provided that the maximum shall be ten foot (10') high letters (i.e. maximum sign letter height on a fifty foot (50') high building shall be five feet (5')). **Pedestrian level** signage shall be below the second floor window sill of a structure and/or above the store front windows or on the sides of building perpendicular to the street. The total pedestrian level signage per business per façade shall be the lessor of fifty (50)sq. ft. on ten percent (10%) of the ground floor façade area.

Canvas awnings with signs are permitted, provided they are compatible with the overall design and architectural details of the building upon which they are to be placed and are placed neatly within the window or door opening. Signage on awnings may be located on the sloping portion of the canvas awning, on the front of a canopy or on the awning valance. In no case shall signage be allowed on both an awning and a building for the same business. Logos and graphic elements may be up to ten (10) sq. ft. in size (depending on the size of the awning), while names or brand copy shall be in proportion to the size of the awning, but in no case shall lettering be more than twelve inches (12") high.

One ground or monument sign per use may be permitted provided it does not exceed ten (10) feet in height nor exceed fifty (50) square feet per side, and provided the LCRA confirms that such a sign is required based upon the use, location or siting of the structure.

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

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

11. BUILDING, CONDITIONAL USE AND SIGN PERMITS

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

12. PUBLIC IMPROVEMENTS

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

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

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

**C. PROPOSED SCHEDULE OF DEVELOPMENT**

The implementation of this Plan shall take place in a single phase initiated within approximately two (2) years of approval of this Plan by ordinance and completed within approximately three (3) years of approval of this Plan by ordinance.

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

**D. EXECUTION OF PROJECT**

1. ADMINISTRATION AND FINANCING

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

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

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

2. PROPERTY ACQUISITION

The Property Acquisition Map, Exhibit "D" attached, identifies all the property located in the Area. The LCRA may not acquire any property in the area through the exercise of eminent domain.

3. PROPERTY DISPOSITION

If the LCRA acquires property in the Area, it may sell or lease the property to a Redeveloper who shall agree to develop such property in accordance with this Plan and the contract between such Redeveloper and the LCRA. Any property acquired by the LCRA and sold to a Redeveloper will be sold at not less than its fair value, taking into account and giving consideration to those factors enumerated in Section 99.450, R.S.Mo. (2000) as amended, for uses in accordance with this Plan.

4. RELOCATION ASSISTANCE

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

**E. COOPERATION OF THE CITY**

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

**F. TAX ABATEMENT**

A Redeveloper may seek ten (10) year real estate tax abatement pursuant to Sections 99.700 – 99.715, Revised Statutes of Missouri 2000, as amended, upon applications as provided therein. Such real estate tax abatement shall not include any Special Business District, Neighborhood Improvement District, Commercial Improvement District, or any other similar local taxing district created in accordance with Missouri law, whether now existing or later created.

In lieu of the ten (10) year abatement outlined above, a Redeveloper which is an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes shall hereby be entitled to real property ad valorem tax abatement, which shall not include any Special Business District, Neighborhood Improvement District, Commercial Improvement District, or any other single local taxing district created in accordance with Missouri law, whether now existing or later created, for a total period of up to ten (10) years from the commencement of such tax abatement, in accordance with the following provisions of this Plan

If property in the Area is sold by the LCRA to an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes, or if any such corporation shall own property within the Area, then for the first ten (10) years after the date the redevelopment corporation shall acquire title to such property, taxes on such property shall be based upon the assessment of land, exclusive of any improvements thereon, during the calendar year preceding the calendar year during which such corporation shall have acquired title to such property. In addition to such taxes, any such corporation shall for the same ten (10) year period make a payment in lieu of taxes to the Collector of Revenue of the City of St. Louis in an amount based upon the assessment on the improvements located on the property during the calendar year preceding the calendar year during which such corporation shall have acquired title to such property. If property shall be tax-exempt because it is owned by the LCRA and leased to any such corporation, then such corporation for the first ten (10) years of such lease shall make payments in lieu of taxes to the Collector of Revenue of the City in an amount based upon the assessment on the property, including land and improvements, during the calendar year preceding the calendar year during which such corporation shall lease such property.

All payments in lieu of taxes shall be a lien upon the property and, when paid to the Collector of Revenue of the City shall be distributed as all other property taxes. These partial tax relief and payment in lieu of taxes provisions, during up to said ten (10) year period, shall inure to the benefit of all successors in interest in the property of the redevelopment corporation, so long as such successors shall continue to use such property as provided in this Plan and in any contract

with the LCRA. In no event shall such benefits extend beyond ten (10) years after the redevelopment corporation shall have acquired title to the property

**G. COMPLIANCE WITH AFFIRMATIVE ACTION AND NONDISCRIMINATION LAWS AND REGULATIONS**

1. LAND USE

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

2. CONSTRUCTION AND OPERATIONS

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

3. LAWS AND REGULATIONS

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

4. ENFORCEMENT

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

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

**H. MODIFICATIONS OF THIS PLAN**

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

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

**I. DURATION OF REGULATION AND CONTROLS**

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

**J. EXHIBITS**

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

**K. SEVERABILITY**

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

**EXHIBIT "A"**

**Forest Park Southeast Scattered Sites III AREA  
LEGAL DESCRIPTION**

- Parcel 1** C B 3991 MANCHESTER  
50 FT X 150 FT  
MC REE ADDN  
BLK 73 LOT 6  
**3991-00-0210**  
**4194 Manchester Ave.**
- Parcel 2** C. B. 3991 MANCHESTER  
25 FT X 150 FT MCREE CITY ADDN  
BLOCK 23 LOTW-3 E-4  
**3991-00-0240**  
**4184 Manchester Ave.**
- Parcel 3** C. B. 3991 MANCHESTER  
30 FT X 150 FT  
MCREES CITY ADDN  
W 30 FT OF E 40 FT OF LOT 4  
BND W 125 FT E OF EL OF BOYLE AVE  
**3991-00-0230**  
**4188 Manchester Ave.**
- Parcel 4** C. B. 3991 MANCHESTER  
25 FT X 150 FT  
MCREES CITY SUBD BLOCK 23  
LOT W-4  
**3991-00-0220**  
**4190 Manchester Ave.**
- Parcel 5** C. B. 5114 A MANCHESTER AV  
25 FT X 133 FT / 140 FT  
MC REE CITY ADDN  
BLOCK 1 LOT 69  
**5114-01-0400**  
**4145 Manchester Ave.**

- Parcel 6** C. B. 3972 MANCHESTER AV  
60 FT X 125 FT  
LACLEDE RACE TRACT ADDN  
BLOCK 1 LOTS 1-2  
**3972-00-0190**  
**4200 Manchester Ave.**
- Parcel 7** C.B. 5112B MANCHESTER AVE  
30 FT X 125 FT  
MCREE PLACE ADDN  
BLOCK 8  
LOT 14 E-13  
**5112-02-0220**  
**4313 Manchester Ave.**
- Parcel 8** C.B. 5112B MANCHESTER AVE  
45 FT X 125 FT  
MCREE PLACE ADDN  
BLOCK 8  
LOT 12 & W-13  
**5112-02-0230**  
**4317 Manchester Ave.**
- Parcel 9** C.B. 5047 MANCHESTER AVE  
50 FT X 120 FT 6 IN  
GIBSON HTS AMD ADDN  
BD W-310 FT 4 IN E OF KINGSHIGHWAY  
**5247-00-0060**  
**4556 Manchester**
- Parcel 10** C. B. 3973 MANCHESTER AV  
29 FT 6 IN X 125 FT  
LACLEDE RACE TR ADDN  
BLOCK 2 LOT 3 W 2  
**3973-00-0190**  
**4306 Manchester**
- Parcel 11** C B 5112B MANCHESTER AVE  
25 FT X 125 FT  
MCREE PL ADDN  
BLK 8 LOT 15  
**5112-02-0210**  
**4311 Manchester**

- Parcel 12** C B 3973 MANCHESTER AV  
36 FT X 125 FT  
LACLEDE RACE COURSE ADDN  
BLOCK 2  
LOT 6 W-5  
**3973-00-0170**  
**4312 Manchester Ave.**
- Parcel 13** CB 3973 MANCHESTER  
52 FT X 125 FT  
LACLEDE RACE TR ADDN  
BLK 2  
LOT 7 8 & E-9  
**3973-00-0151**  
**4318 Manchester Ave.**
- Parcel 14** C.B. 3972 MANCHESTER  
25 FT X 125 FT  
LACLEDE RACE TRACK ADDN  
BLOCK 1  
LOT 15  
**3972-00-0100**  
**4236 Manchester Ave .**
- Parcel 15** C. B. 3974 MANCHESTER  
35 FT X 125 FT  
LACLEDE RACE TRACT ADDN  
LOT 5 E-6  
BTO SEE 39740001306  
**3974-00-0130**  
**4410 Manchester Ave.**
- Parcel 16** C. B. 3974 MANCHESTER  
52 FT X 125 FT  
LACLEDE R R TRKS ADDN  
BND E-278 FT 4 IN W OF NEWSTEAD  
**3974-00-0080**  
**4428 Manchester Ave.**
- Parcel 17** C. B. 3974 MANCHESTER  
30 FT X 125 FT  
LACLEDE RACE TRACT ADDN  
BD E-373 FT 4 IN W OF NEWSTEAD AVE  
**3974-00-0060**  
**4438 Manchester**

- Parcel 18**      CB 3974 MANCHESTER  
40 FT X 125 FT  
LACLEDE RACE TRACT ADDN  
BND E-403 FT 4 IN WWL NEWSTEAD  
BTO SEE 3974 00 00501  
**3974-00-0050**  
**4440 Manchester Ave.**
- Parcel 19**      C. B. 3974 MANCHESTER  
19 FT 3 IN X 125 FT  
LACLEDE RACE TR ADDN  
BLOCK 3  
BOUNDED W-62 FT 1 1/2 IN E OF TAYLOR AVE  
**3974-00-0020**  
**4448 Manchester Ave.**
- Parcel 20**      C.B. 5047 MANCHESTER AVE  
70 FT 8 1/4 IN / 29 FT 8 IN X  
29 FT 5 IN / 120 FT 3 IN  
GIBSON HTS ADDN LOT 1  
**5047-00-0230**  
**4500 Manchester Ave.**
- Parcel 21**      CB 5045 MANCHESTER  
92 FT 1/2 IN / 87 FT 8 1/2 IN X  
95 FT / 62 FT  
GIBSON HTS ADDN  
LOTS E-3 SE-2 E-4  
**5045-00-0240**  
**4501 Manchester Ave.**
- Parcel 22**      C.B. 5047 MANCHESTER AVE  
25 FT X 120 FT 6 IN  
GIBSON HTS ADDN  
BLK 6 LOT 2  
**5047-00-0220**  
**4508 Manchester Ave.**
- Parcel 23**      C. B. 5047 MANCHESTER  
25 FT X 120 FT 6 IN  
GIBSON HTS ADDN  
BLOCK 6 LOT 3  
**5047-00-0210**  
**4510 Manchester Ave.**

- Parcel 24** C.B. 5047 MANCHESTER  
25 FT X 120 FT 6 IN  
GIBSON HTS AMD ADD  
BLOCK 6  
LOT 16  
**5047-00-0100**  
**4542 Manchester Ave.**
- Parcel 25** C.B. 5047 MANCHESTER AVE  
25 FT X 120 FT 6 IN  
GIBSON HTS ADDN  
BLOCK 6  
LOT 17  
**5047-00-0090**  
**4544 Manchester Ave.**
- Parcel 26** C.B. 5047 MANCHESTER  
25 FT X 126 FT 6 IN  
CUL DE SAC ADDN  
BD N-MANCHESTER AVE E-HENDERSON RLTY CO  
S-ALLEY W-FOSTER  
**5047-00-0070**  
**4552 Manchester Ave.**
- Parcel 27** C.B. 5113B ARCO  
20 FT X 126 FT 6 IN  
MCREE PL ADDN  
BLOCK 4  
LOT W-30  
**5113-02-0320**  
**4233 Arco Ave.**
- Parcel 28** C.B. 5113B ARCO  
25 FT X 126 FT 6 IN  
MCREE PL ADDN  
BLOCK 4  
LOT 25  
**5113-02-0370**  
**4247 Arco Ave.**
- Parcel 29** C.B. 5113-C ARCO  
50 FT X 126 FT 6 IN  
MC REE ADDN  
BLOCK 7 LOT 19,20  
**5113-11-0180**  
**4301 Arco Ave.**

- Parcel 30** C.B 5113C ARCO  
25 FT x 126 FT 6 IN  
MCREE PL ADDN  
LOT 18  
**5113-11-0190**  
**4307 Arco Ave.**
- Parcel 31** C. B. 5113C ARCO AVE  
25 FT X 126 FT 6 IN  
MCREE PL ADDN  
BLOCK 7 LOT 17  
**5113-11-0210**  
**4309 Arco Ave.**
- Parcel 32** C.B. 5109 ARCO  
49 FT 4 IN-35 FT 4 1/2 IN X 130 FT  
MCREE PLACE ADDN  
BLOCK 10 LOT W-53  
**5109-00-0100**  
**4470-74 Arco Ave.**
- Parcel 33** CB 5044 OAKLAND  
GIBSON HTS ADDN  
BLK 3 LOT E-12 & W-11  
**5044-00-0181**  
**4520 Oakland Ave.**
- Parcel 34** C.B. 5044 OAKLAND AVE  
24 FT / 38 FT 8 3/4 IN X  
130 FT 10 1/2 IN  
GIBSON HTS ADDN  
BLOCK 3 LOT E-10  
**5044-00-0200**  
**4514 Oakland Ave.**
- Parcel 35** C.B. 5043 OAKLAND  
25 FT X 130 FT  
GIBSON HTS ADDN  
LOT 55  
**5043-00-0340**  
**4527 Oakland Ave.**
- Parcel 36** CB 5043 OAKLAND AV  
37FT 6IN X 130FT  
GIBSON HTS ADDN  
BLOCK 2  
LOTS 46 W-47  
**5043-00-0415**  
**4549-51 Oakland Ave.**

- Parcel 37** C. B. 5114A CHOUTEAU AVE  
27 FT 3 IN X 133 FT 5 1/2 IN  
MCREE PLACE ADDN  
BLOCK 1 LOT W-96 & E-97  
**5114-01-0140**  
**4210 Chouteau Ave.**
- Parcel 38** C. B. 3965 CHOUTEAU  
50 FT X 130 FT 11 IN  
WITHER=S CHOUTEAU AVE ADDN  
BLOCK C LOT 5 & 6  
**3965-00-0460**  
**4211 Chouteau Ave.**
- Parcel 39** C. B. 5114-A CHOUTEAU  
25 FT X 133 FT 5 IN  
MCREE PL ADDN  
BLOCK 1 LOT 105  
**5114-01-0060**  
**4230 Chouteau Ave.**
- Parcel 40** C. B. 3965 CHOUTEAU  
18 FT 10 IN X 123 FT 5 IN  
WITHERS ADDN  
BLOCK B  
LOTS W-9 E-8  
**3965-00-0520**  
**4237 Chouteau Ave.**
- Parcel 41** C.B. 5111 CHOUTEAU AVE  
75 FT X 133 FT 5 1/2 IN  
MCREE PL ADDN  
BLOCK 12 SEE 51110002206 & 07  
LOTS 30 31 32  
**5111-00-0220**  
**4400 Chouteau Ave.**
- Parcel 42** C.B. 5111 CHOUTAU  
9.100 ACS  
4470-4476 CHOUTEAU SUBDN  
LOT 4476  
**5111-00-0015**  
**4476 Chouteau Ave.**

- Parcel 43** C.B. 5111 CHOUTEAU AVE  
25 FT X 133 FT 5 IN  
MCREE CITY ADDN  
BLOCK 12  
LOT 34  
**5111-00-0200**  
**4410 Chouteau Ave.**
- Parcel 44** C. B. 5114-A CHOUTEAU  
50 FT X 115 FT/120 FT  
MCREE PL ADDN  
BLOCK 1 LOT 87-88  
**5114-01-0220**  
**4144 Chouteau Ave.**
- Parcel 45** C.B. 5113A GIBSON  
25 FT X 96 FT 6 IN  
MCREE PLACE ADDN  
BLOCK 2  
LOT E-54  
**5113-01-0030**  
**4230 Gibson Ave.**
- Parcel 46** C. B. 5114A GIBSON AVE  
24 FT 6 IN X 133 FT 5 1/2 IN  
MCREE PLACE ADDN  
BLK 1 LOT E-52  
**5114-01-0510**  
**4233 Gibson Ave.**
- Parcel 47** C. B. 5114A GIBSON AVE  
25 FT X 133 FT 5 1/4 IN  
MCREE PL ADDN  
BLOCK 1 LOT 49  
**5114-01-0540**  
**4241 Gibson Ave.**
- Parcel 48** C. B. 5114A GIBSON AVE  
24 FT 6 IN X 133 FT 5 1/2 IN  
MCREE PLACE ADDN  
BLK 1 LOT E-52  
**5113-02-0090**  
**4322 Gibson Ave.**

- Parcel 49** C.B. 5073 GIBSON  
30 FT / IRREG X 27 FT / 92 FT 8 3/8 IN  
GIRALDINS ADDN  
BD W-60 FT E OF KINGSHIGHWAY  
**5073-00-0450**  
**4583 Gibson Ave**
- Parcel 50** C. B. 3974 SWAN AVE  
39 FT 8 IN X 125 FT  
LACLEDE RACE TRACKS ADDN  
BND E 463 FT 8 IN W WL OF NEWSTEAD AVE  
**3974-00-0240**  
**4447-49 Swan Ave.**
- Parcel 51** C. B. 3974 SWAN  
25 FT X 125 FT  
LACLEDE RACE TRACT ADDN  
BD E-378 FT 4 IN W OF NEWSTEAD  
**3974-00-0220**  
**4439 Swan Ave.**
- Parcel 52** C. B. 3974 SWAN  
50 FT X 125 FT  
LACLEDE RACE TRACT ADDN  
BLOCK 3  
LOT 40 & 41  
**3974-00-0180**  
**4419-21 Swan Ave.**
- Parcel 53** C. B. 3974 SWAN  
49 FT 8 1/4 IN / 6FT 2 IN X  
131 FT 11 1/2 IN / 125 FT  
LACLEDE RACE TR ADDN LOT 3  
BND E-603 FT 4 IN W WL NEWSTEAD AV  
**3974-00-0270**  
**4461 Swan Ave.**
- Parcel 54** C.B.5047 SWAN  
35 FT 1 1/2 IN / 75 FT 5 1/2 IN X  
119 FT 10 1/4 IN / 126 FT 7 1/4 IN  
GIBSON HTS ADDN  
BLOCK 6 LOT 46  
**5047-00-0240**  
**4501 Swan Ave.**

**Parcel 55** C.B. 5047 SWAN  
50 FT X 119 FT 10 1/4 IN  
GIBSON HTS ADDN  
LOT 44 45  
**5047-00-0250**  
**4507 Swan Ave.**

**Parcel 56** C. B. 3991 KENTUCKY  
25 FT X 150 FT  
MC REE CITY ADDN  
BLOCK 23 LOT N-35  
**3991-00-0310**  
**1123 Kentucky Ave.**

**Parcel 57** C.B. 5047 SWAN  
37 FT 6 IN X 119 FT 8 IN  
GIBSON HTS ADDN  
BLOCK 6  
LOT 43 S-42  
**5047-00-0260**  
**4509 Swan Ave.**

**Parcel 58** C. B. 5047 SWAN  
37 FT 6 IN X 119 FT 7 IN  
GIBSON HTS ADDN  
BLOCK 6  
LOT 41 & W-42  
**5047-00-0270**  
**4511 Swan Ave.**

**Parcel 59** C.B. 5047 SWAN  
25 FT X 120 FT  
GIBSON HTS ADDN  
LOT 40  
**5047-00-0280**  
**4517 Swan Ave.**

**Parcel 60** CB 5047 SWAN  
50 FT X 120 FT  
GIBSON HTS ADDN  
LOTS 38 & 39  
**5047-00-0285**  
**4523 Swan Ave.**

- Parcel 61**      CB 5047 SWAN  
25 FT X 120 FT  
GIBSON HTS ADDN  
LOT 37  
**5047-00-0290**  
**4525 Swan Ave.**
- Parcel 62**      C. B. 5112 B MANCHESTER  
126 FT 4-1/8 IN/68 FT 3 IN X  
137 FT 10 IN/125 FT  
MC REE PLACE ADDN  
LOTS 1-2  
**5112-02-0300**  
**4343 Manchester Ave.**
- Parcel 63**      C. B. 5114A CHOUTEAU AVE  
75 FT X 133 FT 5 1/2 IN  
MCREE PL ADDN BLOCK 1  
LOTS 111, 112 & 113  
**5114-01-0010**  
**4244 Chouteau Ave.**
- Parcel 64**      C. B. 5114A GIBSON  
50 FT X 133 FT 6 IN  
MCREE ADDN  
LOT 46 47  
**5114-01-0560**  
**4249 Gibson Ave.**
- Parcel 65**      C.B. 3974 MANCHESTER AV  
103 FT 4 IN X 125 FT  
LACLEDE R TR ADDN  
LOTS 1 THRU 4  
**3974-00-0140**  
**4400 Manchester Ave.**
- Parcel 66**      C.B. 3991 MANCHESTER  
50 FT X 150 FT  
MCREE ADDN  
BLK 73 LOT 6  
**3991-00-0200**  
**4196 Manchester Avenue**

## **EQUAL OPPORTUNITY AND NONDISCRIMINATION GUIDELINES**

In any contract for work in connection with the redevelopment of any property in the Area, the Redeveloper (which term shall include Redeveloper, any designees, successors and assigns thereof, any entity formed to implement the project of which the Redeveloper 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 shall contractually require its contractors and subcontractors to comply with such laws.

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

The Redeveloper shall fully comply with Executive Order #28 dated July 24, 1997 relating to minority and women-owned business participation in City contracts.

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

The Redeveloper shall fully comply (and ensure compliance by "anchor tenants") with the provisions of St. Louis City Ordinance #60275 which is codified at Chapter 3.09 of the Revised Ordinances of the City of St. Louis.