

EMPOWER WELLSTON

THE CITY OF WELLSTON **GENERAL PLAN**

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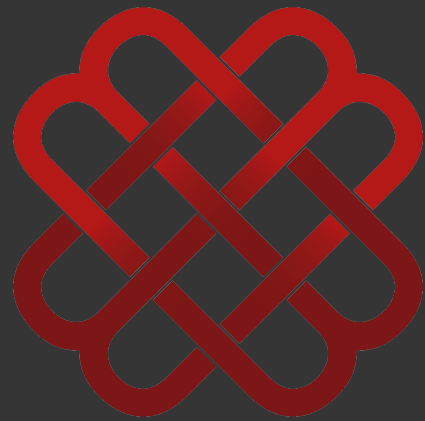




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INTRODUCTION & AREA DESCRIPTION

INTRODUCTION

Building on recent planning efforts and investment in the area, Empower Wellston seeks to pull together these efforts to create a cohesive, cooperative vision for the future of Wellston. This vision will be rooted in today's challenges, and will provide a roadmap for implementation.

Wellston was founded in the early 1900s. Between 1900 and 1950, Wellston was one of the area's most active shopping districts. In the 1950s, a steel foundry and a motor manufacturer created over 5,000 jobs in Wellston, and its population peaked with some 8,000 residents. Black families began moving to Wellston in increasing numbers in the 60s and 70s, and it changed from a city that was nearly all white to one that was very diverse. In 1978, Wellston elected its first Black mayor. By 1980, 86% of Wellston residents were black. In the early 1980's, the steel foundry moved to another location outside Wellston and the motor manufacturer closed.

Although Wellston has lost much since its heyday, it is a tight-knit community where neighbors look out for each other. Wellstonians know that their hometown is a regional gem with excellent access to public transportation and major thoroughfares. It's a place with thriving community organizations and small businesses. Wellston is a place of great promise for those who have eyes to see it.

This document will establish the findings and conditions of an area whose boundaries are contiguous with the corporate boundaries of City of Wellston

(the "City" or the "Area"), for the purposes of declaring this Area a "Blighted" or "Insanitary" area under Sections 99.300 to 99.600 of the Revised Statutes of Missouri (R.S. MO) (Land Clearance for Redevelopment Authority Law (the "Law")). Second, following the establishment of the conditions which qualify the Area, subsequent sections of this report will serve as the "Workable Program" (Program) and the "Redevelopment Project" for an urban renewal and redevelopment project undertaken within the Area. As outlined in Section 99.430 of the RSMO the initial step in establishing an area under the Law is for the governing body of the municipality to declare, by resolution or ordinance, that the area is a "Blighted area" or "Insanitary area" in need of redevelopment or in need of rehabilitation. Section 99.320 of the Law sets out the definitions of these two areas as follows:

- "Blighted area", an area which, by reason of the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use
- "Insanitary area": an area in which there is a predominance of buildings and improvements which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air sanitation or open spaces, high density of population and overcrowding of buildings, overcrowding of land, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare;

The following sections of this report outline these findings as analyzed by PGAV staff who were retained to document the conditions of the City and prepare the accompanying plan and workable program.



PLANNING AREA

The City of Wellston is a 0.93 square mile, 3rd class city in North St. Louis County. Located directly west of the West End, Hamilton Heights, and Wells-Goodfellow neighborhoods in the City of St. Louis, Wellston is bordered by Hillsdale, Normandy, Pagedale, and University City.

Originally incorporated in 1909, the City saw strong growth in the early 20th century. The Wellston Loop was once one of the region's most vibrant shopping districts. With a booming industrial district and access to railroads, the City had a robust economy and was a sought-after place to live. Following years of decline due to disinvestment and suburban growth, the City of Wellston is now home to a population of 2,313 and is the poorest city in the St. Louis metropolitan area.

Today, the City is home to significant vacancy and poor conditions. The majority of Wellston residents are below the poverty line and lack adequate services within the City. Because of its strategic location at the edge of St. Louis City and County, the presence of the MetroLink station that connects people to the regional economy, major commercial corridors running through the City, and its history as a walkable, thriving area, Wellston is an important piece of the St. Louis region's economy and is well positioned to improve in the future.

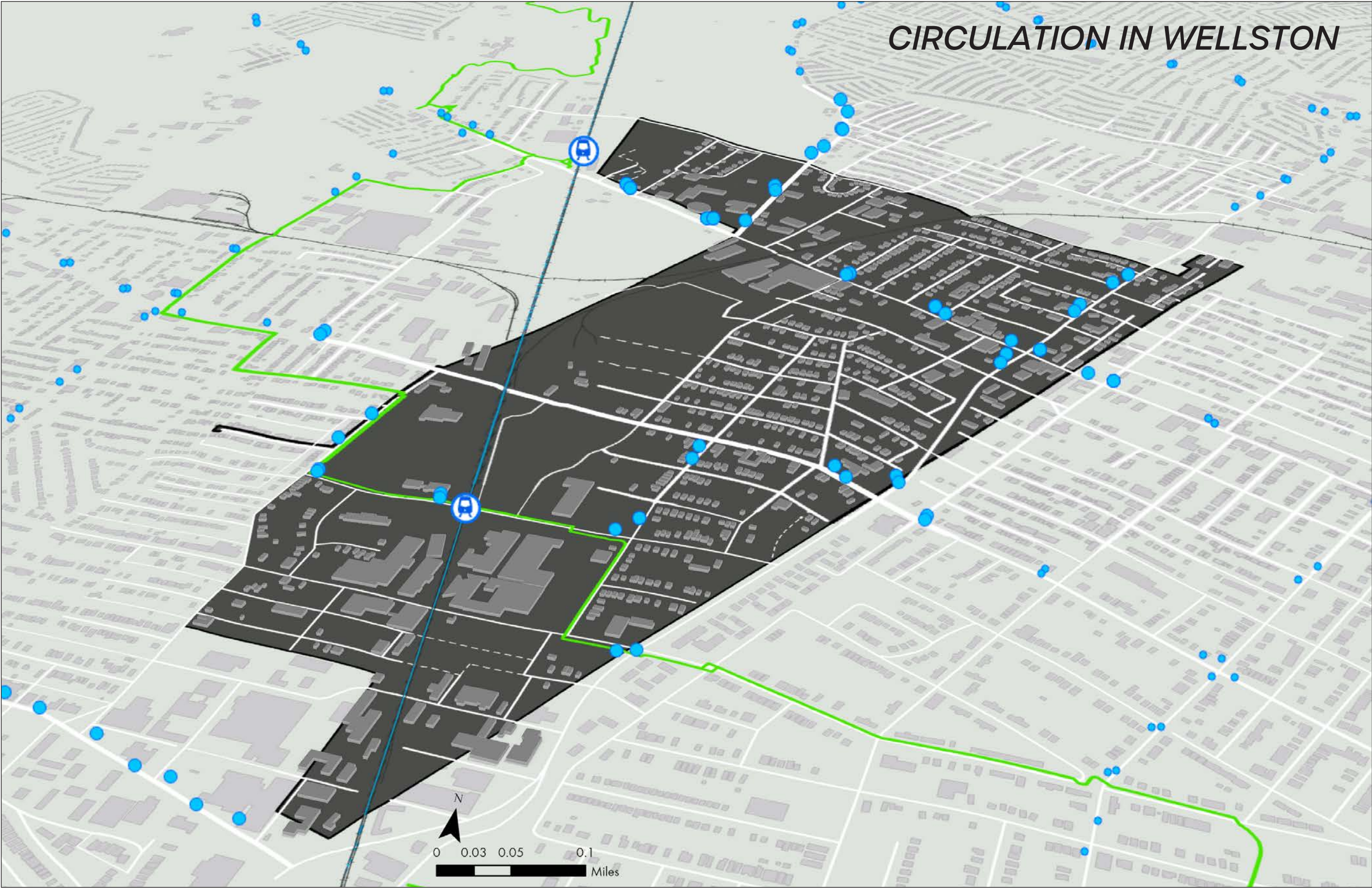
The 2010 population of Wellston was 2,313, reflecting a relatively stable population since the 2000 Census. Based on the 2018 estimates, the population is expected to decline slightly. 95.4% of the population is Black and 2.4% is white. Wellston has an extremely high percent of young residents, with 41.4%

of the population under the age of 20. The City has a median age of 27.9 and very little population over the age of 50. 47.8% of households have children, far more than any other nearby community. The average household size in Wellston is 3.62, as compared to St. Louis County where the average is 2.43. Two-thirds of Wellston residents work in the service industry, and there is a 18.4% unemployment rate, far higher than the St. Louis County and St. Louis City average. Per capita income is just \$10,334, the lowest in the metropolitan area. More 40% of Wellston residents receive some form of public assistance.

The City contains less than 1 square mile of land (including rights-of-way) and is generally bound by North Market and St. Peters Cemetery to the north, Skinker/Kienlen to the east, Olive to the south, and Sutter to the West. Dr. Martin Luther King Drive and Page Avenue run through the community going east and west, along with the MetroLink, which travels north and south. The City encompasses existing commercial, residential, institutional, public, and semi-public uses. In addition, the City contains numerous vacant tracts that were once occupied by buildings and structures. While the character of Wellston is similar to surrounding areas, the presence of a MetroLink station, significant vacant industrial land, and a high amount of public housing makes the community unique as compared to its immediate neighbors. Additional analysis is included on the following pages.

The boundaries of the City of Wellston and existing circulation are shown on the following page.





WELLSTON IN CONTEXT



PAGEDALE

West of Wellston, Pagedale is home to 3,300 residents and has seen recent development at Pagedale Town Center.



CITY OF ST. LOUIS

The Hamilton Heights and Wells Goodfellow neighborhoods directly abut the City of Wellston on the east side.



UNIVERSITY CITY

- Located southwest of Wellston, U. City is home to 35,000 and has
- significant development and community strength.
- It is not a member of 241.

The City is sandwiched between several other communities, with no clear boundaries. To the east is the City of St. Louis and many of the historic Wellston properties including the Wellston Station and former JC Penny's location. The line between the City of St. Louis and Wellston is unclear, with the community fabric remaining consistent between the two. To the west is Pagedale. Pagedale has seen significant investment over the last decade with the Pagedale Town Center development and hundreds of new housing units. The city sees much of the same struggles as the City of Wellston and also contains significant industrial land use. To the north of Pagedale is Hillsdale, a small community with limited residential, a large cemetery, and an industrial area.



PREVIOUS PLANNING EFFORTS

In 2016, the Wellston First Choice Neighborhoods Community Transformation Plan was completed. This plan, funded through the US Department of Housing and Urban Development, outlines the existing conditions in Wellston and identifies implementation steps for the future. As the plan notes, Wellston has poor physical conditions and appearance with many vacant and overgrown lots and buildings and poor street and sidewalk conditions. Most plan priorities included in the implementation chapter are intended to improve these conditions. The plan includes 9 Community Revitalization Principles. Of these, several are land use and development related, including:

- Principle 2.0 - Rebuild the Wellston Loop as a vibrant, mixed-use Corridor. The old Wellston Loop is the physical and historic center of Wellston and the core of the community in the hearts and minds of residents. The intersection “Main and Main” will be the focus of physical improvement and the development of commercial, retail, and community service amenities.
- Principle 3.0 - Build a mixed-income neighborhood around an expanded Isabella Park. Located three blocks north of “Main and Main”, Isabella Park is Wellston’s only historic park. Expanding Isabella Park, providing new connected street infrastructure, and creating a new, mixed-income neighborhood is the centerpiece of the Wellston First Housing Plan.
- Principle 4.0 - Build a civic center and Community Hub around the historic Wellston High School and City Hall. Wellston’s civic center is one block south of “Main and Main”, including Wellston City Hall and the old Wellston High School. Revitalizing this district as a center of community services will provide a civic center counterpart to the Wellston Loop.

- Principle 5.0 - Remove blight and infill the neighborhood over the long-term. By improving the physical appearance of the community through blight removal, clearing overgrown lots, and land-banking property for future development, the community of Wellston will incentivize citywide incremental housing improvement and infill of new housing.
- Principle 6.0 - Continue to attract businesses and community services to redevelopment sites. In order to improve Wellston’s tax base, and provide a sustainable jobs-housing balance, existing programs to tenant existing St. Louis County redevelopment sites and acquire new sites must be continued and expanded.
- Principle 8.0 - Provide safe, healthy, and high-quality housing opportunities. While housing in Wellston is affordable, much of the existing housing is unsafe and of poor quality. By strategically redeveloping WHA housing, building new infill housing, and improving existing housing, all Wellston households can have access to safe, decent housing.

Unfortunately, without the financial resources for implementation, little progress has been made toward these objectives. With the decision to preserve the public housing units in Wellston by converting to a low income housing development, the Choice Neighborhoods Plan is no longer an accurate picture of the community’s future. That being said, the community feedback and priorities are still relevant and have been incorporated into this updated plan, reflecting where the City of Wellston is now.



ONGOING ENGAGEMENT EFFORTS

With substantial planning in the area over the last decade, significant community engagement has taken place. This engagement has informed this process in several ways. In addition, as part of this planning effort, several engagement efforts were utilized, including:

Empower Wellston Website

Launched in early 2021, the Empower Wellston website provides a home page for the planning efforts. The site includes contact information, a link to the new City website, and several ways to engage. The discussion board and interactive map were made available for community comments for several months. Postcards were sent to all occupied addresses in the City of Wellston pointing residents and business owners to the website to learn more about the current planning process.

Internal Planning Committee

The PGAV team met with the internal planning committee bi-weekly throughout the planning process. This group provided insight and direction as the planning process continued to progress. Representatives on the Steering Committee included City leadership, local non-profit representation, and the Housing Authority of St. Louis County.

Key Stakeholder Meetings

PGAV met with key stakeholders in Wellston and conducted a series of interviews and information gathering meetings. These stakeholders included representatives from the City of Wellston, Beyond Housing, the St. Louis Economic Development Partnership, and Metro Transit.



Public Meeting at City Hall

PGAV held an open house at Wellston City Hall to engage residents in conversation about the planning process and what they would like to see in the City moving forward. Questions were geared toward several subjects including: visioning (“What is the BEST thing about Wellston” and “What would you change about Wellston?”), how to better utilize the land around the MetroLink station, and what residents would like to see on the commercial corridors in the City. This open house took place on the same day as a Council Meeting, allowing for engagement before and after the event. The team also made a brief presentation to the Council and engaged with residents about the planning process overall.

Wellston Working Group

This group was assembled by the Mayor of Wellston and meets regularly. PGAV met with this group during the process, presenting the prioritization maps and seeking feedback on specific components.

Public Engagement Events

In conjunction with the 24:1 Land Use & Economic Development Plan process that is ongoing, PGAV held several public engagement events where Wellston residents and elected officials engaged with the PGAV team and shared their feedback on the process and the future of their community. These included a Pop-Up event and a Public Open House attended by more than 100 people.

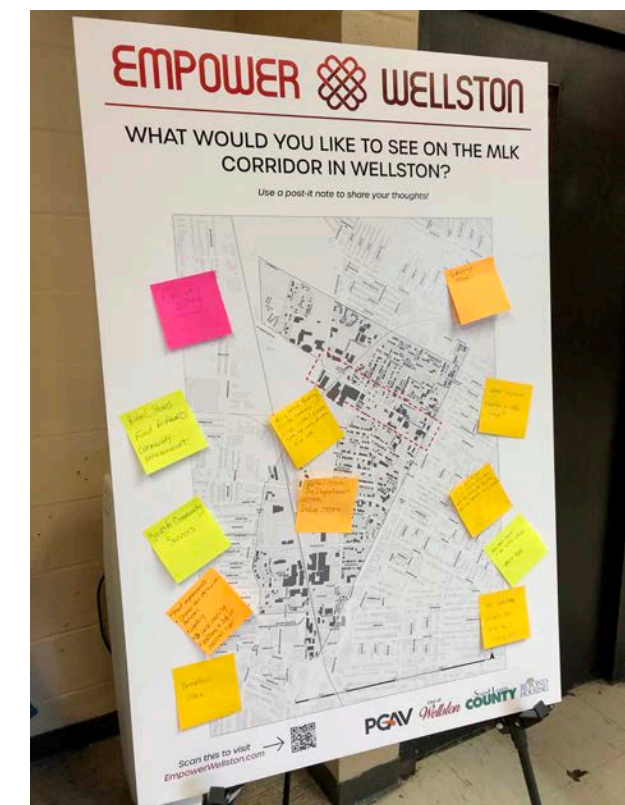
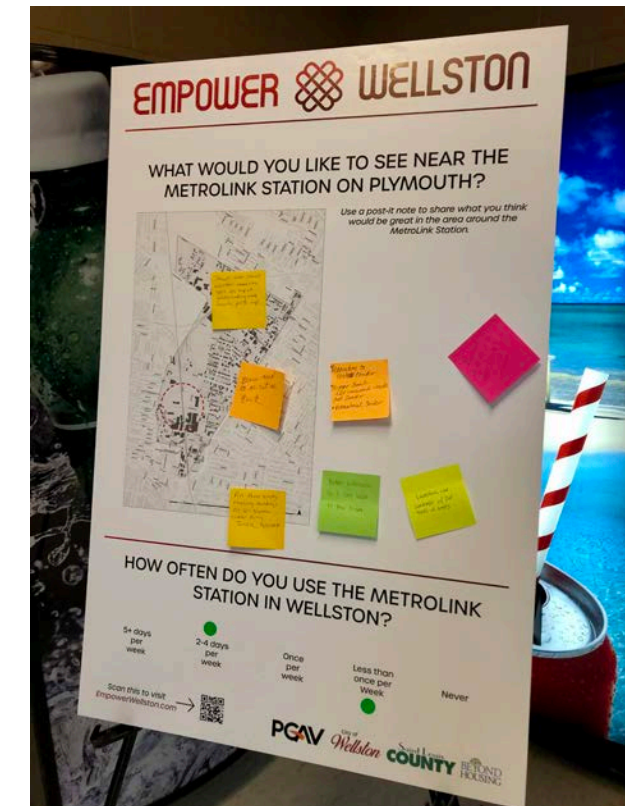


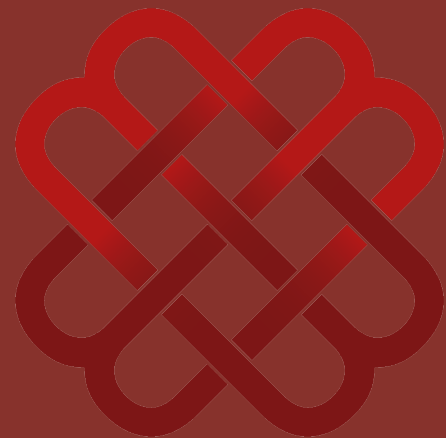
FEEDBACK FROM ENGAGEMENT EFFORTS

Over the course of several months, the PGAV team engaged with residents and stakeholders in Wellston. Major themes from the engagement events included:

- Desire for more high quality housing
- Request for more housing support services for existing residents
- Pride in Wellston and its history
- Strength of the community overall
- Concerns about the City's financial position and organization
- Need for more youth-centered programs and activities
- Too much vacant housing - desire to continue demolitions
- Concerns about crime
- Desire for better maintenance
- Need for more trash clean ups
- Concerns about existing road conditions and infrastructure upkeep throughout the City
- Desire for new retail options including restaurants, coffee shop
- New community center, recreation center, or other central place
- Better park maintenance with other amenities
- Desire for more community involvement in the development process
- New Zoning Commission to allow residents to participate in the planning and development process

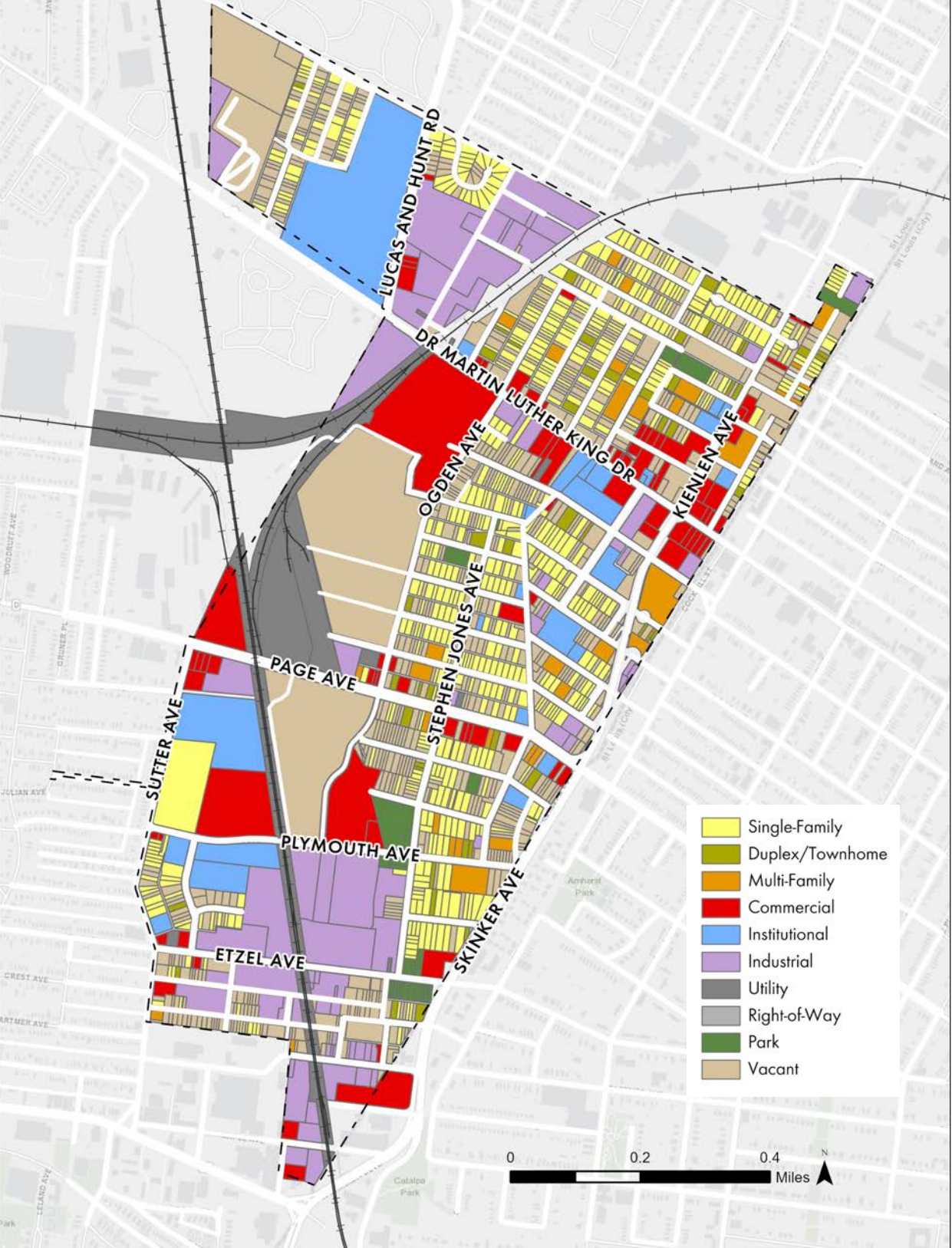
These community desires are reflected in the plan on the following pages.





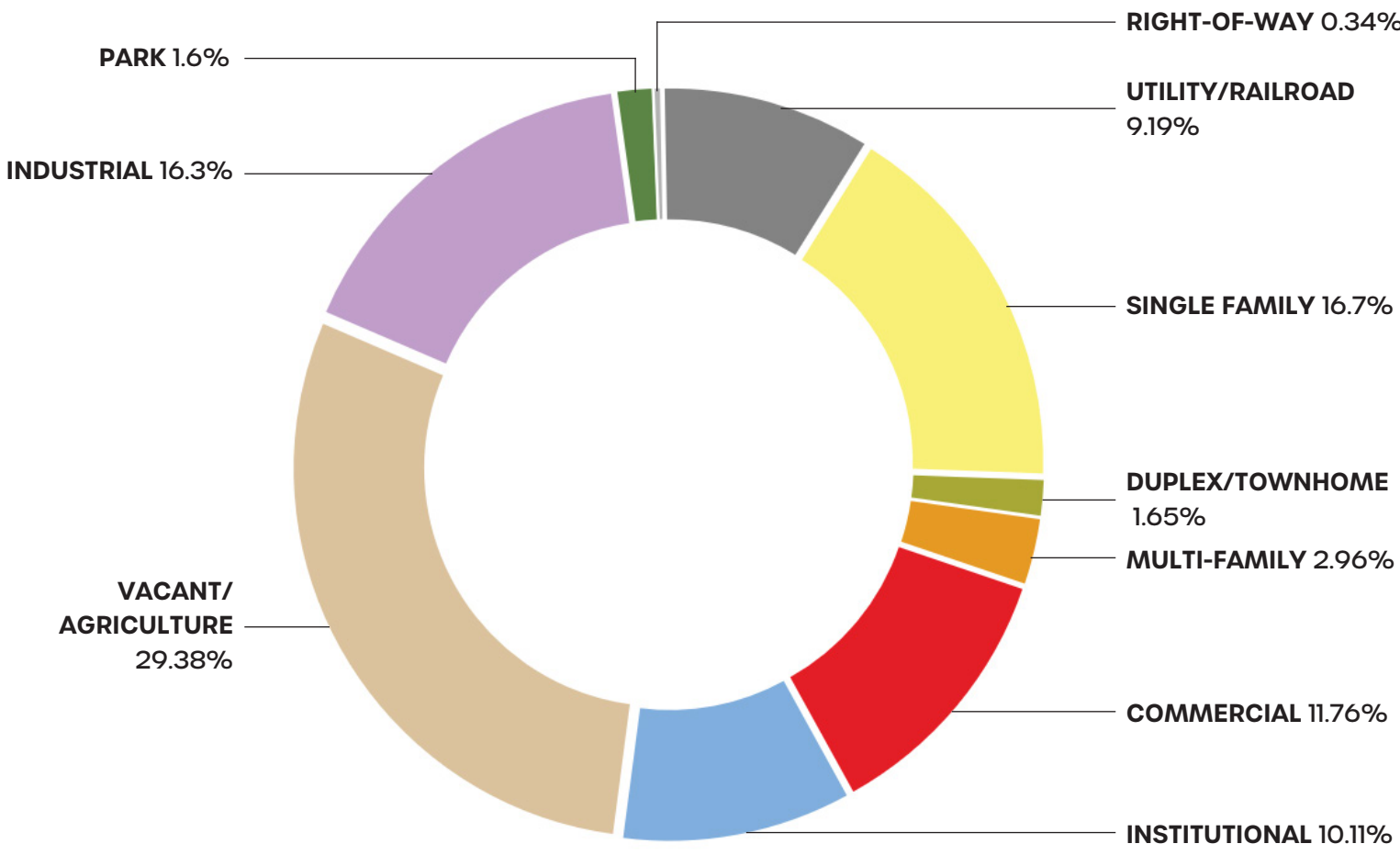
EXISTING CONDITIONS

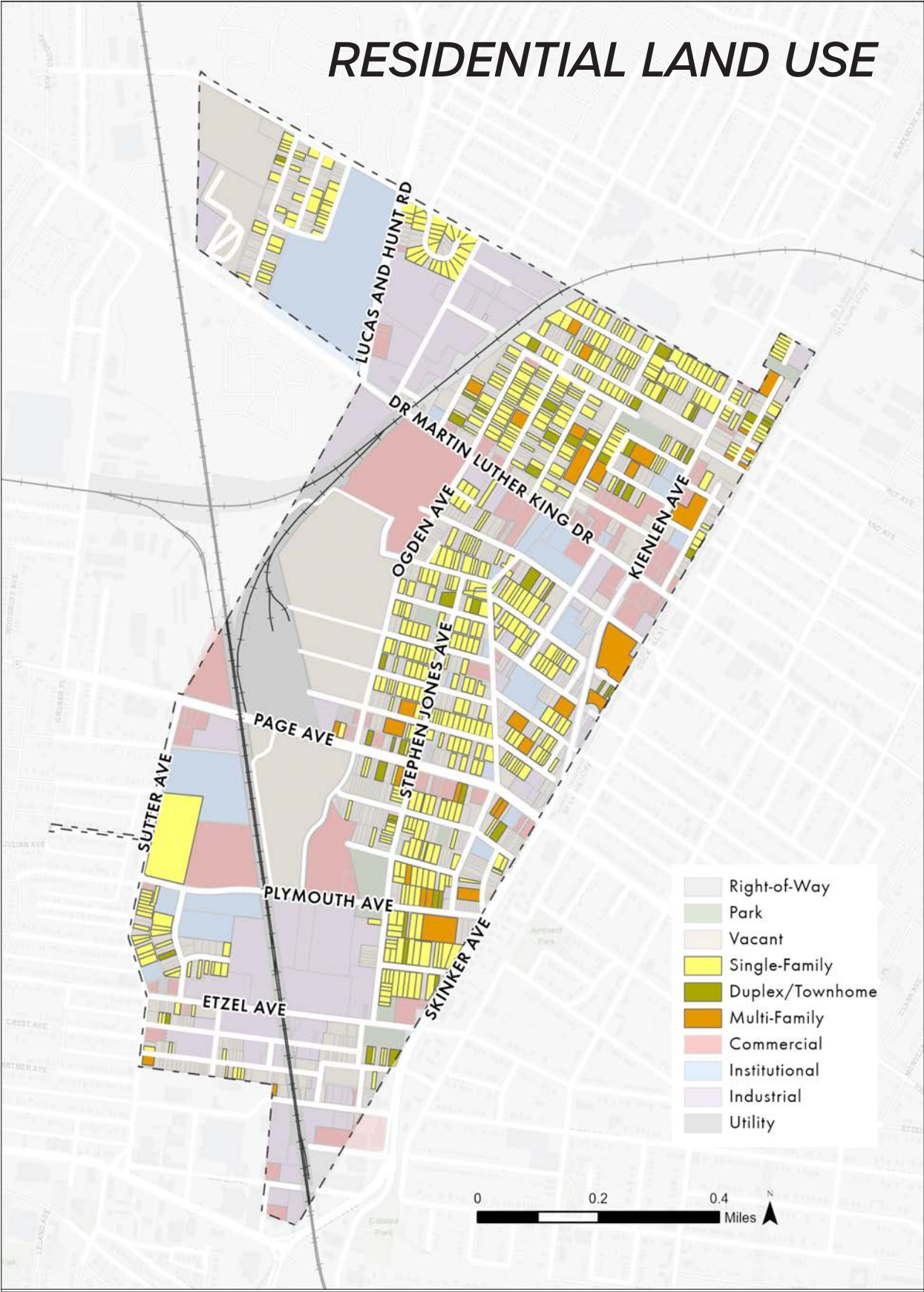
EXISTING LAND USE



EXISTING LAND USE

The land uses in the City of Wellston vary greatly. There is significant vacancy throughout the City, with roughly a third of the land being categorized as vacant. About 16% of land in the City is industrial, a signal of the city’s past as an industrial powerhouse, with easy access to railroads and the region’s economy. Residential land uses account for about 20% of all land in the City.





Residential

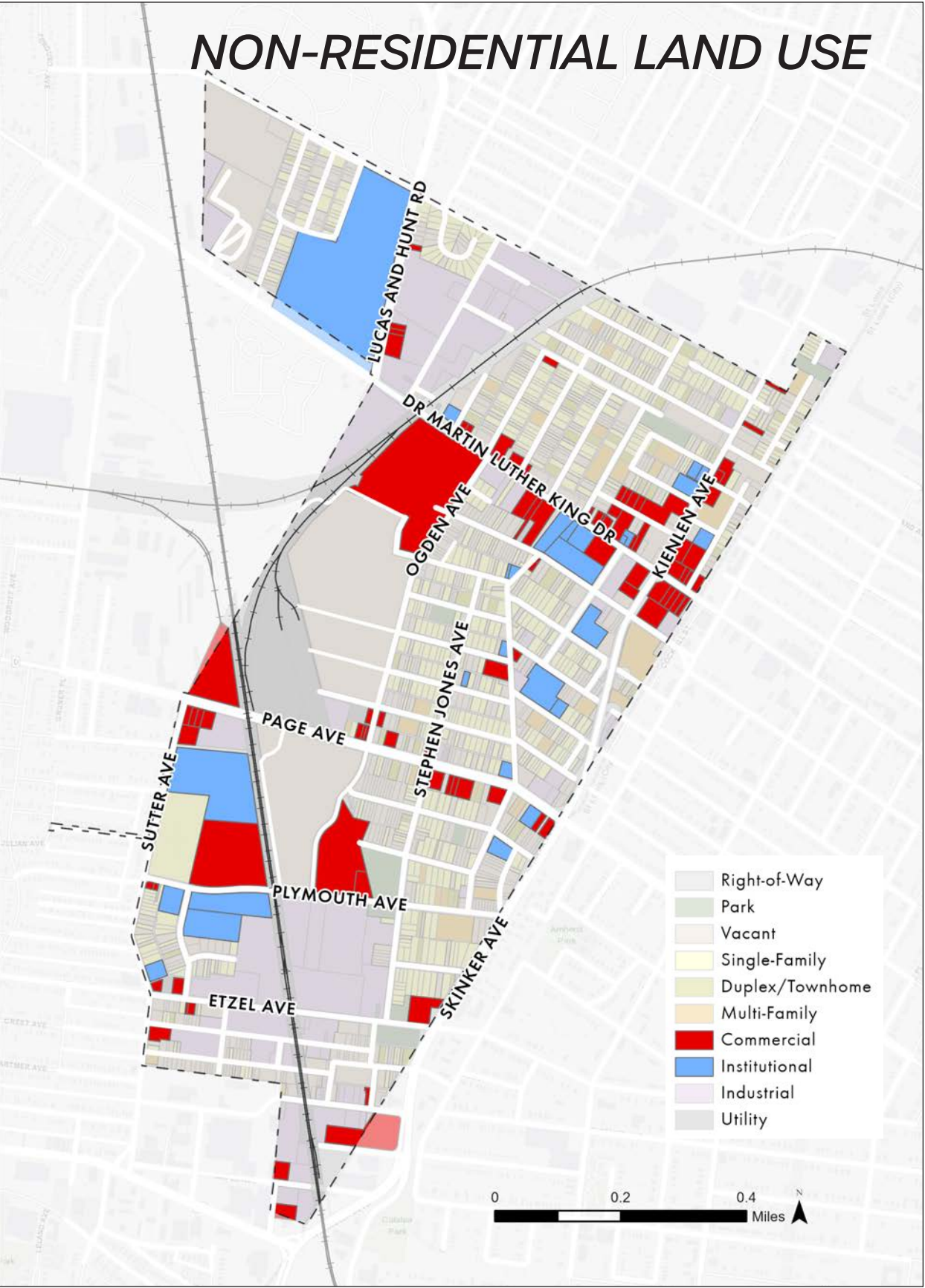
Less than 20% of the City is used as residential. With single family homes accounting for 13.85% of land use, the remaining housing is in duplex/townhomes and multi-family. Based on 2010 housing demographic data gathered through the U.S. Census, of the nearly 1,000 total housing units, 36.8% are owner occupied and 63.2% are renter occupied, representing one of the lowest home ownership rates in the area. 21.3% of housing units are vacant, second only to nearby Hillsdale.

More than 400 of the City’s residents live in public housing. In 2018, the Department of Housing and Urban Development announced that they intended to demolish significant public housing in Wellston, including senior apartments. After conversations with residents and regional leaders, HUD created a new plan which called for the preservation of the housing units by converting them to a low income housing development (additional discussion is available later in this report). In addition to the existing public housing, within the boundaries of Wellston, there are numerous properties that have been purchased by organizations and governments over the years, an analysis of which is shown later in this report.

Commercial

Commercial land use occupies 13.38% of all land area. The commercial is centered along Martin Luther King Blvd and Page Avenue, with additional commercial parcels on Plymouth Avenue and at the southern edge of the City. With the exception of several businesses at the eastern edge of the City limits, the commercial activity in Wellston is almost exclusively small businesses. The Federal Mogul training center and administrative offices occupy a large parcel



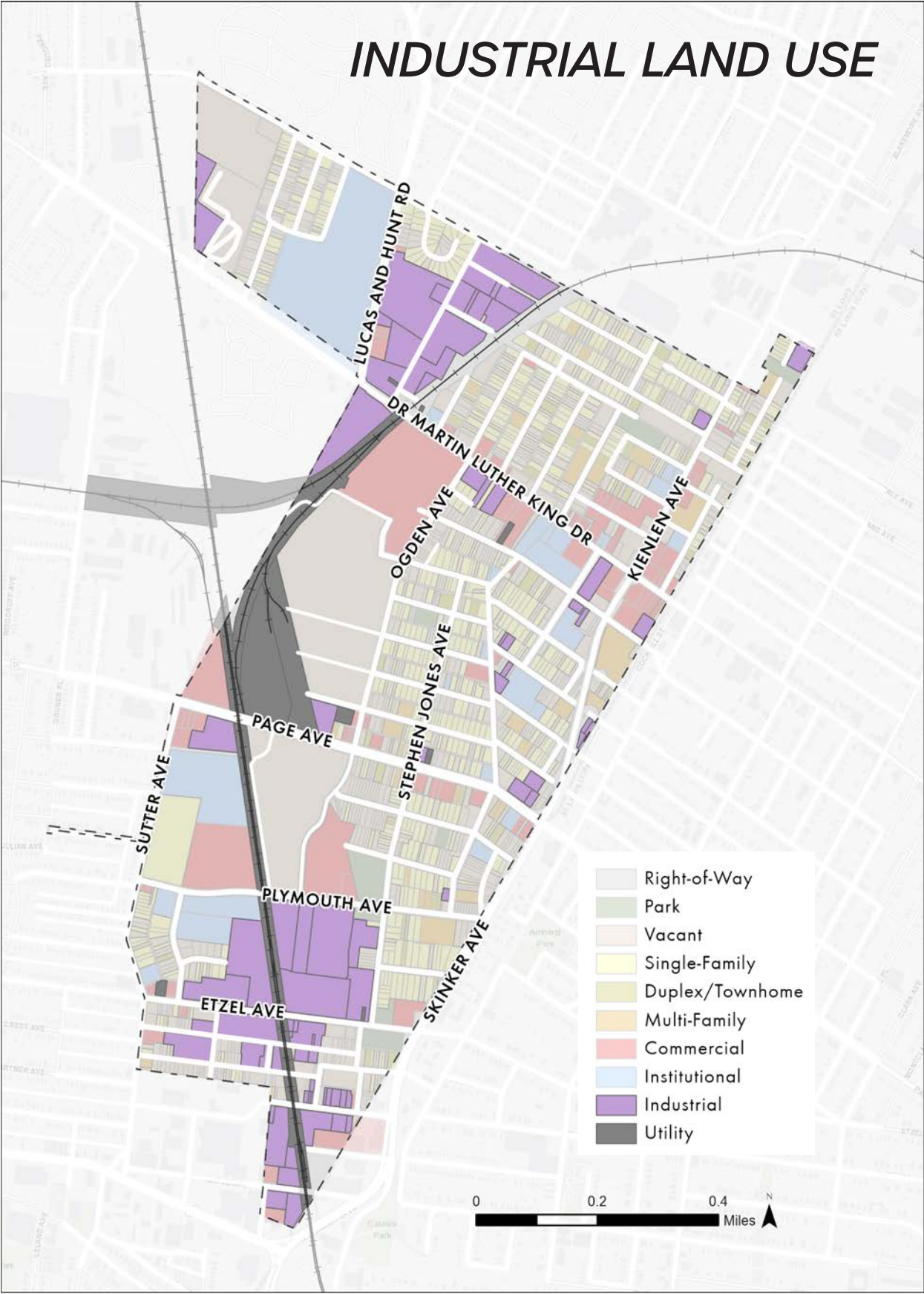


near the intersection of St. Charles Rock Rd. and Lucas and Hunt Rd.

Wellston’s economic development environment is a unique one. With a population in need of supportive services and easy access to resources, the available commercial development within the City fails to meet those needs.

Page Avenue is home to Wellston Food Market, Page Inn, and a used car dealer. On Dr. Martin Luther King Drive is a fish and chicken restaurant, an auto body store, a truck dealer, and a Chinese takeout restaurant. At the corner of Dr. Martin Luther King and Kienlen Avenue on the eastern boundary of the City is a small concentration of commercial activity including a BP Gas Station, Regions Bank, Family Dollar, Boost Mobile, beauty supply store, laundromat, Kings Food Market, and Pawn Shop. Several other takeout restaurants are north on Kienlen Avenue. In addition, Arcana Distilling, a new distillery, recently opened on the northern edge of Wellston.





Industrial

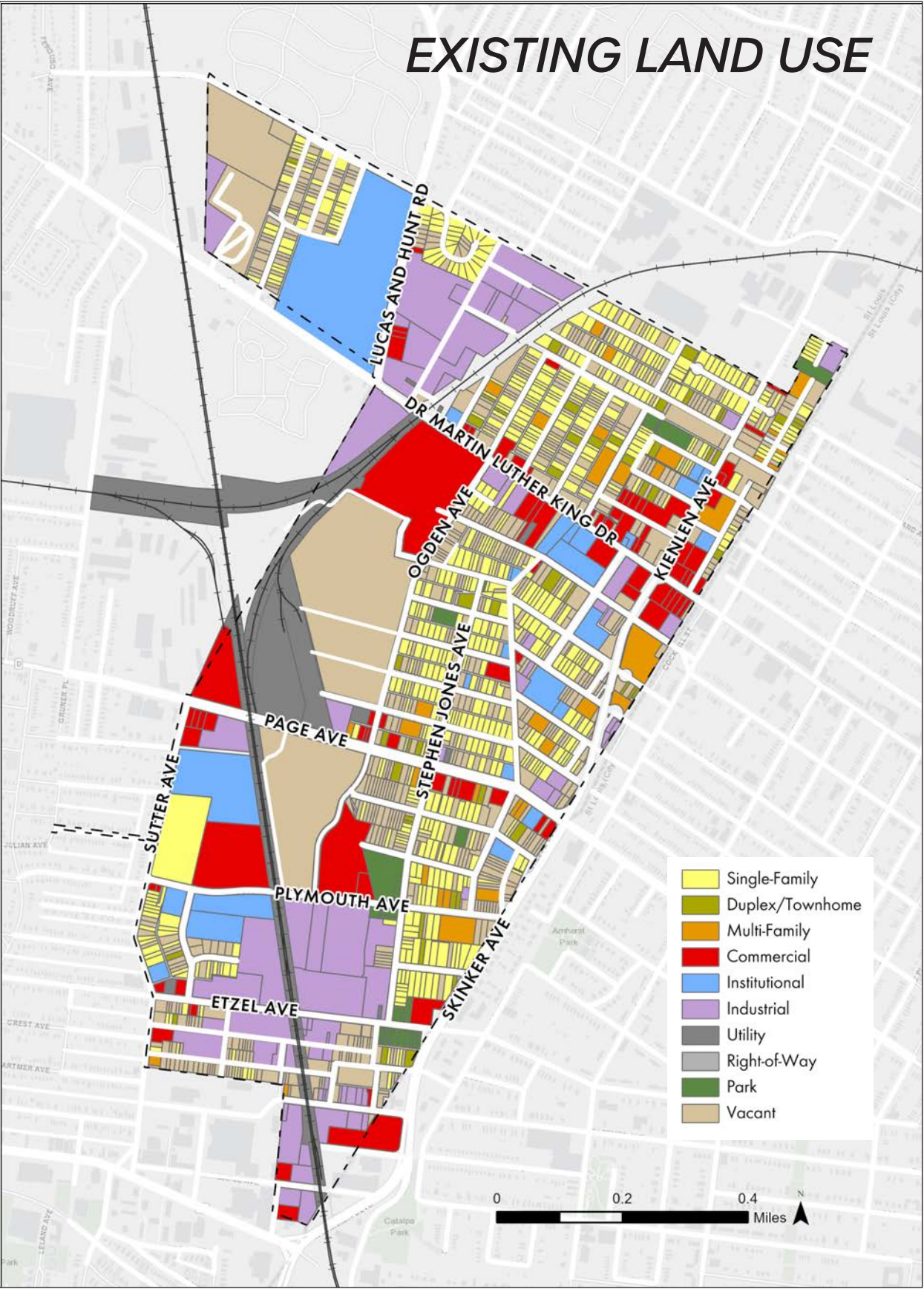
The City does have a substantial industrial economy due to inexpensive land available on large lots. A large grouping of these industrial businesses exists in the northwest corner of the City, off Lucas and Hunt Road. These include Al’s Auto Salvage, St. Louis Hardware Manufacturing Company, John Harder and Company, Hereford Concrete, and CKC Manufacturing. These businesses are sandwiched between the road and the railroad track, occupying large tracts. Other industrial businesses follow the MetroLink tracks south to the City limits and include Scrap Solutions, Arch Material Handling, Classic Carpentry Unlimited, Vi-Jon Laboratories, Eddie’s Towing, and Cross Oil. A significant portion of this land is unoccupied with opportunity for additional industrial development.

Other Land Uses

The office of STL Venture Works and Family & Workforce Centers of America are both located in Wellston. Both organizations have missions related to workforce development, economic growth, and preparing Wellston’s residents for the economy in the future. In addition, the offices of the Collective Impact Network are also located in Wellston and serve as an additional community anchor. The St. Louis Economic Development Partnership also owns and operates the STL Business Center on Plymouth in Wellston. With strong community resources, Wellston has the infrastructure in place to develop a more supportive economic development environment and bring the kind of commercial activity to the city that residents want.

The City is home to four churches, several of which provide extensive services to





area residents. In addition, several regional organizations such as the St. Louis Area Diaper Bank and St. Louis County Municipal Police & Fire Academy are located in Wellston and serve the broader region. Being the home to Normandy High School is also an asset, as the school serves the broader region and offers many services to families in the area.

To the south, at the eastern boundary on Etzel Avenue, is Trojan Park, a newly developed park that connects via the 1.95 mile St. Vincent Greenway and goes south to Forest Park. Additional expansion of the greenway is planned in Wellston, connecting it north to other communities and the existing MetroLink station. Yadier Molina Field also provides access to additional greenspace and will be adjacent to the planned greenway expansion.

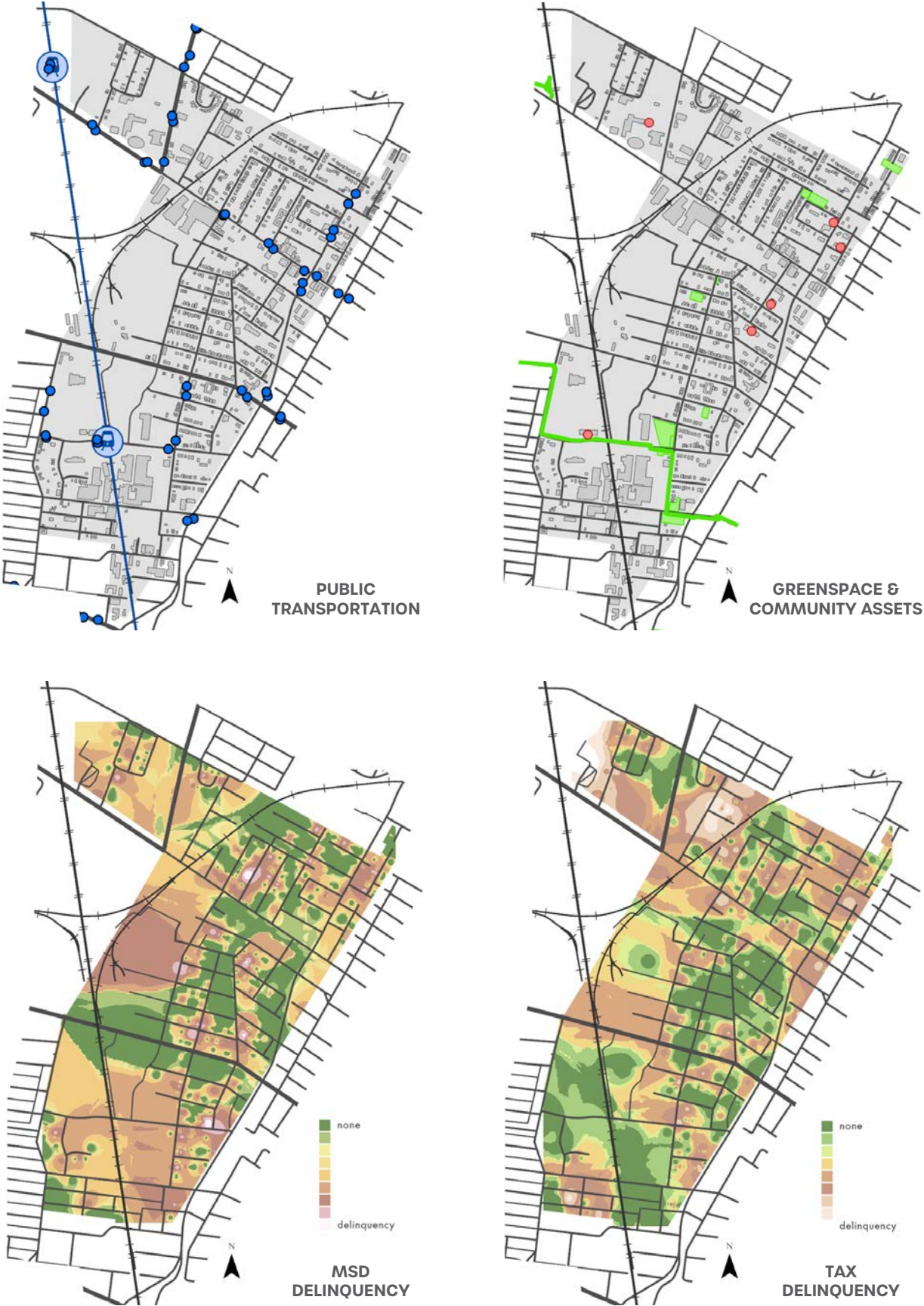
Overall, the City is characterized by aging, vacant, and deteriorated housing stock and obsolete and deteriorated commercial and industrial buildings in need of rehabilitation. Many former residential structures are unsafe and unsecured after fires or years of deterioration. Others have been demolished and the lots now sit vacant. Additional commentary on the concentration of vacancy is found on the following pages.

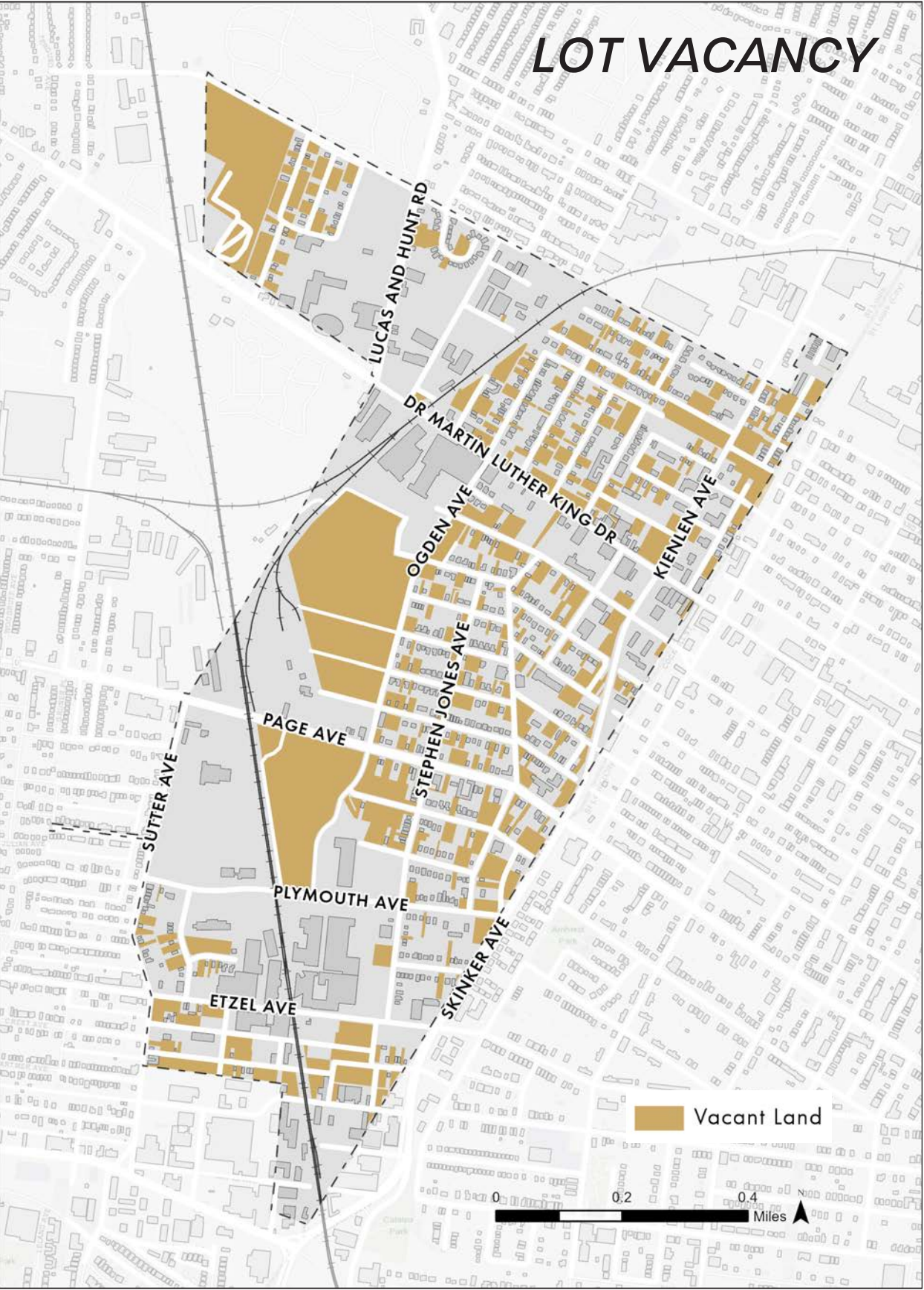


The maps to the right depict additional existing conditions in the City. On the top left is a map of public transportation in the City of Wellston. This includes both bus service and the two Metrolink stations in or near the City boundaries. To the top right is a map of the greenways, parks, and community assets in the City of Wellston. This includes several neighborhood parks, Trojan Park, Molina Field, and the St. Vincent Greenway extension. Community assets include the STL Business Center, future community center, City Hall, Housing Authority, St. Augustine Center, and Normandy High School, all of which serve needs in the community.

The map to the bottom left indicates existing Metropolitan Sewer District Payment Delinquency. MSD service does not get “cut off” like traditional utilities so non-payment can be an indication of vacancy or a resident’s lack of ability to pay. As is clear from the map, these areas are concentrated in the northern and central residential parts of the City and then on the Page Avenue. The map to the bottom right indicates tax delinquency based on 2019 St. Louis County records. Based on this, concentrations are clear in the central part of the City and in the major industrial areas to the south. This information helps to understand where existing property owners might need additional support.

These existing conditions maps help to create a more clear picture of existing conditions in Wellston, allowing for more accurate understanding.





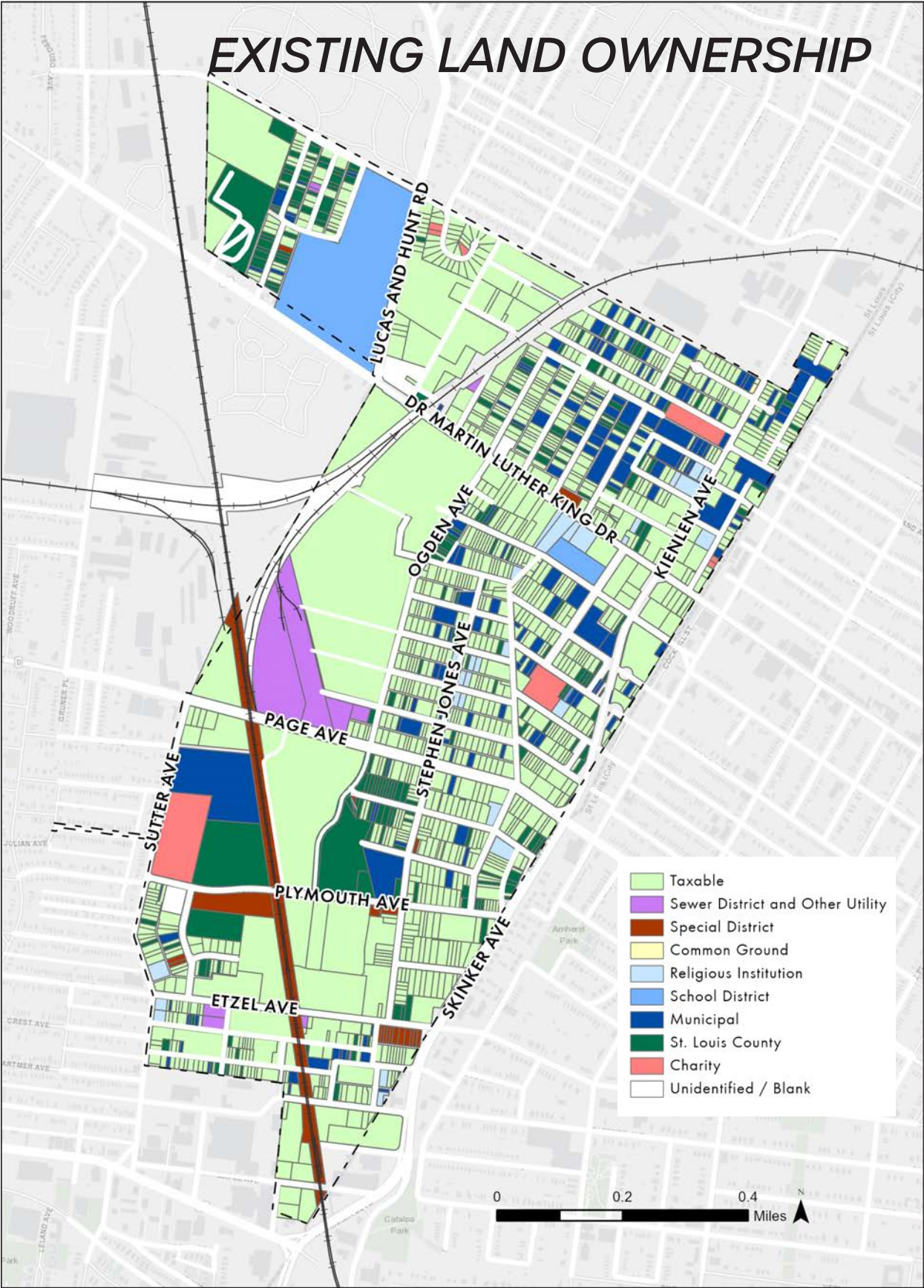
As the map to the left indicates, a significant amount of Wellston is vacant. Through a review of occupancy, where there are existing structures, and what businesses exist in Wellston, a detailed database of vacancy was created. What the map to the left indicates is that vast areas of Wellston are entirely vacant, having no structures on the existing parcels. Part of this is due to the widespread residential demolition effort undertaken by the City of Wellston and St. Louis County. This effort was geared toward demolishing buildings that were uninhabitable and preventing further issues due to their unsecured state. The majority of parcels on the eastern side of the City are residential, having been cleared in recent years and now sitting as vacant lots.

The large vacant areas on the western side of the City are former industrial properties that no longer have operating businesses. Much of these areas could be re purposed into new industrial but lack the needed infrastructure at this point.

Significant vacancy also exists on the commercial parcels in Wellston. These are mainly concentrated on Skinker/Kienlen, Page, and Dr. Martin Luther King.



EXISTING LAND OWNERSHIP



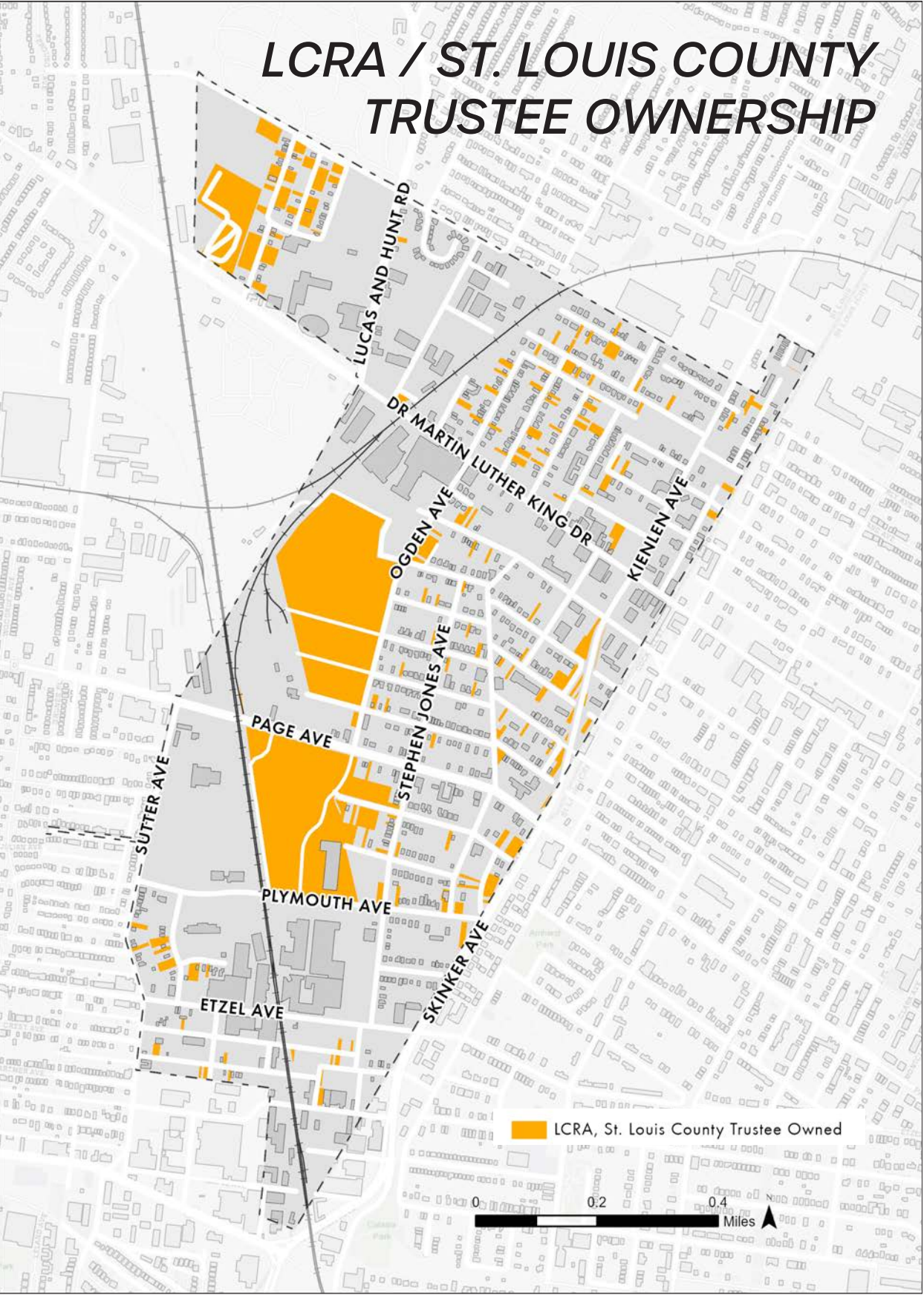
As the map to the left indicates, the land ownership situation in Wellston is unique, with a significant amount of the building stock owned by institutions rather than individuals or other taxable entities.

The largest institutional parcel of land is owned by the School District and is home to Normandy High School. Adjacent to the high school is a significant amount of land owned by St. Louis County. These formerly residential parcels have fallen into disrepair and the County has been in the process of demolishing structures and clearing the land.

In the northeast quadrant of the City, which is almost exclusively residential parcels, there is significant County and Housing Authority ownership. Several parcels are also owned by religious institutions in this part of the City. This creates a unique situation as much of the land in this area is not taxable and there is no traditional commercial area providing goods and services to residents.

In the middle part of the City of Wellston there are pockets of institutional ownership with the City Hall building and several other large community facilities owned by non-profits. A large parcel adjacent to the MetroLink tracks is owned by the Sewer District. The MET Center and a large daycare facility owned by St. Louis County occupy several large parcels on Plymouth in the southern part of the City. The St Louis County Municipal Police & Fire Academy also occupies a large parcel in the City.



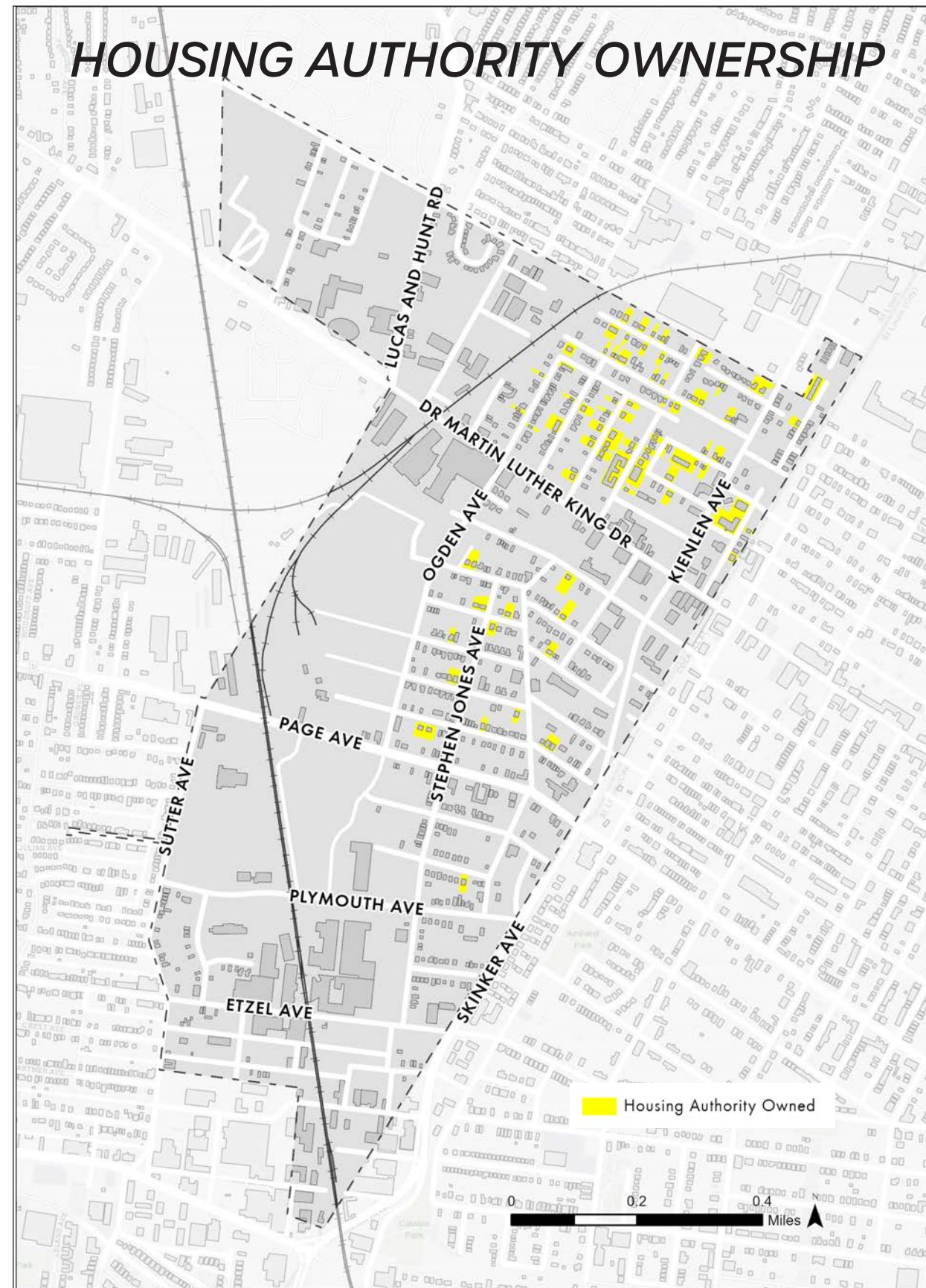


As discussed on the previous page, St. Louis County has substantial ownership in the Wellston area. The parcels located to the north, adjacent to Normandy High School in the Lulu Heights area represent one large concentration of County ownership. The residential parcels are owned by the LCRA while the larger parcels are owned by St. Louis County. This area has undergone substantial decline in recent years, experiencing illegal dumping, property maintenance issues, and concerns of crime. Overtime, the County has continued a demolition process to eliminate the problem properties and clear the land for redevelopment. Several proposals have been made in recent years for this area including a commercial use with new residential development and the expansion of the adjacent high school facilities.

The large parcel depicted in orange is home to the STL Business Incubator owned and operated by the ST. Louis County Economic Development Partnership. To the north is the St Louis County Municipal Police & Fire Academy, depicted in green, and owned by St. Louis County. The MET Center and Early Explorers Child Development Academy occupy the large adjacent parcels shown in purple and are owned by the LCRA.

Other LCRA and St. Louis County owned residential parcels are scattered throughout the City as seen to the left.

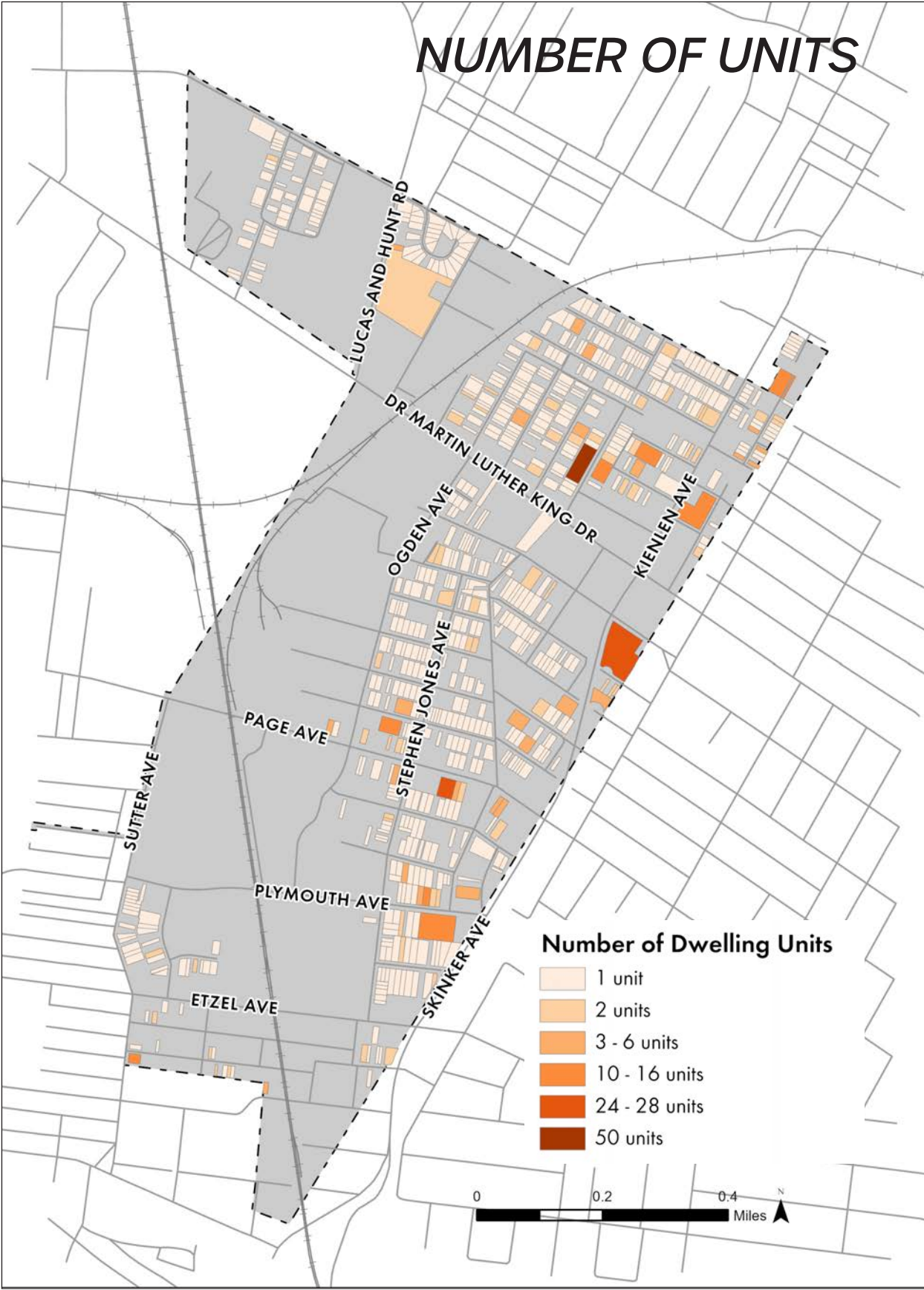
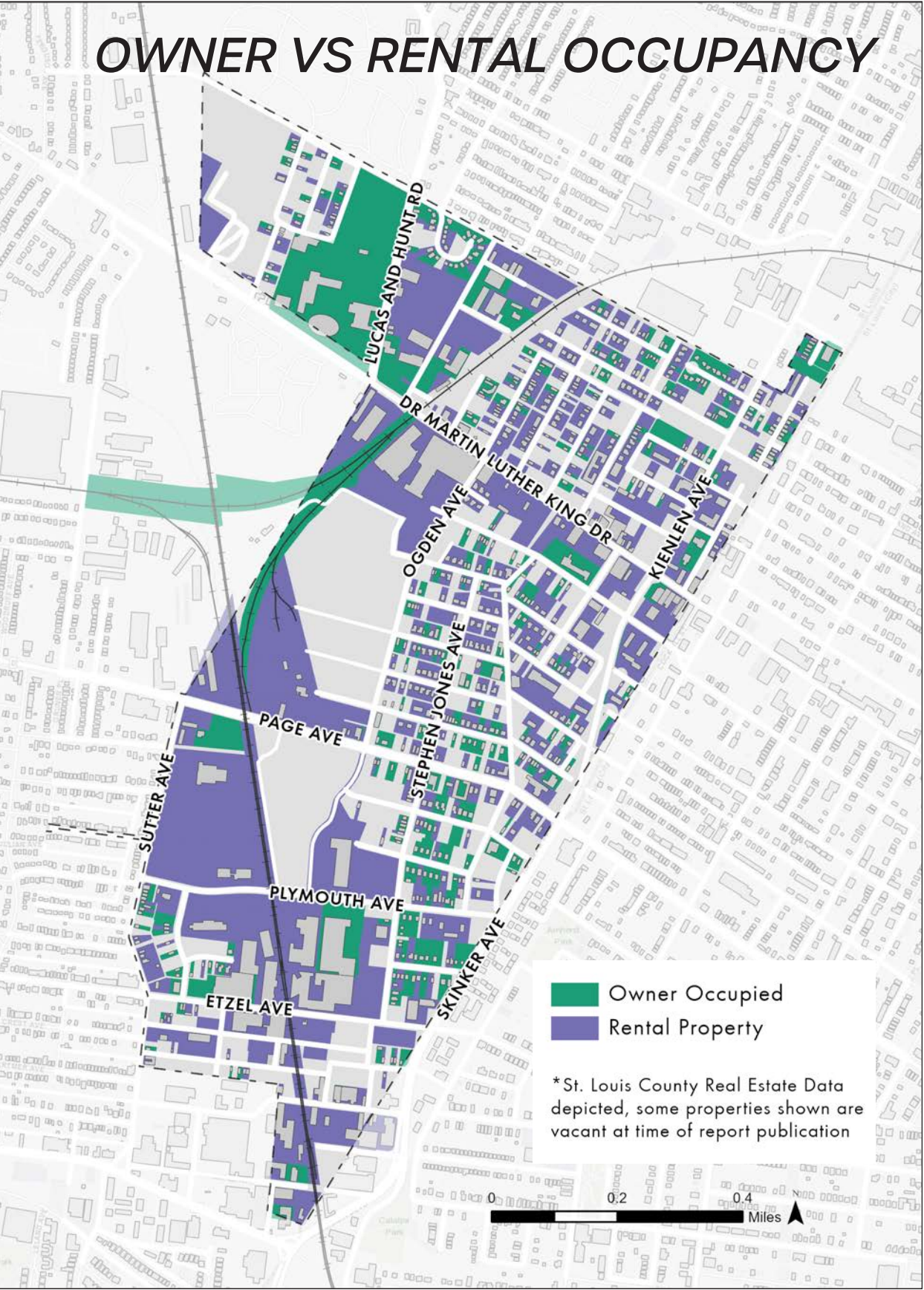




There is also substantial property owned by the Housing Authority of St. Louis County. This land is concentrated in the northern part of the City of Wellston and is residential in nature. The scattered sites consist of single family and multi-family units on a variety of lots from small single-sites to larger parcels with significant building sizes.

The Housing Authority property has seen significant deterioration in recent years and has prompted a renewed effort to improve conditions and ensure that residents in Wellston, a significant portion of which live in public housing, have the resources they need. Further discussion of this property and potential opportunities is included later in this report.







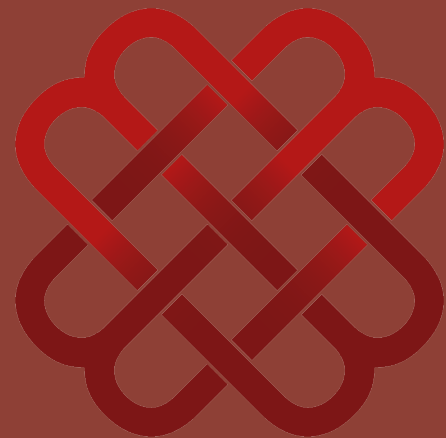
FUTURE INVESTMENTS

In late 2018, the US Department of Housing and Urban Development announced that they would tear down the public housing units in Wellston that they were previously managing. Due to poor governance and property conditions, HUD took over the properties from the Wellston Housing Authority more than 20 years ago. Through a partnership between the Housing Authority of St. Louis County, the City of Wellston, and St. Louis County, HUD agreed to a proposal to search for a developer that could rehab the units in place rather than demolish them and relocate residents out of Wellston.

In August of 2020, it was announced that BGC Advantage was the chosen firm to do this rehab work. BGC intends to facilitate the rehab using Low Income Housing Tax Credits. BGC will partner with a new nonprofit controlled by the City of Wellston, granting the nonprofit 30% equity in the housing development and splitting the development fee. After 15 years, the company will then turn over the real estate to the Wellston nonprofit.

With a deal now in place, the future investment in these units will be an important component of the long-term reinvestment in Wellston. As the map to the left indicates, much of the housing being rehabbed by BGC is located in the northeast part of Wellston, concentrated on a few streets. Other housing units are located in the central part of the City. In total, more than 200 units are set to be renovated, providing additional housing to residents displaced from Wellston and filling in blocks with significant existing vacancy.





CONDITIONS ANALYSIS

DILAPIDATION

Throughout the City there are numerous examples of dilapidated structures. As part of the preparation of this analysis, PGAV surveyed existing buildings and other improvements in the area. The survey was conducted on January 19th, 2021. Numerous buildings were considered in “poor” condition. For the purposes of this analysis, buildings classified as “poor” exhibited dilapidated or severely deteriorated conditions. Based on the PGAV survey there were a total of 1,639 parcels in the City. Of those, 811 had structures. This represents 49.4% of the City, leaving more than 50% of the City as parcels with no structures on site.

The breakdown buildings by type, condition, and occupancy status are shown in the table below and consider only the 49.4% of parcels in the City with an existing structure on site.

Dilapidated buildings and improvements include structures in an advanced state of disrepair. Dilapidated buildings include structures with severely leaning

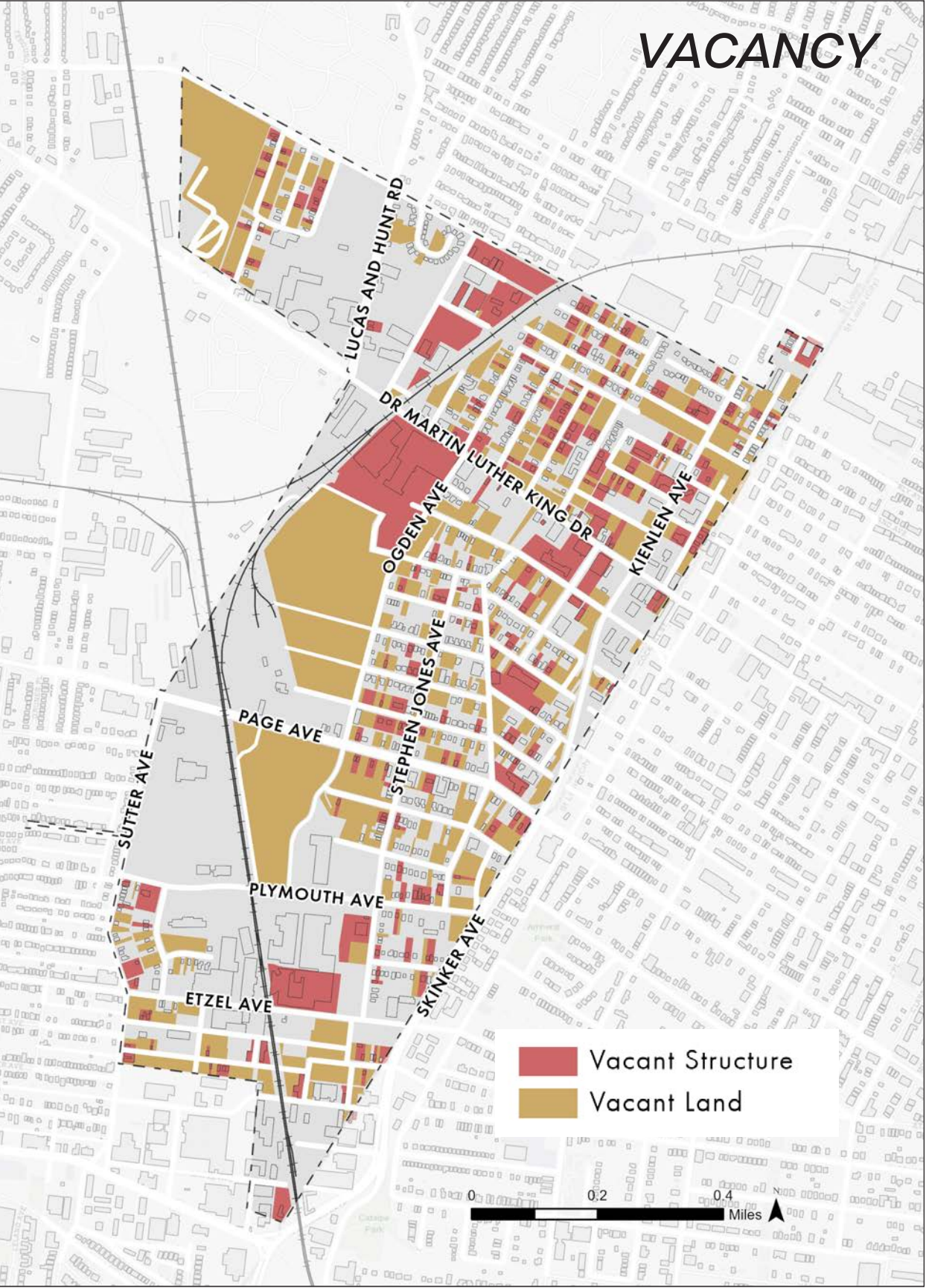
or bowing bearing walls and parapet walls, critical defects in primary structural components such as severely sagging roofs, damaged floor structures and foundations exhibiting major cracks or displacement. Streets, sidewalks, parking areas, and other site improvements, so degraded or poorly constructed as to need total reconstruction, were classified to be dilapidated. This building survey assessed structures from their outside appearance alone, so it is possible the conditions vary on the interior.

Based on the field survey, approximately 34.15% of the 811 buildings in the City were classified as “poor”. A significant number of the residential structures classified as “poor” were also vacant and some were partially burned down or in such a poor condition that portions of the structures had fallen down. Most of the commercial structures classified as “poor” were also vacant or obsolete as viable buildings in which to operate a commercial operations.

A map showing vacancy and building conditions is shown on the following page.

BUILDING USE	GOOD / OCCUPIED	POOR / OCCUPIED	% OF STRUCTURES OCCUPIED	GOOD / VACANT	POOR / VACANT	TOTAL STRUCTURES
SINGLE- FAMILY	361	72	75.57%	44	96	573
MULTI-FAMILY / DUPLEX	37	4	48.24%	25	19	85
COMMERCIAL	31	15	62.16%	0	28	74
INDUSTRIAL	19	15	60.71%	3	19	56
INSTITUTIONAL	14	2	69.57%	0	7	23
TOTAL	462	108	70.28%	72	169	811



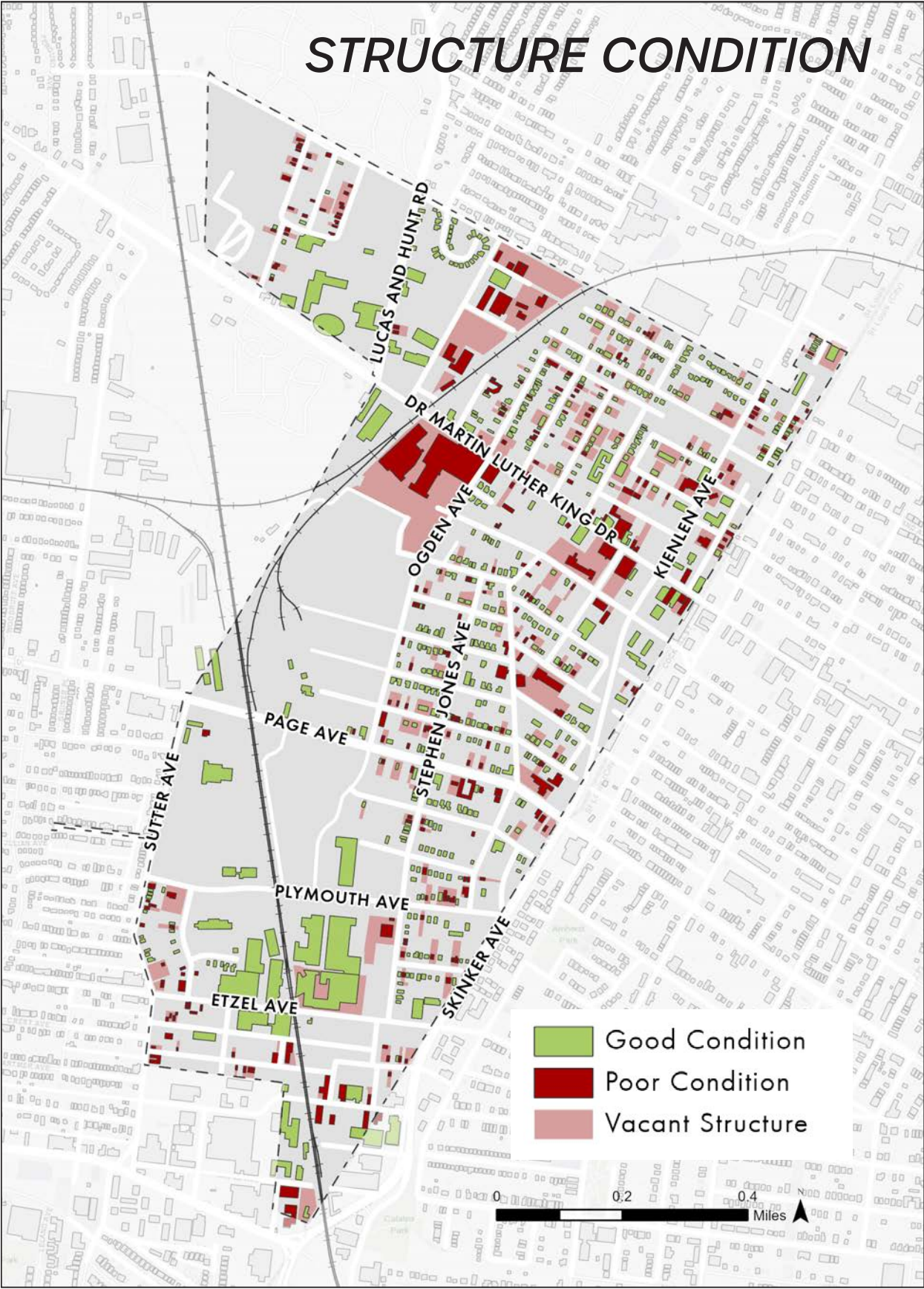


As the map to the left indicates, much of the property in Wellston is unoccupied.

Of the 1,639 parcels in the City of Wellston, 1,066 are either vacant entirely with no structure on site or they have a structure that is currently unoccupied. In other words, 65% of land in Wellston is currently vacant and unoccupied.

The properties shown in red indicate they have a building on the site and that building is unoccupied. The green buildings indicate an occupied structure. All other parcels have no structures at all. Occupancy was determined through a field investigation and confirmed via data gathered from the City and utility companies. An example of an unoccupied structure located on Isabella Ave is shown below.





When considering structure condition, similar patterns are visible. The occupied structures in good condition are concentrated in several key areas. These include:

- Normandy High School
- The neighborhood just east of Lucas & Hunt and south of Market
- Municipally owned properties on the west side of the City off Page and Plymouth

Other occupied residential parcels in good condition are located throughout the City on blocks with a mix of occupancy and condition.

Areas with a significant number of structures in poor condition are concentrated to the north between Salzman and the railroad tracks, south of Dr. Martin Luther King off Ogden (the site of the former Federal-Mogul Corporation), and on the residential blocks in the north and middle part of the City.



AGE OR OBSOLESCENCE

It is clear from field investigations and data taken from the U. S. Census, that the majority of buildings in the Area are over 60 years of age. The vast majority of the residential structures in the City were built before 1960, with nearly a third built before 1939. The data contained in the table below illustrates the age of housing in the City of Wellston. While there was significant housing production between 2000 and 2013, the majority of housing remains more than 60 years old, creating difficulty with maintenance and property upkeep.

	NUMBER OF HOUSING UNITS	PERCENT OF TOTAL HOUSING UNITS
BUILT 2014 OR LATER	0	0%
BUILT 2000 - 2013	187	21.4%
BUILT 1990 - 1999	27	3.1%
BUILT 1980 - 1989	20	2.3%
BUILT 1970 - 1979	45	5.1%
BUILT 1960 - 1969	32	3.6%
BUILT 1950 - 1959	199	22.7%
BUILT 1490 - 1949	114	13%
BUILT 1939 OR EARLIER	253	28.8%

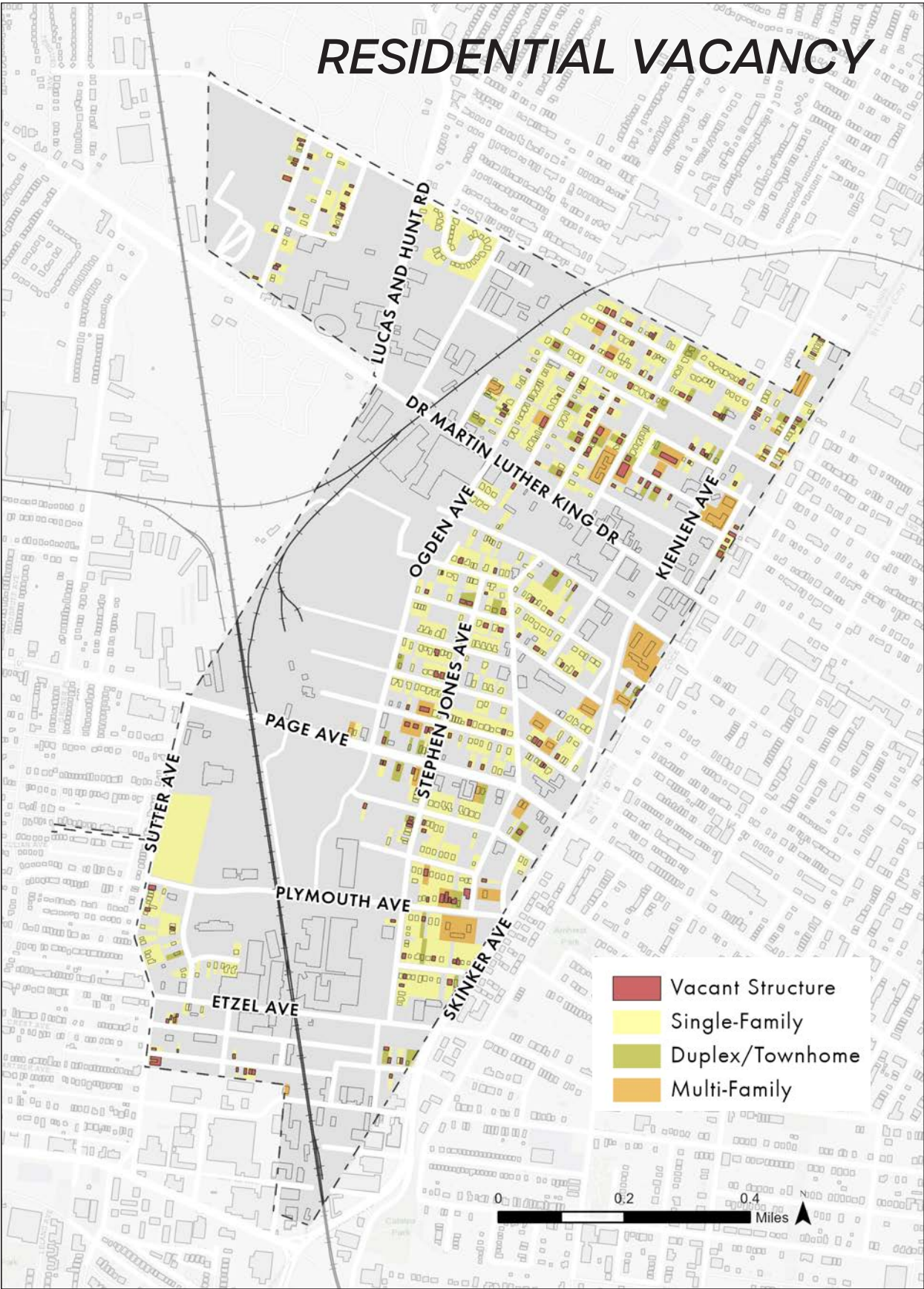
Based on field investigations, it is evident that many of the conditions outlined under deterioration and dilapidation are the result of aging housing units that have fallen into disrepair. In terms of commercial structures, many of the commercial buildings in the City also suffer from the effects of aging and obsolescence. All of the buildings identified show the effects of age, i.e. deterioration, depreciation of maintenance, vacancies, etc.

In addition, one of the key indicators of obsolescence is the amount of vacant structures in an City. The table below displays current vacancy in the City as it compares to St. Louis County overall.

	% OF HOUSING UNITS OCCUPIED	% OF HOUSING UNITS VACANT
CITY OF WELLSTON	72.1%	27.9%
ST. LOUIS COUNTY	92.1%	7.9%

As the data above displays, Wellston contains a significantly higher level of residential vacancy than St. Louis County overall. Of the total of 658 residential units currently in Wellston 72.1% are vacant.





The map to the left indicates the location of vacant residential properties. These properties are concentrated in the northern part of Wellston, though there is vacancy in all areas of the City. Part of this vacancy is due to the currently unoccupied public housing units in the City which will be redeveloped in the future. In the current state though, every block in Wellston is touched by residential vacancy.

Commercial and Industrial Vacancy

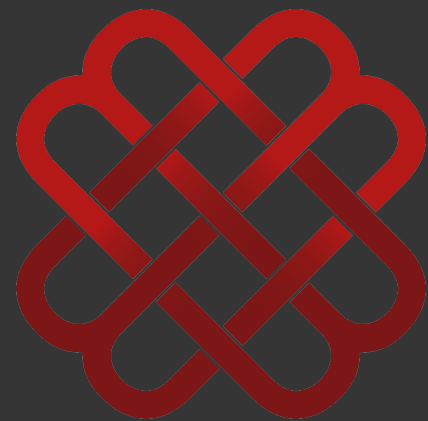
Many commercial and industrial structures are also vacant and obsolete. Typically, a vacancy rate of 5% would be considered acceptable or an indicator of a strong commercial and industrial market. The rate in Wellston is far above that, with very few of the commercial buildings on the major corridors at full occupancy. Of the 74 commercial structures in Wellston, 28, or 37.8% are vacant. Additional commercially zoned land, particularly on the major corridors, is vacant entirely, with no structure remaining on the site. The same is the case for industrial property in the City. Of the 56 industrial structures in Wellston, 39.3% are vacant. Significant industrial land with no structure is also vacant, increasing the percentage of the city overall that is vacant.

Summary of Conditions Analysis

The Area, overall, is an “Insanitary Area,” as such term is defined in the Law. The Area meets the requirements for designation as an Insanitary Area including, but not limited to: Dilapidation, Deterioration, Age, Obsolescence.

By reason of these conditions, the Area has become conducive to crime, constitutes an economic liability or social liability and is detrimental to the public health, safety, morals, or welfare.





GENERAL PLAN / WORKABLE PROGRAM

INTRODUCTION

As indicated Section 99.320 (23) of the Law, a “Workable program” (Program), is

“an official plan of action, as it exists from time to time, for effectively dealing with the problem in insanitary, blighted, deteriorated or deteriorating areas within the community and for the establishment and preservation of a well planned community with well-organized residential neighborhoods of decent homes and suitable living environment for adequate family life, for utilizing appropriate private and public resources to eliminate and prevent the development or spread of insanitary, blighted, deteriorated or deteriorating areas, to encourage needed urban rehabilitation, to provide for the redevelopment of blighted, insanitary, deteriorated and deteriorating areas, or to undertake such of the aforesaid activities or other feasible community activities as may be suitably employed to achieve the objectives of such a program.”

The Program outlined below is the plan of action to be employed to deal with the conditions in the City of Wellston. This Program will serve as the framework to guide future redevelopment efforts in the City.

For the purposes of discussing the various aspects of the Workable Program, several goals and objectives have been identified for the City moving forward.

Based on recent investments, ownership trends, and long-term planning efforts in the community, several priorities have emerged that dictate goals and objectives to best improve the Wellston community.

These goals include:

**ENCOURAGE INFILL RESIDENTIAL
DEVELOPMENT IN KEY AREAS**

**FACILITATE LARGE SCALE REDEVELOPMENT
OF BLOCKS WITH SIGNIFICANT OPPORTUNITY**

**SUPPORT LONG-TERM RESIDENTS SO THEY CAN
REMAIN IN WELLSTON**

**BUILD STRONG COMMERCIAL CORRIDORS
IN THE CITY OF WELLSTON**

These help to reinforce the future land use plan and vision for the future of Wellston.





GOAL: ENCOURAGE INFILL RESIDENTIAL
DEVELOPMENT IN KEY AREAS

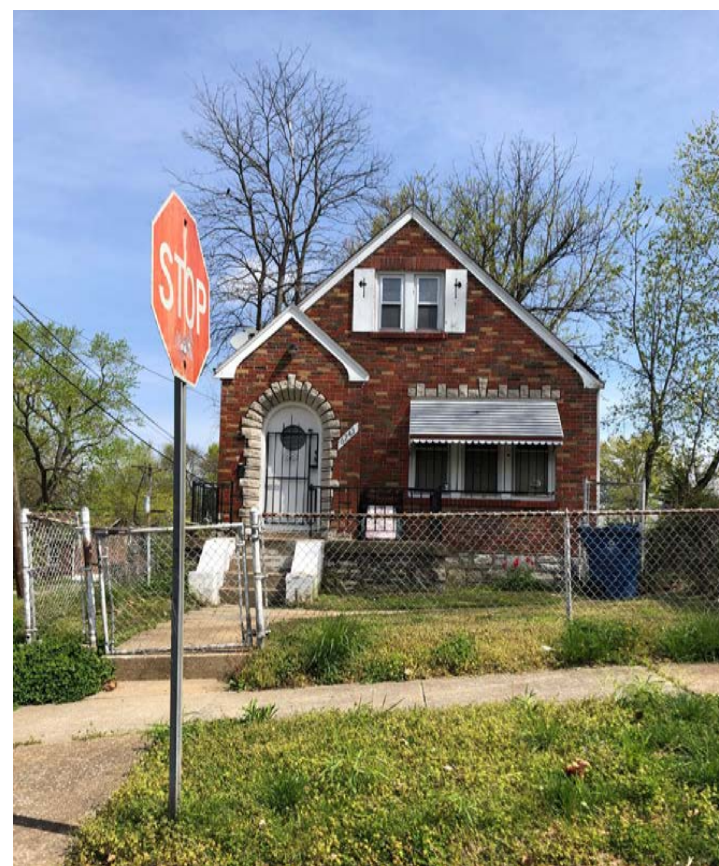
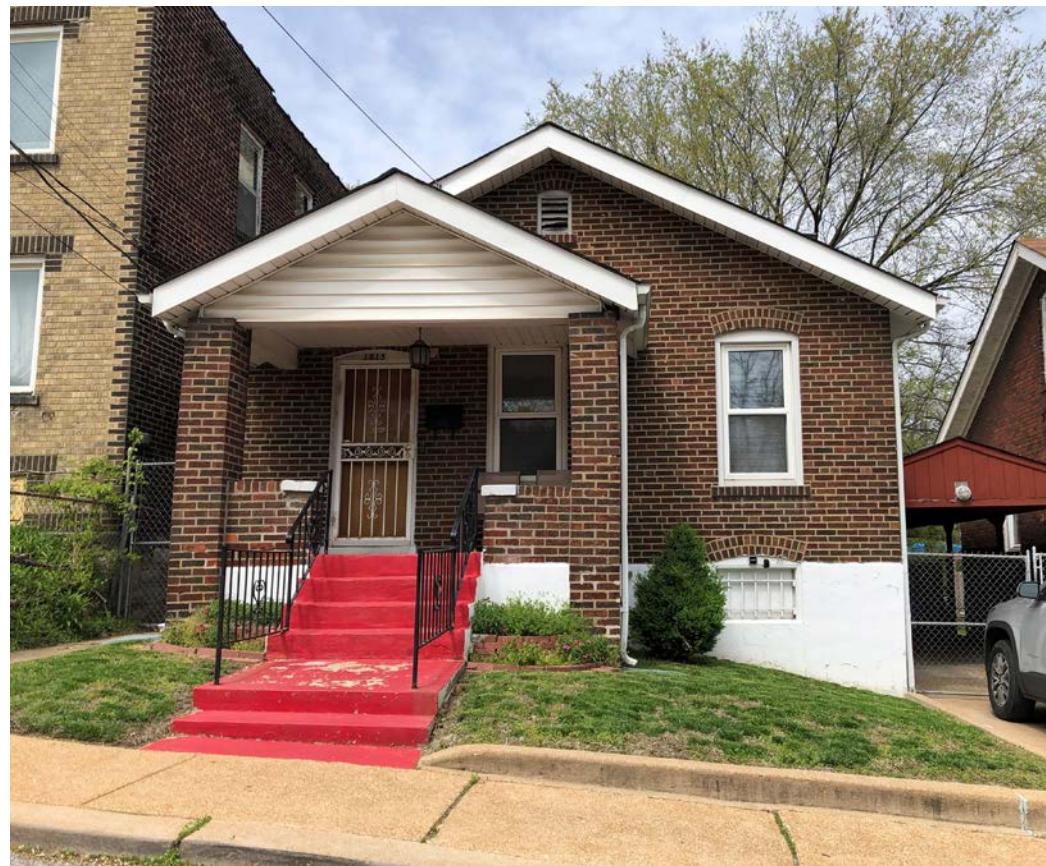


OBJECTIVES:

Prioritize infill development in areas with existing residential strength.

Solicit housing development on scattered sites throughout Wellston.

Utilize infill development opportunities to diversify the housing types offered.





GOAL: FACILITATE LARGE SCALE
REDEVELOPMENT OF BLOCKS WITH
SIGNIFICANT OPPORTUNITY



OBJECTIVES:

Work with area property owners to assemble large sites to market for redevelopment.

Target large-scale redevelopment opportunities near civic uses in Wellston.





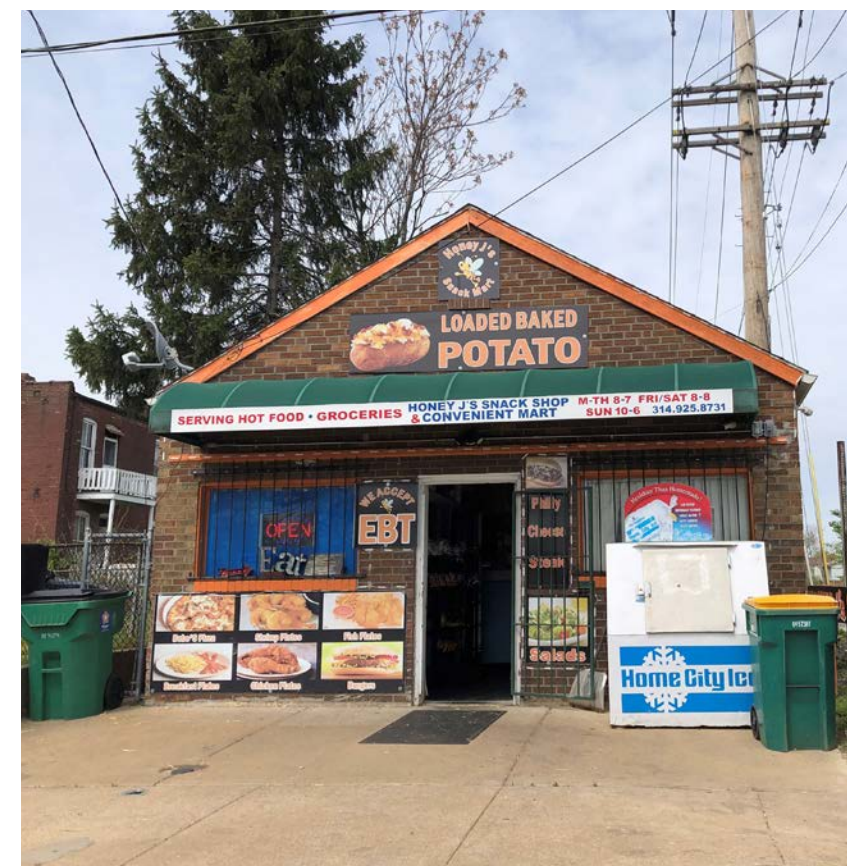
GOAL: SUPPORT LONG-TERM RESIDENTS SO
THEY CAN REMAIN IN WELLSTON



OBJECTIVES:

Ensure redevelopment projects are coupled with support for existing home owners to remain in place.

Continue to work with area organizations to provide needed social services to residents.





GOAL: BUILD STRONG COMMERCIAL
CORRIDORS IN THE CITY OF WELLSTON



OBJECTIVES:

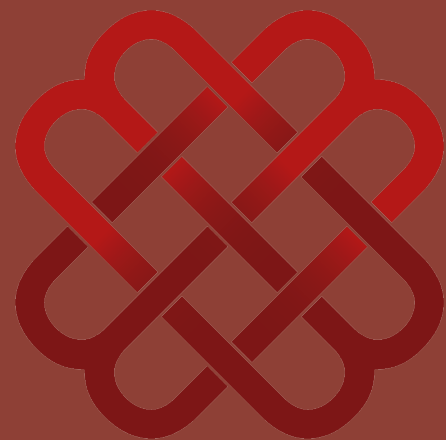
Reinvest in small-scale retail opportunities in existing buildings on the Dr. Martin Luther King corridor.

Facilitate streetscape improvements on Dr. Martin Luther King Blvd.

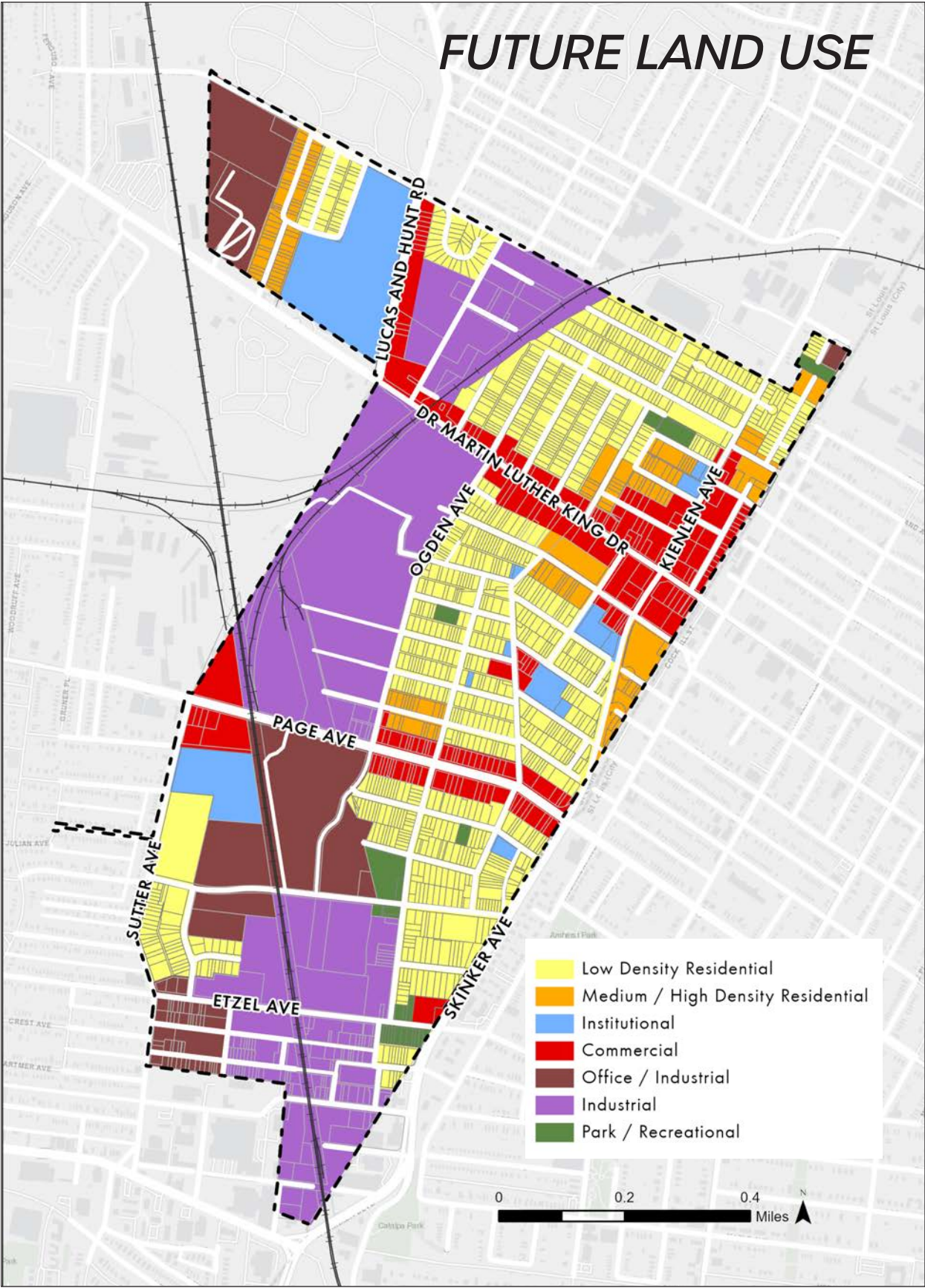
Install signage to brand the Wellston commercial areas.

Develop additional commercial uses on Page Avenue in Wellston.





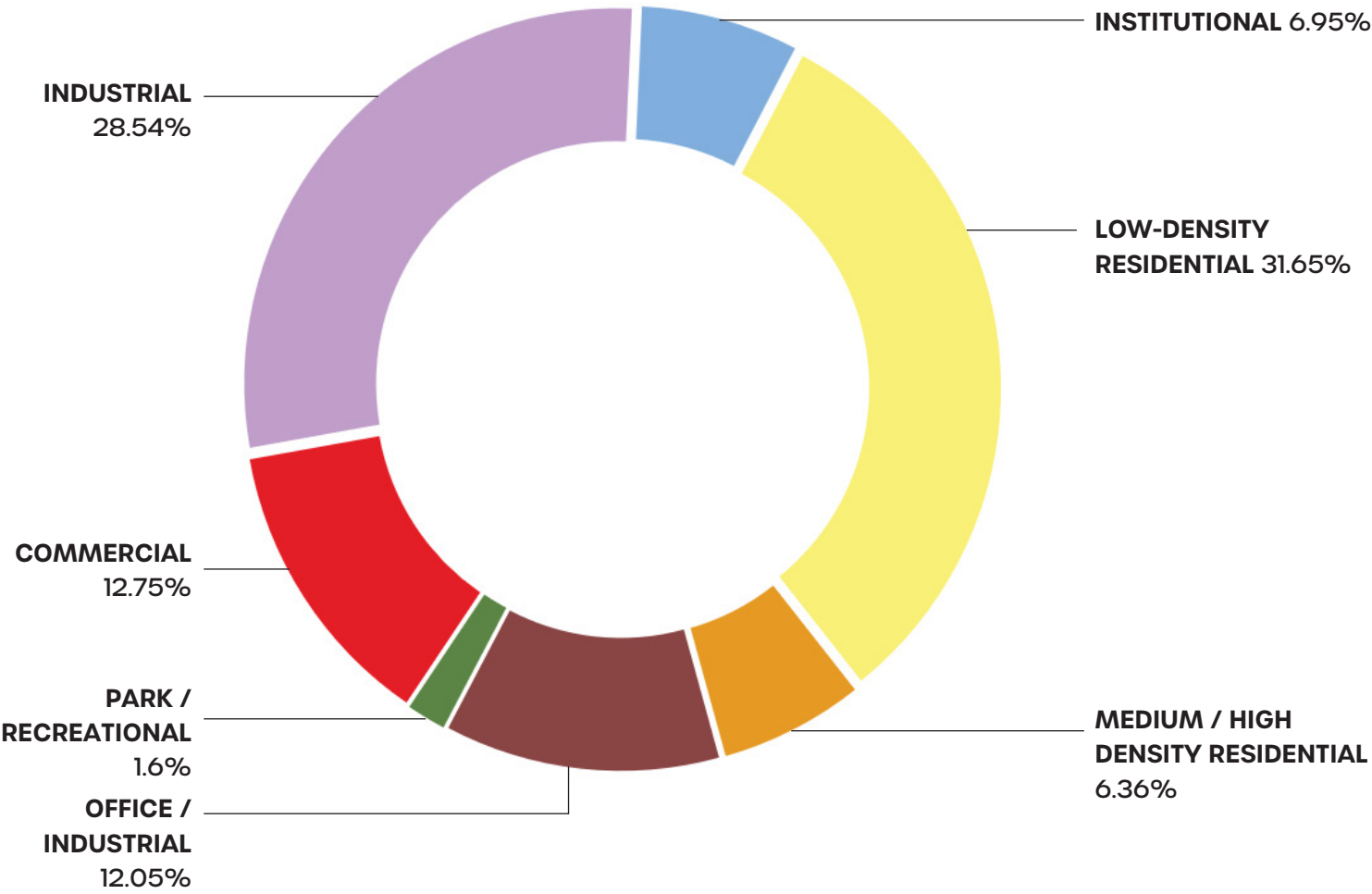
FUTURE LAND USE PLAN



FUTURE LAND USE

Based on community priorities and redevelopment opportunities in the City of Wellston, the land use environment requires updates. To the left is the future land use plan for Wellston, reflecting the community’s priorities and the potential redevelopment plan.

The breakdown of the future land use environment is showed below.



This future land use plan reflects several important changes in the City including:

ADDITIONAL RESIDENTIAL DEVELOPMENT ON VACANT LAND

RETURNING THE MAJOR CORRIDORS TO PRIMARILY COMMERCIAL USE

CREATING A MIXED OFFICE / INDUSTRIAL NODE

These community priorities are rooted in the feedback from residents and municipal stakeholders and best practices in urban planning and development.

Low Density Residential

The Future Land Use map reflects a future in Wellston that has concentrations of low-density residential development in much of the City. In this case, low-density residential includes single-family housing, duplexes, and multi-family buildings with 4 units or less per 10,000 square feet. Much of Wellston's existing residential housing stock falls into this category. Additional development of this type should be a mix of single-family units filling in small parcels throughout the City and small multi-family units. There is a priority for market rate housing to continue to strengthen the residential housing stock in the City, though, due to the current supply in Wellston, the average single-family home has a value of less than \$50,000 making single-family housing development more complicated.

Medium / High Density Residential

The Future Land Use map identifies key areas for medium / low density residential development including adjacent to the commercial areas at the Kienlen and Dr. Martin Luther King intersection, as a buffer adjacent to the MetroLink station in nearby Pagedale at the northern edge of the City, and in a small pocket off Odgen in the center of Wellston. For the purpose of this plan, medium /

high density residential includes residential of a density higher than 4 units per 10,000 square feet.

Institutional

Institutional land use is concentrated in a few key areas in the City of Wellston including on the north at the Normandy High School grounds, to the west where the existing St. Louis County building, and in pockets including Wellston City Hall. This institutional land use is minimal, but provides important community centers in different parts of the City.

Commercial

The Future Land Use Plan concentrates much of the commercial activity on the main corridors of Dr. Martin Luther King Blvd and Page Avenue. Other commercial areas include Kienlen Avenue and Lucas & Hunt in the northern part of the City. Most of the land on these corridors was historically commercial but have been vacant for many years or re-utilized for other purposes. Returning these areas to primarily commercial will help to build a robust economic environment in the City, providing access to goods and services for area residents and created a more mixed-use environment.

Office / Industrial

Office and Industrial uses encompass high-job uses and is concentrated in the area around the two MetroLink stations in Wellston. This land use will encourage industrial and office users, creating employment centers to capitalize on the transit-oriented development potential of the Wellston Station on Plymouth and the Rock Road Station just west of the City of Wellston in adjacent Pagedale. The office and industrial uses in these areas should be less intensive in nature, providing higher jobs per acre than heavy industrial uses traditionally offer, taking advantage of the higher density potential of the sites adjacent to the



MetroLink. Should significant environmental concerns be addressed, residential development could be considered in key areas.

Park / Recreational

The park and recreational land use is comprised of existing and planned parks in the City of Wellston. This includes the future parks associated with the Great Rivers Greenway St. Vincent's Greenway connection as well as existing parks scattered throughout the City of Wellston. It is recommended that

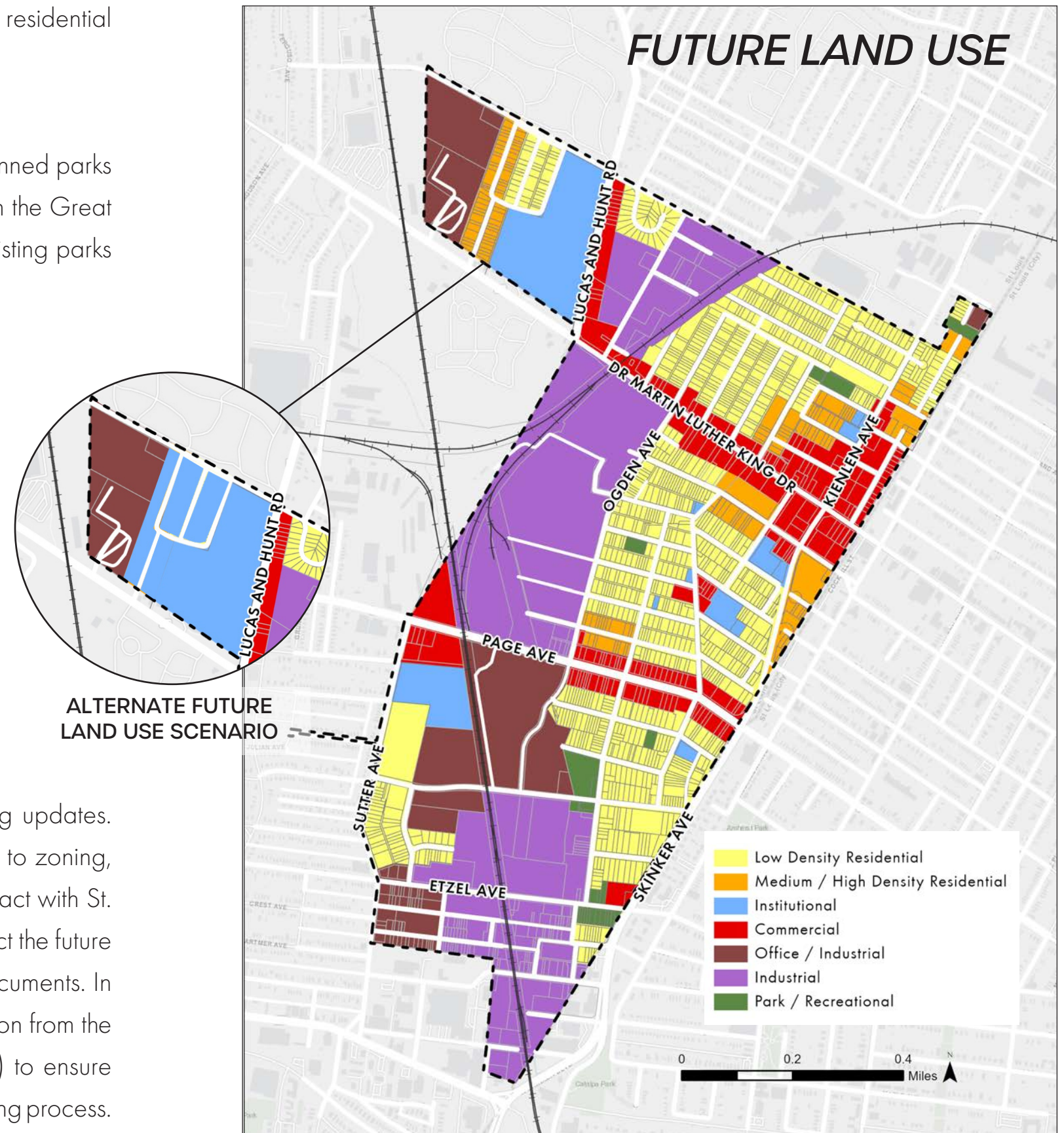
OTHER CONSIDERATIONS

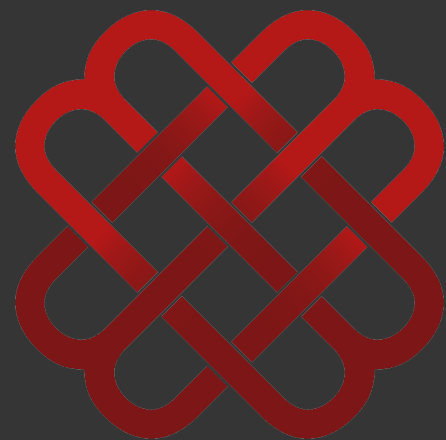
Lulu Heights Area

The Lulu Heights area is in need of significant investment. Given the existing issues, it is recommended that the area reflect the Future Land Use Plan in the future, with a mix of uses including residential and office / industrial. Should the City pursue a plan that devotes part of this land to additional school district development, the Alternate Future Land Use Scenario would apply and would be amenable and still accomplish the goals of the Future Land Use Plan as shown.

Zoning Updates

Implementation of this Future Land Use Plan will necessitate zoning updates. Because the City of Wellston currently has limited capacity related to zoning, it is recommended that the City hire professional assistance or contract with St. Louis County for these services. Future zoning decisions should reflect the future land use plan and thus require updating existing zoning related documents. In addition, the City of Wellston should separate the Zoning Commission from the City Council as prescribed in RS MO Statue 89 (89.010-89.491) to ensure resident engagement and involvement in the development and planning process.





REDEVELOPMENT PLAN

REDEVELOPMENT PLAN

The Redevelopment Plan being considered by the City is discussed below. It should be noted that additional redevelopment plans may be submitted by the City or others to further the goal of eliminating the conditions which qualify the Area under the Act.

This Plan consists of three elements:

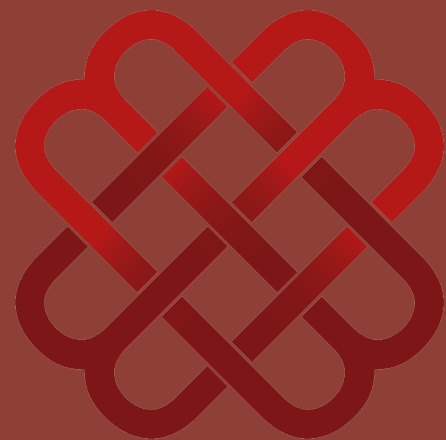
1. CONTINUED DEMOLITION OF DILAPIDATED AND DETERIORATED STRUCTURES.

2. CONSOLIDATION OF PROPERTY TO FACILITATE PRIVATE INVESTMENT.

3. CONSTRUCTION OF NEEDED PUBLIC INFRASTRUCTURE AND FACILITIES.

On the following pages is a prioritization of infill and redevelopment of properties in Wellston, followed by a redevelopment plan to help facilitate the goals identified in the Workable Program. Wellston needs a fair and balanced redevelopment process and should seek to involve existing property owners and community organizations in this process moving forward.





PRIORITIZATION

PRIORITIZATION METHOD

In order to prioritize redevelopment and investment efforts in Wellston, this study underwent a prioritization exercise to understand where the most impact could be seen. Using numerous sources of data, this exercise looks at prioritizing blocks in Wellston based on a series of indicators. These indicators are set up in a way to prioritize the location of several important next steps, including:

INFILL DEVELOPMENT

LARGE-SCALE REDEVELOPMENT

To develop a strategy for housing redevelopment in Wellston, this study created three models using a mapping system to layer different conditions related to infill scale development, large scale or block development, and existing housing support. Each model then shows which areas of the city should be prioritized for the different scales and types of investment.

The overall goal of the project is to promote investment in housing to increase access to quality housing for existing residents and new residents. The models are used to support this goal in a way that addresses a lack of existing catalytic projects, attempts to reduce potential gentrification or displacement impacts, and outlines a plan for use of funding as is becomes available.

Each model uses the same data inputs, but looks for different patterns or conditions to prioritize. The inputs consist of data or indicators that fall into three general categories. The first is existing conditions, which evaluates existing development patterns, uses, and conditions of property and structures. The second category is socio-economic factors, which incorporates demographics and economic characteristics of the city and population. The third category is community benefit factors, which looks for existing physical assets or programs in the community that could also see benefits from the investment or act as catalysts when combined with the investment. The community benefit category works to identify areas where investment could potentially benefit a community beyond the initial target of the investment, in this case housing.

Overall, each model seeks to support incremental gains in quality and accessibility of housing to reduce potential displacement by comparing areas of the city against each other rather than comparing areas of the city to the larger St. Louis County area



INFILL REDEVELOPMENT INDICATORS

The infill scale development model targets smaller investments in strategic locations to maximize the potential impacts of those investments. For example, infill scale development targets areas with some, but relatively lower, concentrations of vacant land and structures. This allows infill scale investment to fill in the gaps or the “missing teeth” or a block or area, connecting areas of housing in good condition. The following indicators were used in the model to understand where infill development should be prioritized. Parcels were given scores based on how they relate to the indicators below:

- **Parcel owned by the Housing Authority of St. Louis County:** The Housing Authority is looking to invest in property it already owns.
- **Parcels adjacent to Housing Authority owned parcels:** The Housing Authority needs adjacent property to maintain certain standards to continue eligibility for grants and support, therefore these properties are logical places for additional investment.
- **Parcels owned by St. Louis County including LCRA and StlCo Trustee:** These properties can be more easily obtained for redevelopment.
- **Percent of a block with vacant structure and poor structure condition:** Poor and vacant structures are more likely to continue being neglected and negatively impact an area along with safety concerns, so they should be prioritized for intervention.
- **Area within a 5 min walk of a park facility:** Accessibility to community assets is a benefit to build on and good practice to invest near.
- **Area within a 5 min walk of a school or community facility:** Accessibility to community assets is a benefit to build on and good practice to invest near.
- **Area within a 10 min walk of a MetroLink station:** Accessibility to transit is an important piece of both transportation accessibility and increasing density.
- **Blocks with parcels that are being renovated by BGC:** It is recommended to target property near other investment to build on existing momentum.
- **Percent of a block made up of residential land uses:** For residential projects, it is a good idea to target areas with existing residential uses and leave the commercial or industrial corridors for that kind of development.
- **Appraised Value:** This indicator is assisting with the effort of prioritizing ways to raise the value of housing, at the same time increasing access to quality housing, without creating displacement. Using the existing conditions in Wellston, this indicator targets incremental growth by considering infill development that targets blocks with more of a mixture of housing prices. In this case, the model was looking for property with an appraised value below the average appraised value for a “good condition” residential property. This way, the goal is to incrementally increase property values to reach the “average” or “baseline” of a good structure currently in Wellston.
- **Percent of a block that represents vacant land use:** More vacancy represents a good area to target for investment. For infill development, the model targets blocks with lower vacancy rates so that investment in a few parcels can have larger impact on the block overall.
- **Block occupancy rates:** For infill development, the indicator considers that targeting blocks with higher occupancy rates will help to ensure the infill is filling in the gaps where there is existing occupancy, rather than creating new blocks altogether.
- **Percentage of block with tax delinquent property:** Tax delinquency is part of the criteria that helps facilitate control and investment in problem properties. For infill development, the model targets blocks with a mid-range of tax delinquency, meaning, not the blocks with a high level, but also not the blocks with the majority of owners having paid taxes.
- **Proximity to vacant land:** If a parcel is adjacent to less vacant land, it is considered more ideal for infill development.



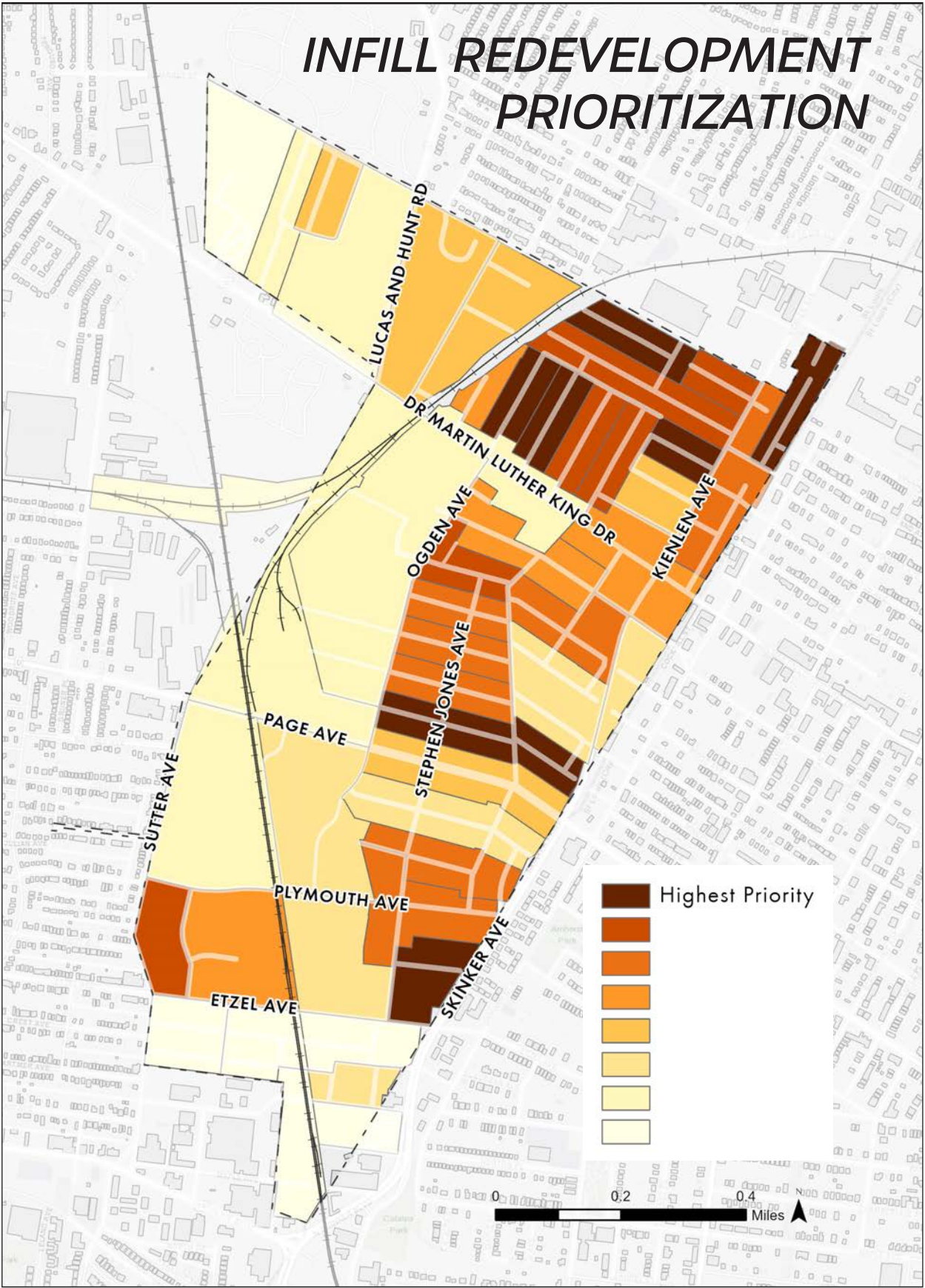
INFILL REDEVELOPMENT PRIORITY AREAS

Using the indicators previously discussed, the model is able to calculate scores based on parcels, proximity to certain things, and how the blocks perform in comparison to each other. This then generates overall scores by block, providing a clear picture of where infill development might make sense in the near term.

As the map to the left indicates, there are significant areas of concentration in the northern part of the City of Wellston that would be ideal for infill development. These areas are dense and have opportunity for new residential infill. Additional priority areas are seen in the southeastern part of the community where similar attributes are seen.

For some of these parcels, the concentration of Housing Authority owned properties is the main driver for the prioritization. For others, their location near several community assets pushes their prioritization higher. This model allows for several indicators to have impact and still see how certain blocks rise above others.

It should be noted that this model does not preclude infill development on any of the blocks that did not score in the highest range, but rather provides guidance to the City, the Housing Authority, and other partners about where infill development might have the greatest impact given the existing conditions.



INFILL REDEVELOPMENT JAMES A HARVEY LANE

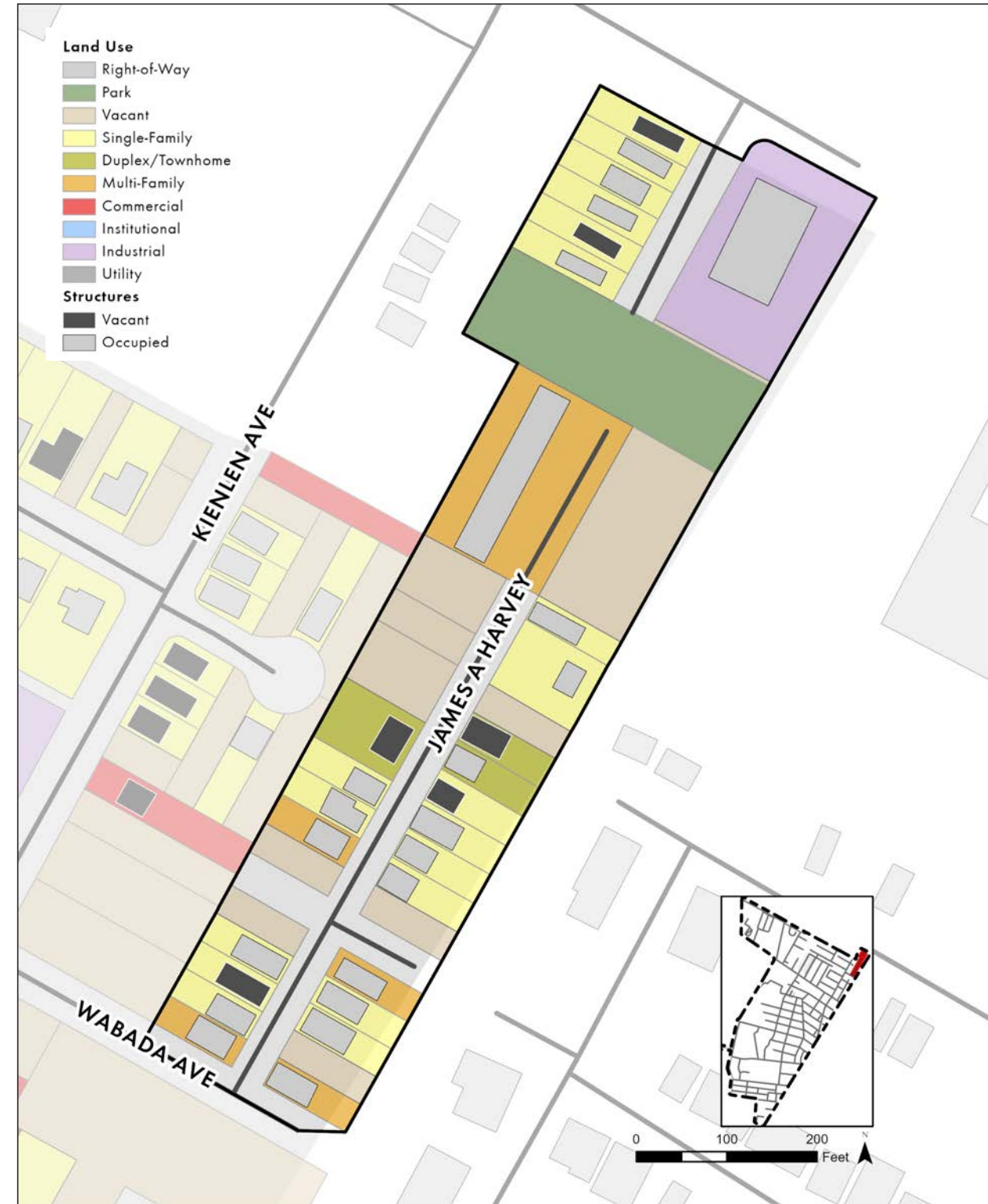
Access to James A Harvey Lane is only available off Kienlen Avenue via Wabada Avenue. After entering off Wabada, the street appears relatively intact, with sidewalks on both sides of the street and a fully paved street. There are clear signs of disrepair in both and, due to the slope of the street, stormwater run off is present. The street is a dead end, with a large parking area for a multi-family building at the northern end of the street which also acts as an area for automobiles to turn around.

There are several stretches of in-tact street wall, with existing residential buildings lining the street on both sides. Several breaks exist, where former buildings have been demolished. Of the 39 parcels on this block, 25% is vacant land and 69.23% is residential. The remaining land is a mix of other uses.

The largest vacant area is directly south of the multi-family building and is currently a grassy area where at least 4 houses once stood. This, in addition to the handful of other empty lots between existing homes, is why this block is ideal for infill development. Most of the residential structures on the street are currently occupied.

Building on the existing assets found in the existing homes, the large multi-family building owned by the Housing Authority, and the access to the Park just to the north of the street, this street has existing assets making it ripe for infill investment.

This block is also prioritized for large-scale redevelopment.



INFILL REDEVELOPMENT **JAMES A HARVEY LANE**

As the photos to the right depict, the street is currently a mix of single family homes, multi-family structures, and a large multi-family building owned by the Housing Authority. This mix makes the street an ideal candidate for additional infill development. This street is almost exclusively privately owned, with the exception of the large Housing Authority owned building, and three other parcels.

Single-family or duplex developments would be ideal to fill in the missing pieces of James A Harvey. Further investment in this street will catalyze additional investment in the surrounding area and help to stabilize existing housing.



INFILL REDEVELOPMENT MYRTLE

Myrtle Avenue, accessible from Wellsmar and Grove, is on the northern edge of the City of Wellston, directly south of a large manufacturing site. Myrtle is in varying states of disrepair, with sidewalks that come and go and are in need of investment. The housing built in the last several decades seems to have included new sidewalks, while the vacant lots and older homes either have significant repairs needed or lack them altogether. There is a large vacant lot on the north side of the street which appears to function as a community space. During one site visit in early 2021, the lot had a temporary stage and seating set up. Other vacant lots exist throughout, between other occupied and vacant homes. In total, of the 39 parcels on this block, 28% is vacant land. The street is home to 23% Housing Authority owned buildings, seven of which are set to be rehabbed by BGC. The street also has several buildings owned by the LCRA, accounting for 18% of the property. As a result, only about half of the structures on Myrtle are owned by private owners.

The street is entirely residential in nature and would be ideal for residential infill. 64% of structures on this street were considered “good” as part of this analysis. With a significant investment coming from the Housing Authority, this street has the potential to be almost entirely occupied, leaving just a few lots for infill development. From single-family units owned by the Housing Authority to a large multi-family building, the street has a wide variety of options. Infill development in the form of a few single-family homes would be ideal for this part of Wellston.

This block is also prioritized for large-scale redevelopment.



INFILL REDEVELOPMENT MYRTLE



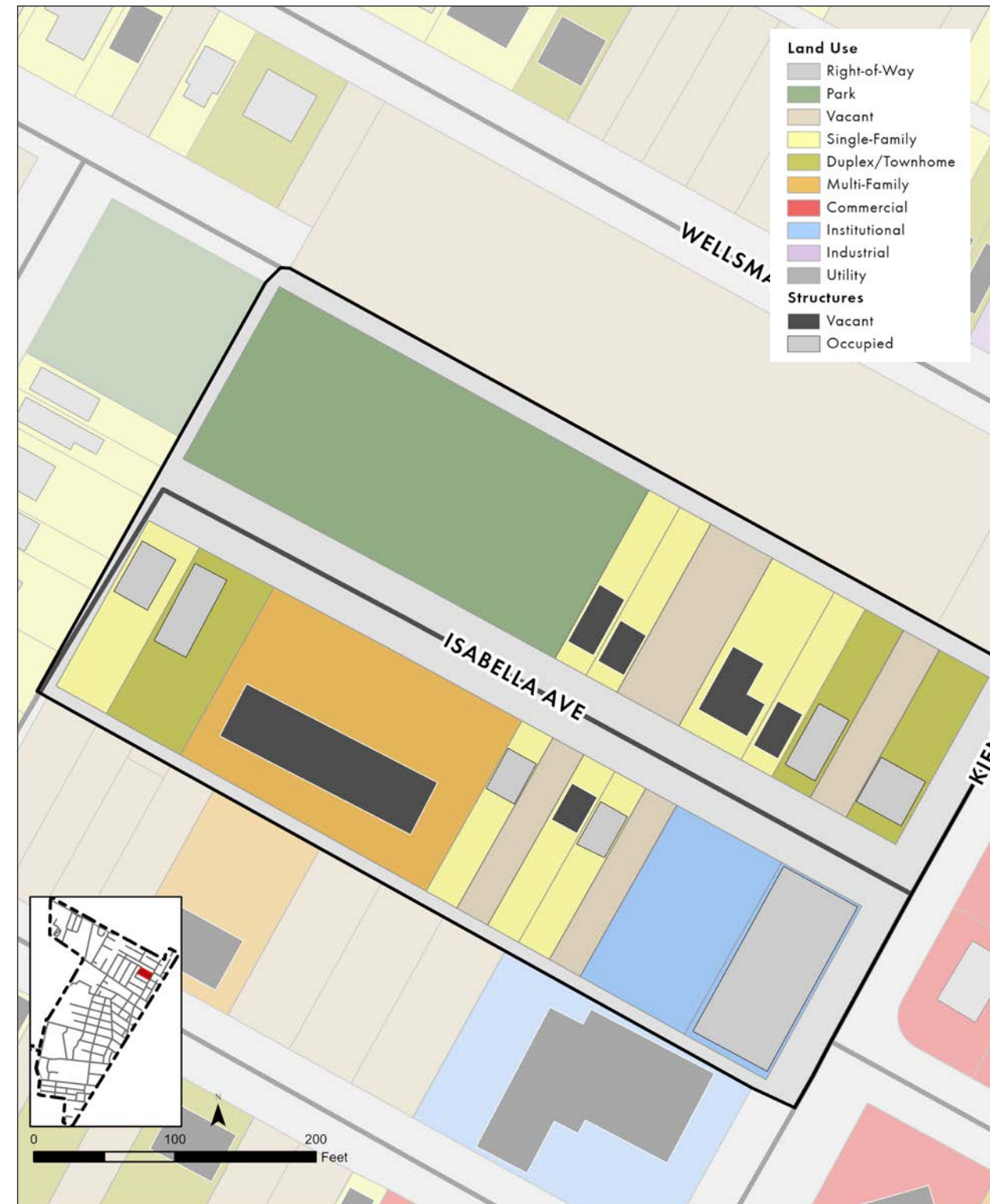
INFILL REDEVELOPMENT ISABELLA AVE

Isabella Avenue is located directly west of Kienlen and is a small street ideal for strategic infill development. Currently, the street is made up of 19 parcels.

The Housing Authority owns eight properties on the street and is the largest landowner on this block, owning 42% of parcels. Two of the Housing Authority owned properties are being rehabbed by BGC, including a large multi-family building. The multi-family building is set back off the street with a large parking area in front. Currently vacant, once occupied, this housing development will bring many more residents to this street.

There is also a large public park on the northwest end of Isabella, providing playground equipment and greenspace to nearby residents. In addition, the St. Augustine Wellston Center is located on the corner of Kienlen and Isabella and provides many needed services to area residents. These two community assets serve as starting points for redevelopment on Isabella and are signs of positive momentum in the area.

The street is in a state of disrepair and lacks sidewalks in many places. The large public park is fenced, creating only one access point at the end of Isabella.



INFILL REDEVELOPMENT ISABELLA AVE

Just 26% of buildings on the block are owner occupied according to St. Louis County records and 21% of land is vacant. 57.8% of structures are considered in “good” condition, pointing to an opportunity for infill development. Adding a few structures to the street, filling in existing holes, and returning the structures in “good” condition to full occupancy will dramatically change this street, creating a safer and more positive environment for existing home owners and residents.

The most obvious asset on this block is the St. Augustine Center, which, if built upon, could continue to support area residents. Currently, the St. Augustine Wellston Center includes a food pantry and thrift store that serve the surrounding area, filling key gaps in social services for area residents. As Isabella Avenue redevelops, additional resources should be provided to the St. Augustine Center so that residents continue to be supported with what they need to thrive in Wellston.

About 26% of parcels on this street are tax delinquent, speaking to a potential need for additional supportive services for residents to ensure they can stay in their home for the long-term.



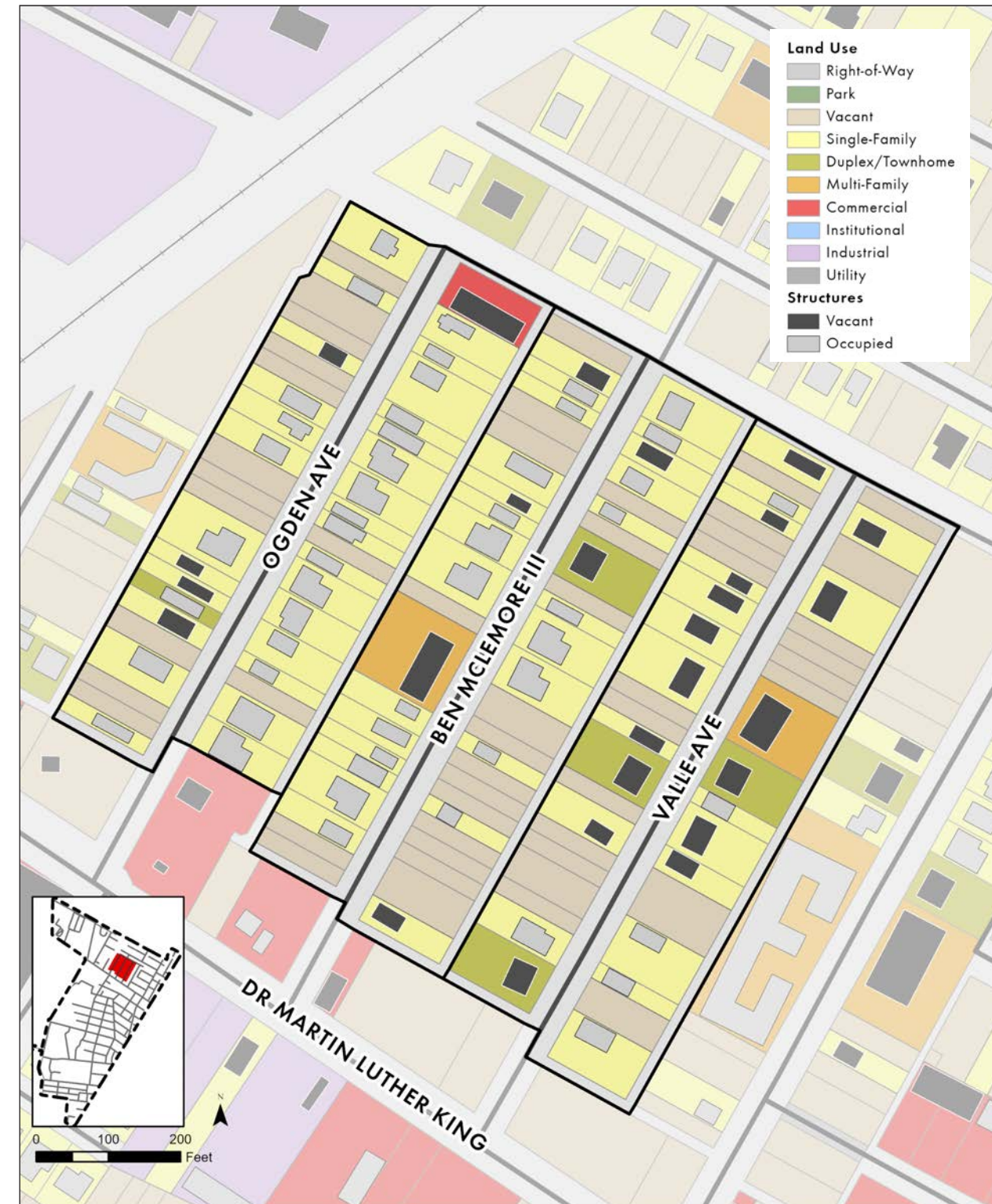
INFILL REDEVELOPMENT OGDEN, BEN MCLEMORE, & VALLE

Ogden, Ben McLemore III, and Valle are located between Rockbrook and Dr. Martin Luther King. They can be accessed by either street and are dense, short blocks set up on a traditional street grid.

Currently, all three streets have significant LCRA and Housing Authority ownership. They also have several properties being renovated by BGC. All three blocks have significant vacancy and recent demolition leaving additional vacant lots. They are a mix of single family, duplex, and multi-family housing with the properties abutting Dr. Martin Luther King being industrial or commercial in land use.

These blocks have been identified for their infill potential, providing significant opportunity for housing development at a smaller scale to fill in existing gaps and restore the density that was once found on these blocks. As the block map to the right depicts, there are a significant number of vacant parcels on all three streets providing opportunity for several housing developments of varying size and type.

These blocks are also prioritized for large-scale redevelopment.



INFILL REDEVELOPMENT OGDEN AVENUE

Ogden Avenue is the farthest west of the three streets in this infill priority area. Of the 43 parcels in total, the street has four parcels owned by the Housing Authority, three of which are set to be rehabbed by BGC. Four vacant parcels are owned by the LCRA. Additional buildings and vacant lots are privately owned. 30% of the parcels are vacant land. The residential types on this street are primarily single family and duplex, with no large multi-family buildings present. 58% of the buildings were considered in “good” condition with the same percentage as occupied.

The street was recently repaved, though now lacks a separation between street and sidewalks. A significant slope occurs on the street, with the northern half being significantly higher than the southern half which slopes down toward Dr. Martin Luther King. The commercial parcels adjacent to Dr. Martin Luther King are currently vacant.

Additional infill on this street should be geared toward single family homes, filling in the missing lots between existing homes.



INFILL REDEVELOPMENT **BEN MCLEMORE III PLACE**

Ben McLemore III Place is a relatively dense street with vacancy in the smaller lots to the southern end. Of the 45 parcels, only three parcels on this street are owned by the Housing Authority. An additional ten vacant lots are owned by the LCRA and have been recently cleared. Several single family homes are privately owned and well maintained. The housing types vary significantly on the street, from small historic homes to larger ranch-style suburban homes with a front-facing garage. The large multi-family halfway down the block is owned by the Housing Authority.

The street does have continuous sidewalks, though there is no separation between the sidewalks and street, providing little in the way of sewer management and causing significant water issues.

Infill development on this street could require parcel consolidation as many of the vacant lots are very narrow. It is recommended that the empty lots toward the south side of the street be filled, creating a more continuous stretch of homes and creating a more dense street wall.



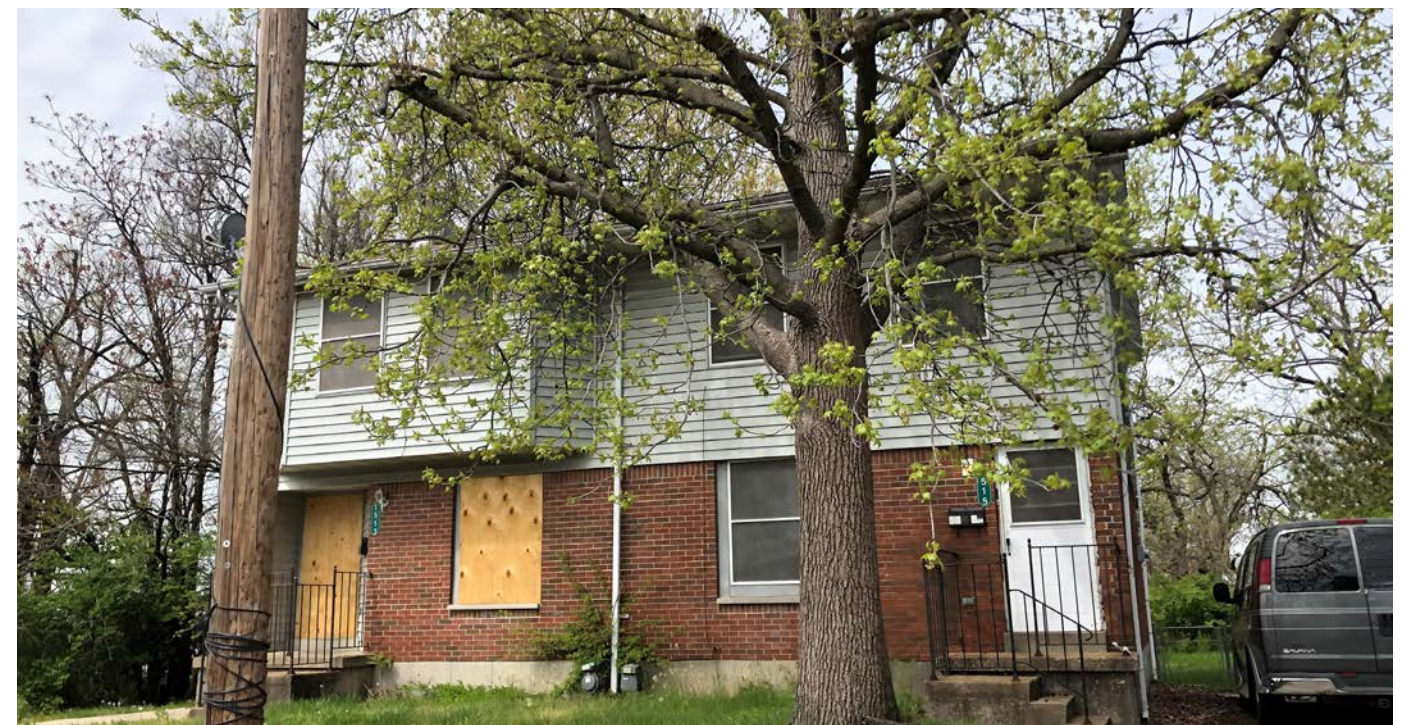
INFILL REDEVELOPMENT **VALLE AVENUE**

Valle Avenue has very little private ownership with nearly all of the existing buildings being owned by the LCRA or Housing Authority. Ten lots are owned by the Housing Authority, representing 24.4% of the parcels. Two of these are set to be renovated by BGC. Another seven vacant and cleared lots are owned by the LCRA. Just eleven buildings are private owned on the street and less than 15% of parcels are owner-occupied as noted in St. Louis County records.

36.6% of structures are classified as in “good” condition and just 14.6% of the area have occupied structures. The vast majority of the parcels on Valle are empty lots or structures without occupants. There are nineteen empty lots, accounting for nearly 50% of all parcels on the street.

Many of these empty lots are adjacent to one another making several infill homes a feasible option. Similar to nearby streets, the commercial properties fronting Dr. Martin Luther King are vacant.

Infill development, coupled with redevelopment of existing structures, will be important to bring Valle back to life. Existing structures require maintenance and upkeep in order to gain occupancy. Additional vacant lots would be ideal for redevelopment with single-family or multi-family residential. Both will be necessary to alter the trajectory of Valle in the long-term.



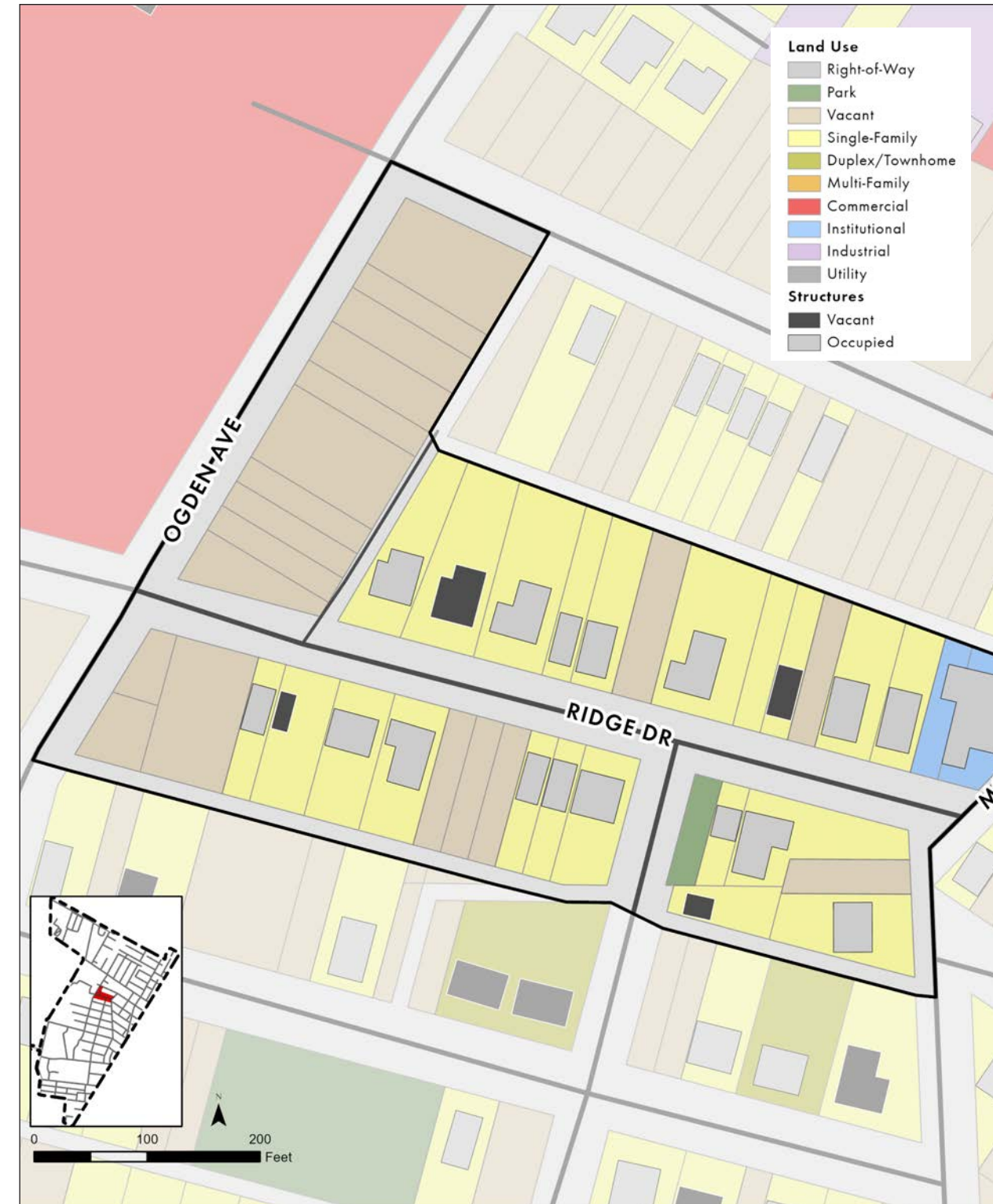
INFILL REDEVELOPMENT ODGEN / RIDGE AVENUE

Ridge Avenue is a small street located south of Dr. Martin Luther King. Accessible via Ogden to the west, the street is almost all privately owned and is home to the area's community garden. On the north side of Ridge, adjacent to Ogden, there are two Housing Authority owned parcels, one of which is set to be renovated as part of the BGC project. To the west, fronting Ogden, are 10 empty lots, 7 of which are owned by the LCRA. In total, LCRA owns nearly 20% of properties on this block. Of the 43 parcels on this block, 70% are taxable. 44% of the street is vacant land, providing a substantial opportunity.

There is a church building at the corner of Ridge and then it is almost exclusively single-family housing on the entire block. Sidewalks are relatively consistent except for where there are existing vacant lots. The housing is in a variety of styles, from older smaller homes to larger, two story homes built in the last twenty years. Most of the homes are occupied.

Significant opportunity for infill development exists on Ridge. Several small vacant parcels exist across from the existing community garden. Another small stretch of three adjacent empty lots exists on the south side of the street. In addition, significant vacancy exists adjacent to Ogden where several homes could be built of varying sizes, creating a more complete street. 25% of parcels are tax delinquent, indicating that services would need to be provided to existing property owners to remain in their homes, should infill development occur.

These blocks are also prioritized for large-scale redevelopment.

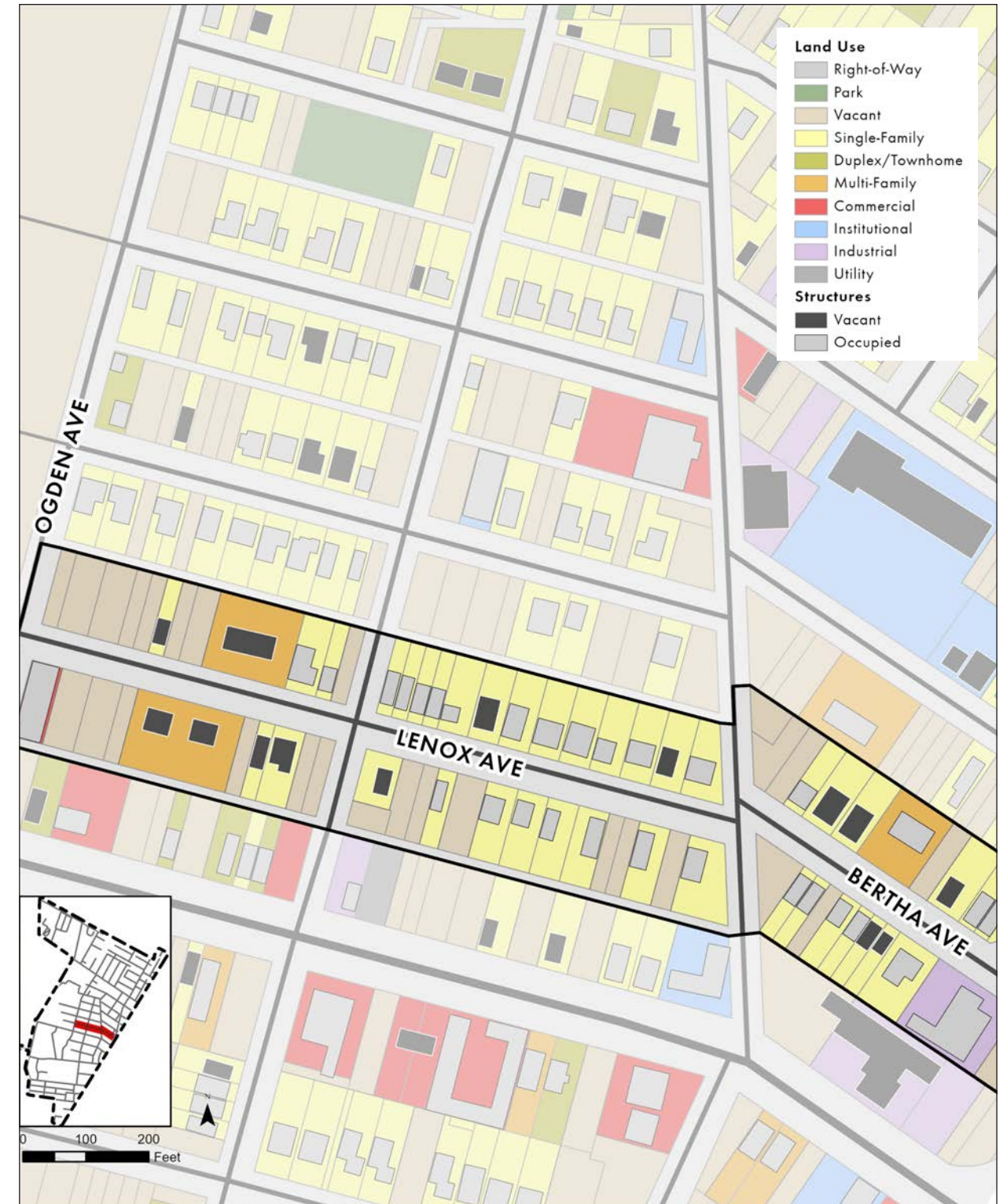


INFILL REDEVELOPMENT LENOX AVENUE / BERTHA AVENUE

Lenox Avenue and Bertha Avenue run east to west between Ogden and Kienlen. A large multi-family parcel exists on the south side of Lenox, owned by the Housing Authority and set to be rehabbed by BGC. Adjacent to that development there are several empty lots that could be developed. Several fire damaged homes exist on the western end of the street. A commercial building occupies the southwest corner of Lenox and Odgen. To the east in the second block of Lenox, there are 27 parcels in total. Of these, 21 have structures. Only one of these is owned by the Housing Authority and is planned to be renovated. The other homes are privately owned. This stretch of Lenox appears to have updated infrastructure with consistent sidewalks and a degree of density in the housing and occupancy not seen in other parts of Wellston.

Bertha is a short block that continues from Lenox to the east, with a dead end just before Kienlen. Bertha has two Housing Authority owned properties and three LCRA owned lots. Additional single family homes are privately owned. Bertha has some of the most updated infrastructure in all of Wellston, with intact sidewalks on both sides of the street for the entire length of the street. A small commercial building occupies the last parcel on the south side of the street. In total, these blocks together comprise 78 parcels, 78% of which are taxable. The homes on Lenox and Bertha appear relatively well-maintained with a degree of density not seen in much of the built environment elsewhere in Wellston. This street would be ideal for infill development as the impact of a few homes would create a complete street, creating a positive impact for those living there.

These blocks are also prioritized for large-scale redevelopment.



INFILL REDEVELOPMENT **LENOX AVENUE / BERTHA AVENUE**

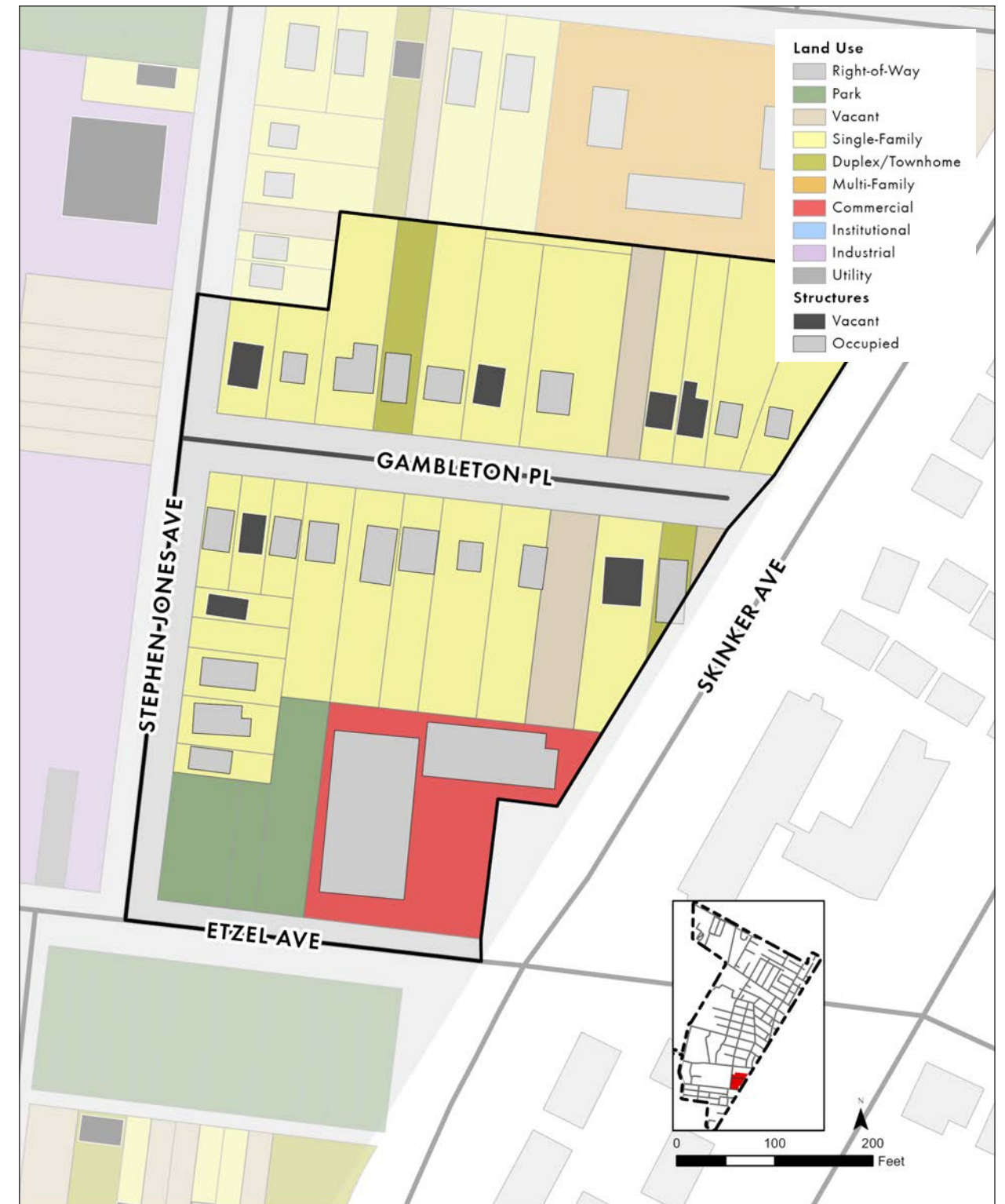


INFILL REDEVELOPMENT **GAMBLETON PLACE / STEPHEN JONES AVE / ETZEL AVE**

Gambleton Place is in the southern part of Wellston, just north of Trojan Park. The block is very dense and almost entirely privately owned. Of the 34 parcels, 88.2% are taxable. There are just three vacant lots on the block. The block begins at Stephen Jones and goes west, forming a dead end at Skinker. For the most part, the homes are older single family homes that appear well maintained and occupied. Several newer homes have been built in the last 20 years, filling in the few vacant lots that exist. 50% are owner occupied properties.

Of the 80% residential parcels, more than 60% were considered in “good” condition. There is no Housing Authority or LCRA ownership on this block.

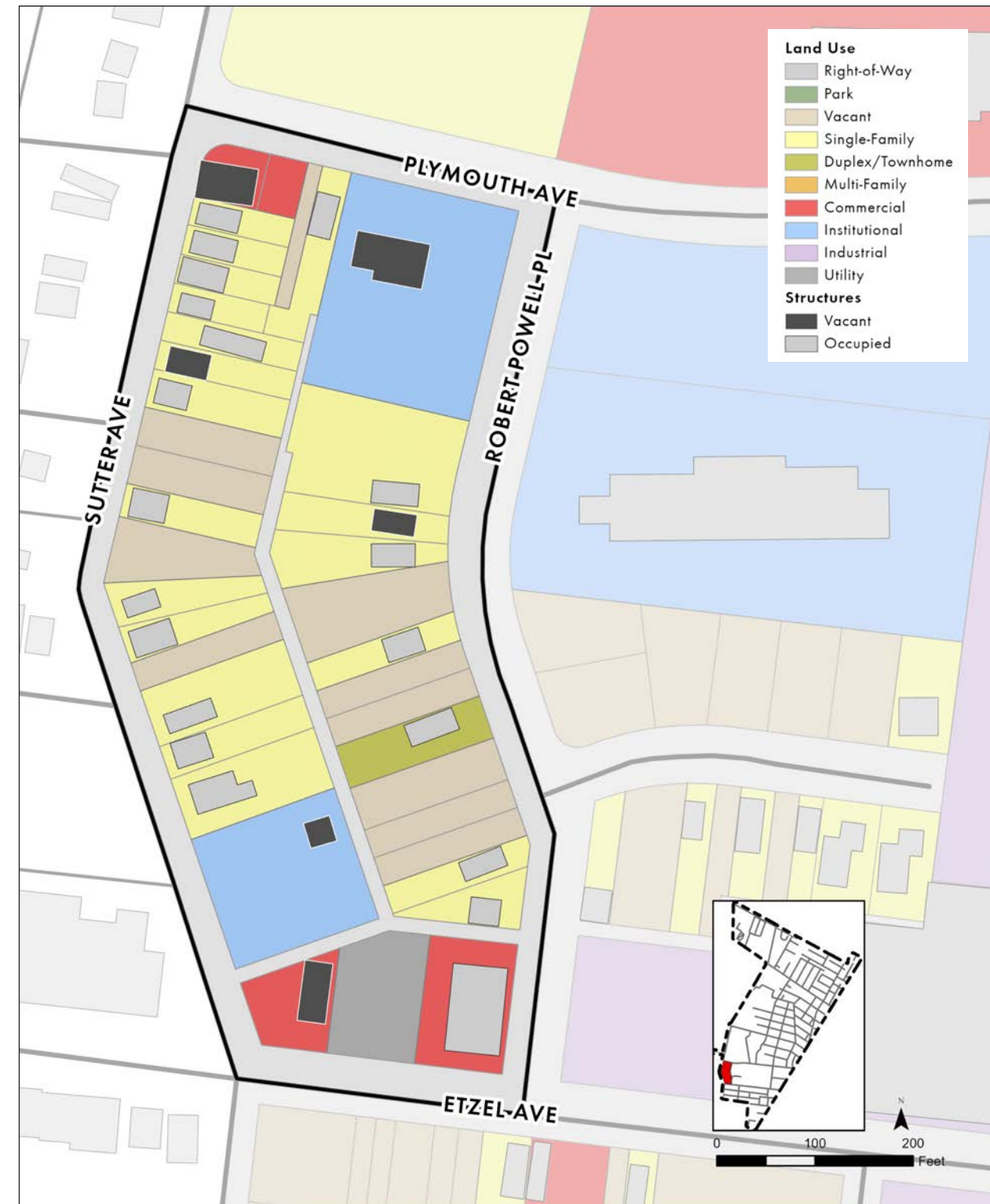
The block is located adjacent to both Trojan Park, the new greenway, and Yadier Molina Field, providing more greenspace and recreation access than most of Wellston. Because of these factors, this block is ideal for infill development of a small scale, filling in the few missing lots on the block.



INFILL REDEVELOPMENT **ROBERT L POWELL PLACE / SUTTER AVENUE**

Robert L Powell and the east side of Sutter were identified as an ideal location for additional infill development. Today, both blocks have a range of housing types in varying states of upkeep with a relatively high occupancy rate. On nearby Sparta, which is accessed off Robert L Powell, there is a mix of newer buildings and additional greenspace. Sutter is a more major street taking traffic north and south adjacent to Wellston and nearby communities while Robert L Powell remains a local street.

With easy access to the MetroLink station on Plymouth, these blocks are well located. The blocks are also located adjacent to the St. Louis County owned building which houses an early childcare center and the STL Partnership Business Center on Plymouth, both serving as community assets for the area. Directly north of this block is the proposed site of the Equity Homes development. While not factored into the model, a successful home development on that site will only improve the chances for additional infill on Robert Powell and Sutter.



LARGE-SCALE REDEVELOPMENT INDICATORS

The large scale or block development model helps to target areas with high concentrations of vacancy or poor conditions. These areas would benefit from a larger quantity of investment or development at one time and are less likely to have high displacement rates associated with a large-scale project. To determine the priority areas for large-scale redevelopment, the following indicators were used:

- **Parcel owned by the Housing Authority of St. Louis County:** The Housing Authority is looking to invest in property it already owns.
- **Parcels adjacent to Housing Authority owned parcels:** The Housing Authority needs adjacent property to maintain certain standards to continue eligibility for grants and support, therefore these properties are logical places for additional investment.
- **Parcels owned by St. Louis County including LCRA and StlCo Trustee:** These properties can be more easily obtained for redevelopment.
- **Percent of a block with vacant structure and poor structure condition:** Poor and vacant structures are more likely to continue being neglected and negatively impact an area along with safety concerns, so they should be prioritized for intervention.
- **Area within a 5 min walk of a park facility:** Accessibility to community assets is a benefit to build on and good practice to invest near.
- **Area within a 5 min walk of a school or community facility:** Accessibility to community assets is a benefit to build on and good practice to invest near.
- **Area within a 10 min walk of a MetroLink station:** Accessibility to transit is an important piece of both transportation accessibility and increasing density.
- **Blocks with parcels that are being renovated by BGC:** It is recommended to target property near other investment to build on existing momentum.
- **Percent of a block made up of residential land uses:** For residential projects, it is a good idea to target areas with existing residential uses and leave the commercial or industrial corridors for that kind of development.
- **Appraised Value:** This indicator is assisting with the effort of prioritizing ways to raise the value of housing, at the same time increasing access to quality housing, without creating displacement. Using the existing conditions in Wellston, this indicator targets incremental growth by considering large-scale development that targets blocks with a high percentage of housing below the “average” or “baseline” price of a structure in good condition in the City.
- **Percent of a block that represents vacant land use:** More vacancy is good area to target for large-scale investment. For large redevelopment projects, the higher vacancy rate can mean more land is available for redevelopment.
- **Block occupancy rates:** For large scale redevelopment, the model generally wants to target blocks that have low occupancy rates and could accommodate larger scale projects.
- **Proximity to vacant land:** If adjacent to more vacant land, the block is more ideal for large scale redevelopment.
- **Percentage of block with tax delinquent property:** Tax delinquency is part of the criteria that helps facilitate control and investment in problem properties. For large-scale redevelopment, the model targets blocks with a high amount of tax delinquent properties.



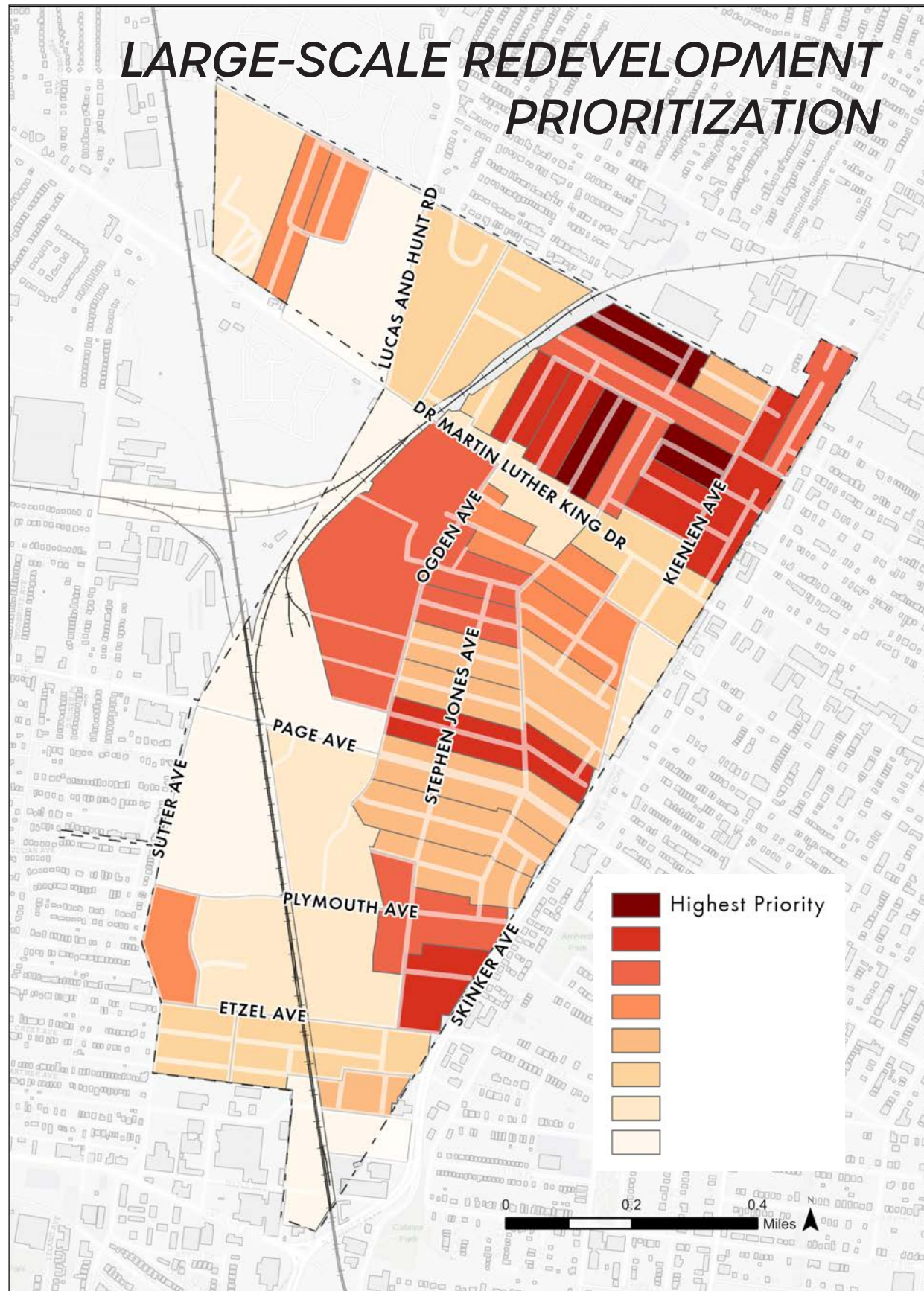
LARGE-SCALE REDEVELOPMENT PRIORITY AREAS

Using the indicators previously discussed, the model is able to calculate scores based on parcels, proximity to certain things, and how the blocks perform in comparison to each other. This then generates overall scores by block, providing a clear picture of where large-scale redevelopment opportunities make sense in the future

As the map to the left indicates, similar to the results for the infill model, there are significant areas of concentration in the northern part of the City of Wellston that would be ideal for larger scale developments. These areas have significant vacancy and exhibit an opportunity for larger redevelopments in addition to infill.

The vacant industrial land also scored highly on the model, though is suitable only for industrial uses and not a large-scale housing development. That being said, it should be prioritized for industrial redevelopment. Additional priority areas are seen in the southeastern part of the community where similar attributes are seen, particularly on Lenox/Bertha and Gambleton Place.

It should be noted that this model does not preclude large scale development on any of the blocks that did not score in the highest range, but rather provides guidance to the City, the Housing Authority, and other partners about where larger scale development projects might have the greatest impact given the existing surrounding conditions.



LARGE-SCALE REDEVELOPMENT KIENLEN AVENUE, WABADA AVENUE, JAMES A HARVEY LANE, IRVING AVENUE, STORY CT

The blocks shown to the right including Kienlen Ave, Wabada Ave, James A Harvey Lane, Irving Avenue, and Story Court are a significant opportunity for larger-scale redevelopment opportunities. The block includes several stretches of vacancy that would allow for a larger, multi-family development or something of higher scale than simply one or two single-family units. This block was also identified as ideal for infill development due to the existing strength on the block.

Of the 39 parcels in the area, 79.4% are taxable, a higher percentage than many blocks in the City of Wellston. Only about 35% of the structures are owner occupied according to St. Louis County records. Just over half of all parcels have an occupied structure on site considered in “good” condition. There is very little Housing Authority ownership. The existing parkland just north of James A Harvey Lane serves as a community asset and is something to build upon when considering new development on the street.

Of all parcels, 28% are tax delinquent.

These blocks are also prioritized for infill redevelopment.



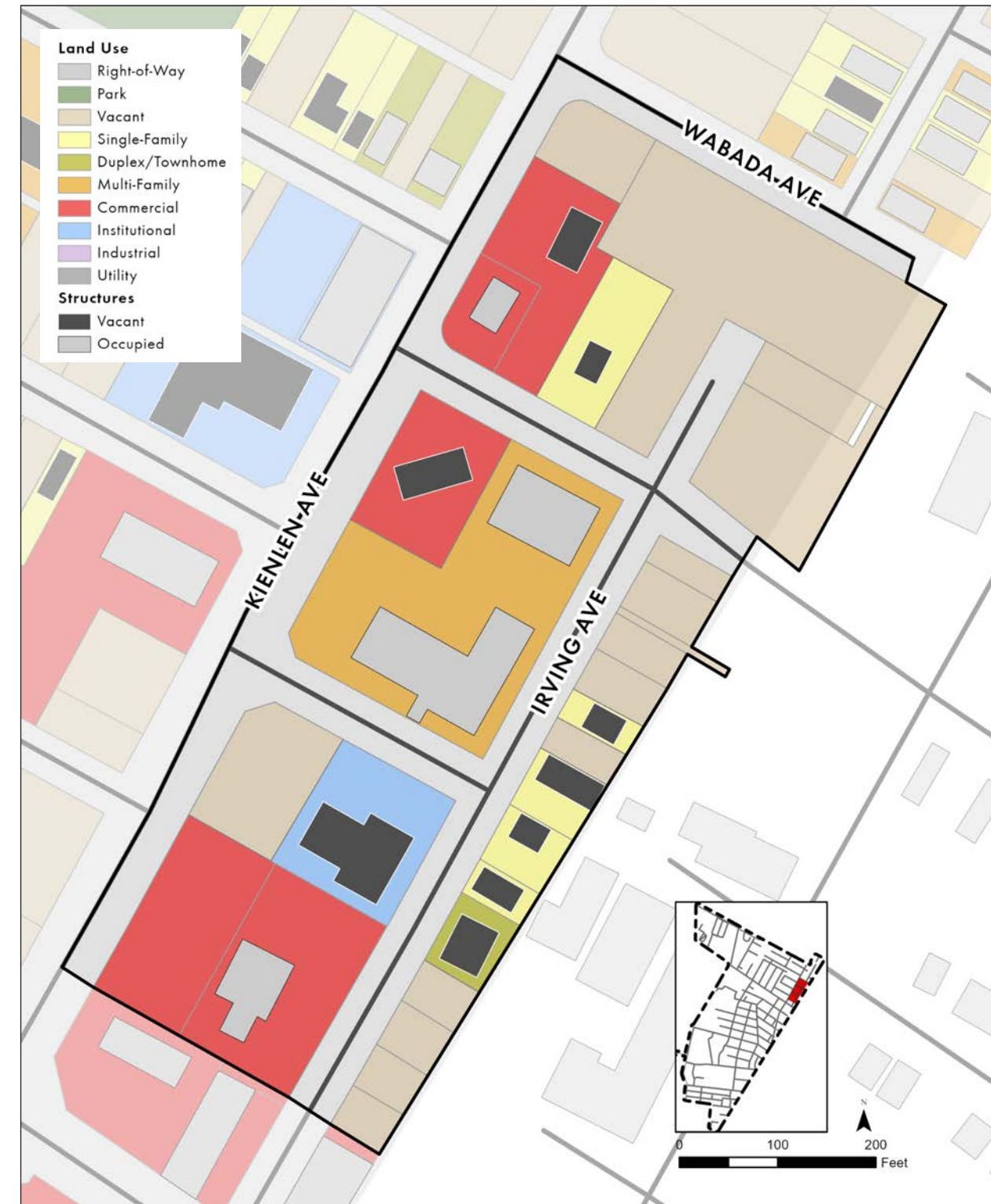
LARGE-SCALE REDEVELOPMENT KIENLEN AVENUE, LOTUS AVENUE, COTE BRILLIANTE AVENUE, IRVING AVENUE

The area at the northeast corner of the City of Wellston comprised of Kienlen Ave, Lotus Ave, Cote Brillante Ave, and Irving Ave is ideal for larger scale redevelopment. The area is commercial and institutional in nature, with little existing residential development.

Of the 28 parcels, 60.7% are taxable. Just 10.7% of them are owner occupied according to county records, though this is expected due to the uses present. More than 50% of these blocks are vacant land, showing significant opportunity for new larger development opportunities between existing buildings and on vacant lots.

Several businesses are located in this area including a Regions Bank location, New York Grill food business, Wellston Laundromat, and a masonry company. The Housing Authority also has a large building on this block, accounting for about 10% of land. Two of the parcels are LCRA owned and have no building on site. A limited number of residential parcel are located on Irving Avenue on the east side of the block, but none are currently occupied.

Currently, 28.6% of parcels are tax delinquent.

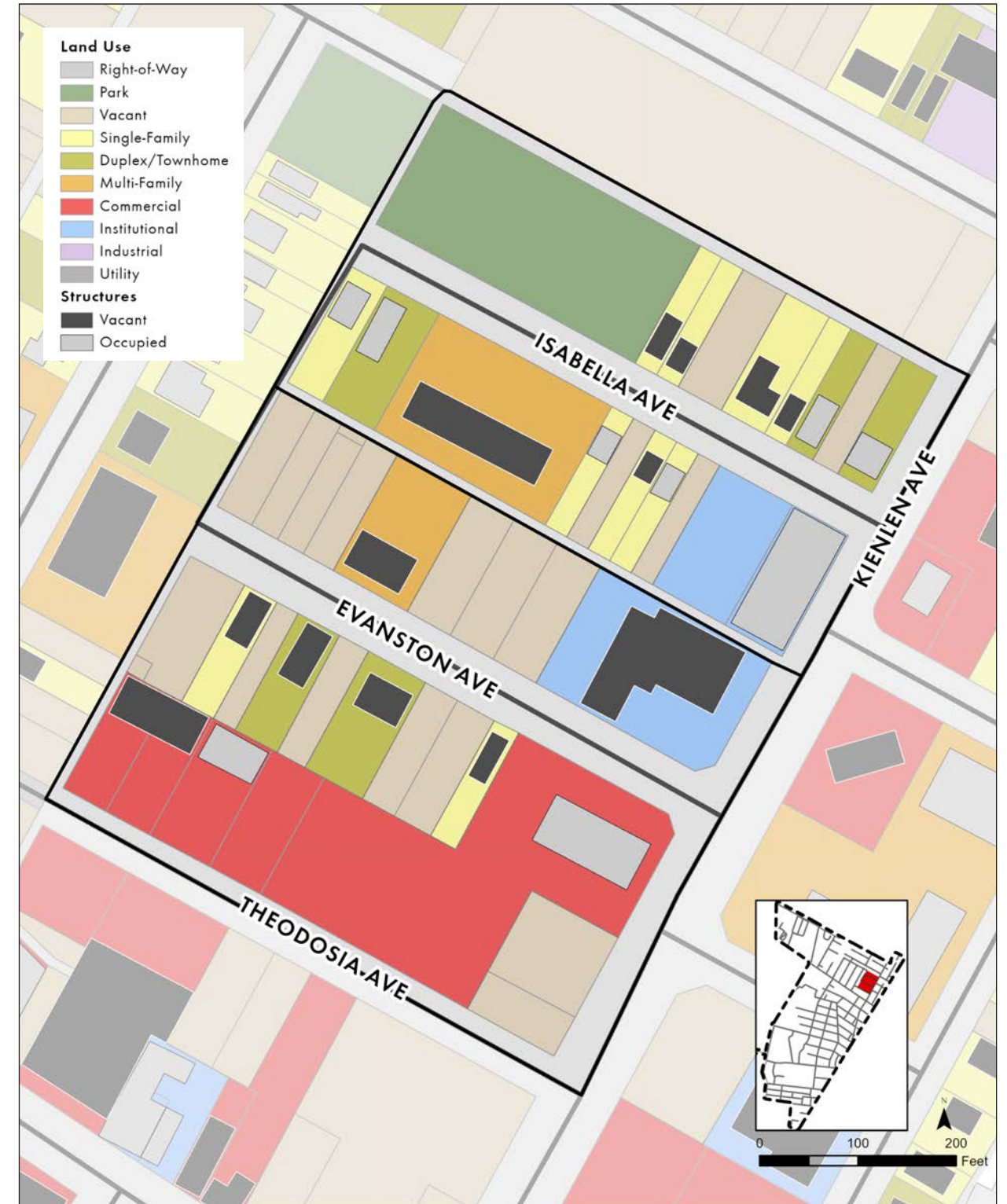


LARGE-SCALE REDEVELOPMENT **EVANSTON AVENUE / ISABELLA AVENUE**

Evanston and Isabella Avenues are located just west of Kienlen in the northern part of Wellston. On Isabella, over 70% of parcels are taxable with only 11% currently tax delinquent. According to St. Louis County records, only 7% of properties are owner-occupied. Nearly 60% of land on Isabella is vacant. Isabella is home to a large park and adjacent vacant land, currently serving as a community asset for area residents. Isabella currently has a low level of both LCRA and Housing Authority ownership.

On Evanston, only 36% of parcels are taxable. Just 26% of properties are owner-occupied according to St. Louis County records. More than 57% of structures on Evanston are considered in “good” condition, significantly higher than many area blocks. More than 42% of Evanston is owned by the Housing Authority. There is also significant commercial vacancy stretching from the south side of Evanston on to the north side of Theodosia Avenue, providing opportunity for large-scale redevelopment. The existing properties fronting Kienlen include a church building and the St. Augustine Center which provides significant resources to area residents.

These blocks were previously identified as ideal for significant institutional development in previous community plans. Instead, this plan has identified these as areas ideal for new larger-scale residential development, filling in existing vacancy and building on the positive aspects of the area.



LARGE-SCALE REDEVELOPMENT MYRTLE AVENUE

Myrtle Avenue is on the northern edge of the City of Wellston, accessible via several residential streets north of Dr. Martin Luther King. This street directly abuts the FS-Curtis company to the north and the railroad tracks to the west. Of the 39 parcels, 61% are taxable. According to St. Louis County records, about a quarter are owner occupied. Another quarter of the block is vacant land.

64% of the structures on the street currently were identified as in “good” condition, far higher than many others in the area and serving as a place to build upon for future development. There is significant Housing Authority ownership, with nearly a third of properties being owned by the Housing Authority. St. Louis County and LCRA also have ownership on the block. Just 12% of parcels are tax delinquent.

The block has several large stretches of vacancy, with 3-4 adjacent parcels with no structure and currently cleared land. These locations would be ideal for several residential structures or a larger redevelopment opportunity of residential development.

This block is also prioritized for infill development.



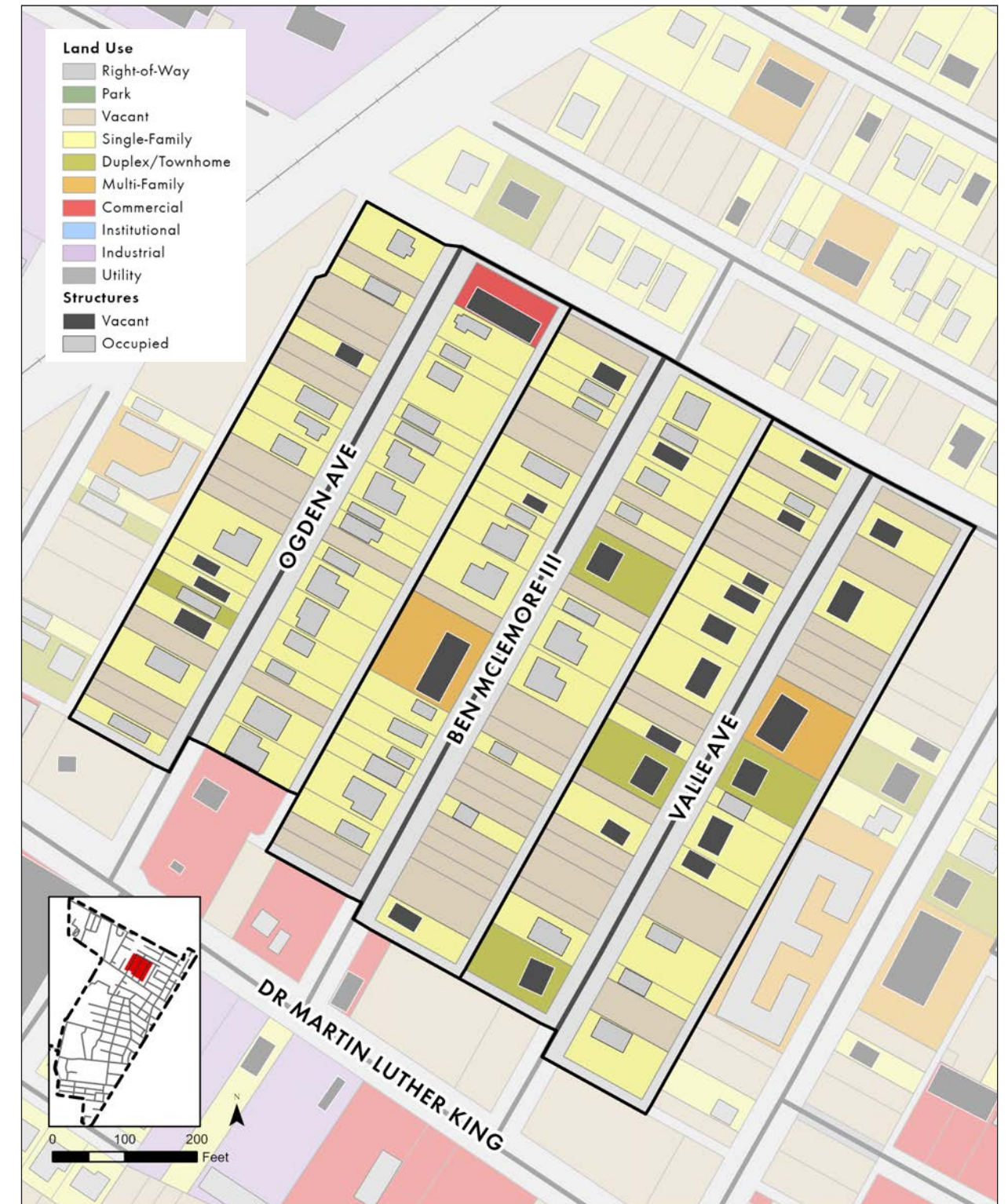
LARGE-SCALE REDEVELOPMENT OGDEN AVENUE, BEN MCLEMORE III PLACE, VALLE AVENUE

The Odgen Ave, Ben McLemore III Place, and Valle Avenue area of Wellston is comprised of 165 parcels on three parallel streets. The three streets are residential in nature and abut Dr. Martin Luther King with commercial frontage.

Odgen, the farthest west, is 76% taxable, but only 23% owner occupied according to St. Louis County records. The block has 30% vacant land and about 58% of structures are considered in “good” condition. The block has both LCRA and Housing Authority ownership. Ben McLemore III, in the middle, is 73% taxable, one of the highest percentages in the city. The street though, is 40% vacant land with only 35% of structures considered in “good” condition. There is LCRA ownership present on the block. Valle Avenue is the easternmost of these blocks and has 56% taxable properties and nearly 50% vacant land. The block has significant Housing Authority ownership

Together, these three streets represent significant opportunity in Wellston. There is vacancy, residential strength, and a varying level of condition. Between 20 and 40% of parcels on these streets are tax delinquent.

These blocks are also prioritized for infill development.



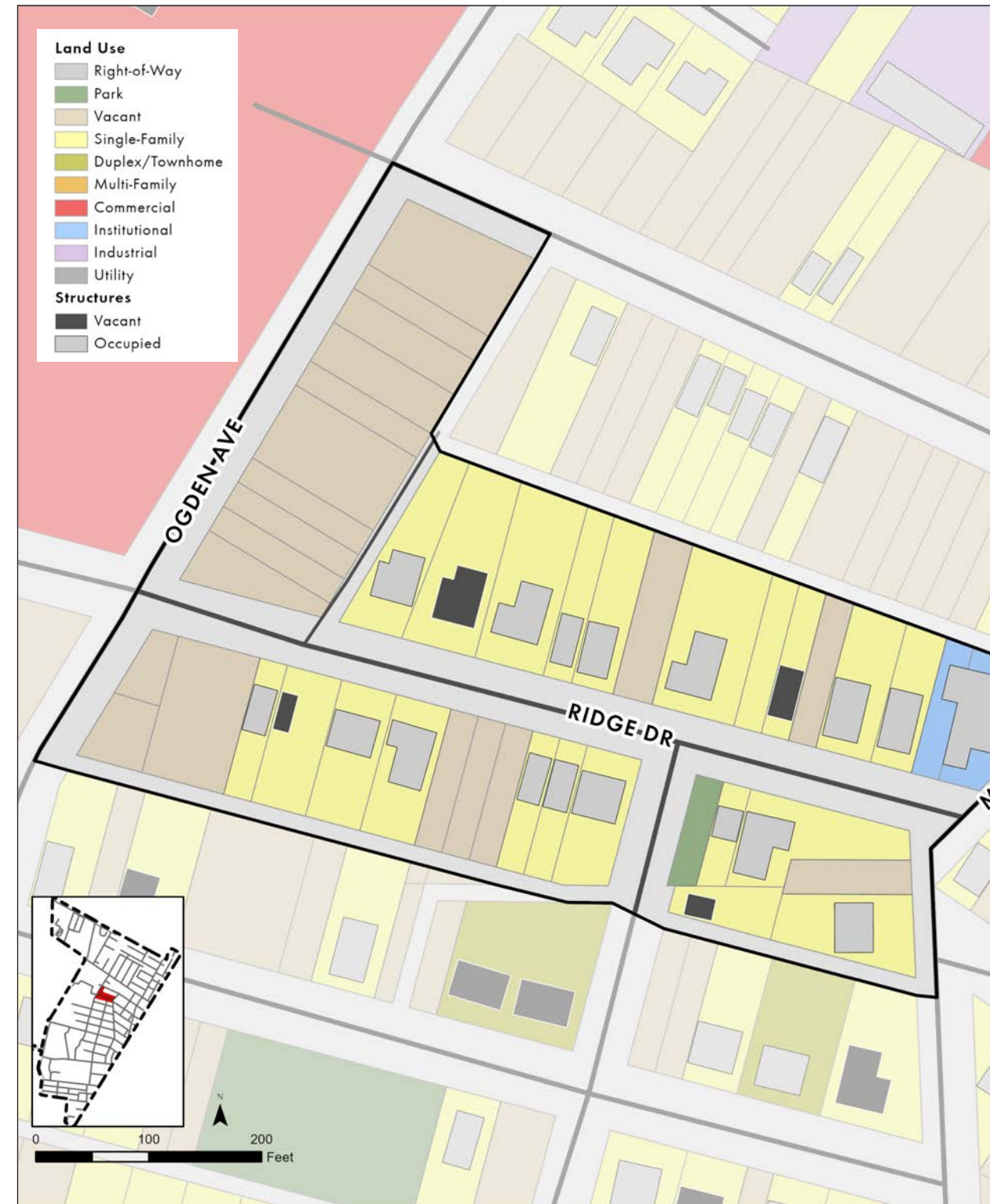
LARGE-SCALE REDEVELOPMENT OGDEN AVENUE, RIDGE AVENUE

Ogden Avenue and Ridge Avenue, in the middle part of Wellston, is an ideal location for larger scale redevelopment.

Currently, of the 43 parcels, 69% are taxable. The vacant land in this area, representing 44%, is primarily located on Ogden. The entire block of Ogden north of Ridge is vacant, providing an opportunity for significant development. Other vacant areas on Ridge include several adjacent parcels on the western end of Ridge and to the east adjacent to RM Moore Avenue. Many of the vacant parcels are owned by the LCRA.

About a third of existing structures on Ridge are considered “good” condition. According to St. Louis County, 20.9% of parcels are owner occupied.

This block is also prioritized for infill development.



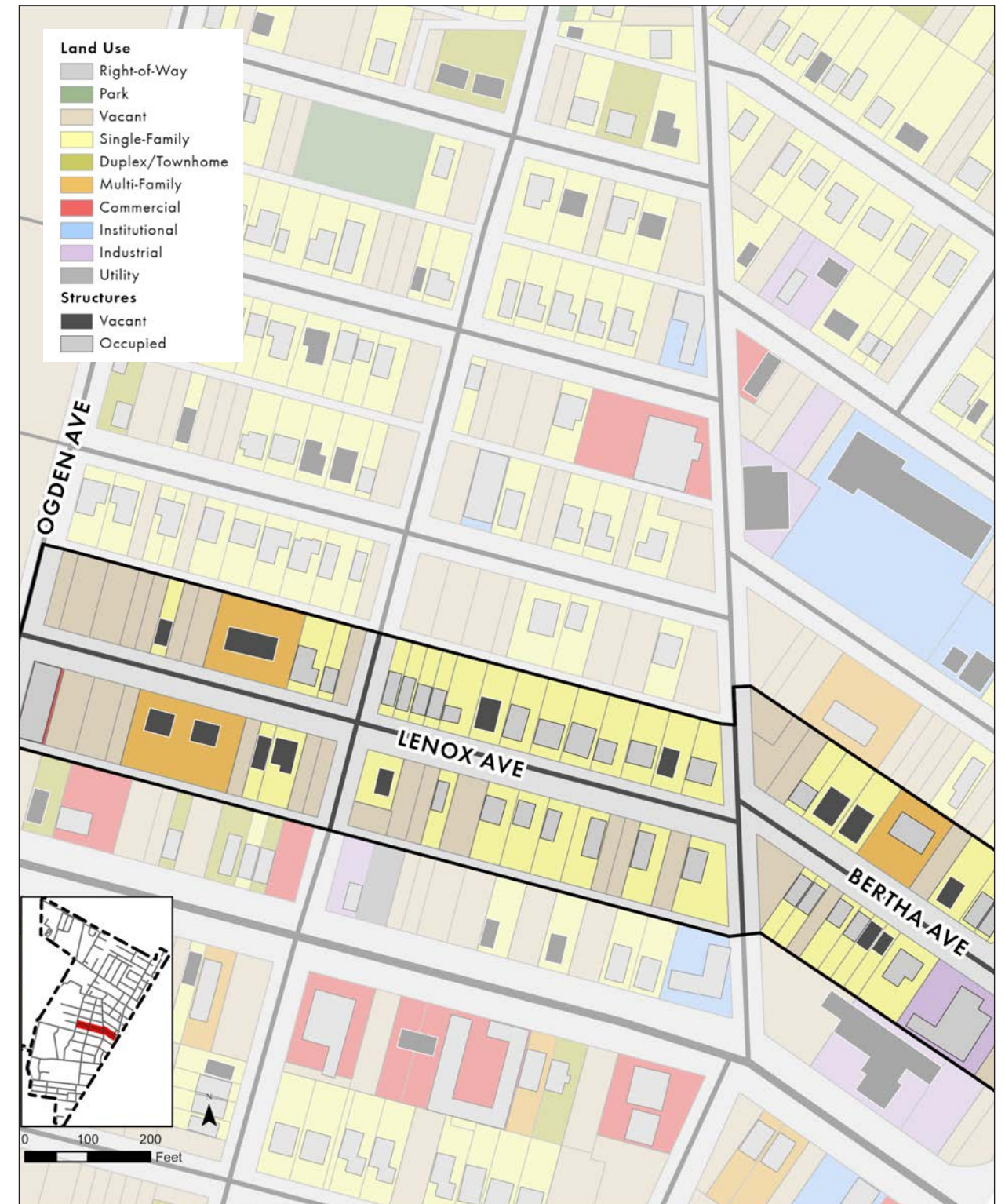
LARGE-SCALE REDEVELOPMENT **LENOX AVENUE / BERTHA AVENUE**

Lenox Avenue and Bertha Avenue stretch from Ogden to the west all the way to Kienlen to the east. These two streets make up a block of 78 parcels. 78% of parcels are taxable with the County's records showing 37% owner occupancy. There are vacant parcels sprinkled between existing structures, indicating infill could make sense on this block.

In addition, there are opportunities for larger scale redevelopment. These are concentrated in a few key areas including, on the south side of Lenox near Ogden, on the southeast corner of Bertha and RM Moore Avenue, and at Bertha and Kienlen.

38% of parcels are tax delinquent, indicating that there may be resident support needed to ensure that existing residents can remain in their home in the long-term.

These blocks are also prioritized for infill development.





REDEVELOPMENT PRIORITIES

1 CONTINUED DEMOLITION OF DILAPIDATED AND DETERIORATED STRUCTURES.

The City of Wellston is home to hundreds of dilapidated and deteriorated structures. As St. Louis County and the City of Wellston have been doing in recent years, they should continue to demolish these structures, clearing the land of safety hazards and preparing the land for future development.

Working together with community partners, facilitating this land clearance and development preparation will both help the current residents of Wellston live in a safer environment, but will also help Wellston compete regionally for new development opportunities.



2

CONSOLIDATION OF PROPERTY TO FACILITATE PRIVATE INVESTMENT.

As the City acquires property via tax sale, demolition, or other means, the City will make tracts of land for redevelopment. The City should seek to encourage involvement from existing property owners and community organizations in this work.

Within the City, larger tracts of land should be “packaged” for residential redevelopment. The City has numerous vacant lots and deteriorated and dilapidated structures. Acquisition and demolition is anticipated to be important given declining conditions. Redevelopment of the area will likely be required to be done on a scale that will allow developers to control enough area to secure their investment. The City will encourage and work with local housing interests and developers to facilitate larger residential developments and developments which focus on promoting owner-occupied residences and consider preventing displacement of current residents.

It is likely that acquisition of dilapidated, deteriorated, and vacant property in the City will be widely scattered. In addition, acquisition of commercial property will be widely scattered throughout the commercial sections of the City. Opportunities for redevelopment of these scattered sites should be undertaken on a parcel by parcel basis based on the priorities laid out in the Workable Program and Redevelopment Plan. The City should encourage and work with local housing interests, individual developers, residents and business owners

to facilitate the redevelopment of these scattered residential, commercial, and industrial developments.

Upon completion of property assembly, the City may, from time to time, advertise for redevelopment proposals for specific redevelopment sites within the overall Area and proceed with the disposition of property under the provisions of the Act.



3

CONSTRUCTION OF NEEDED PUBLIC INFRASTRUCTURE AND FACILITIES.

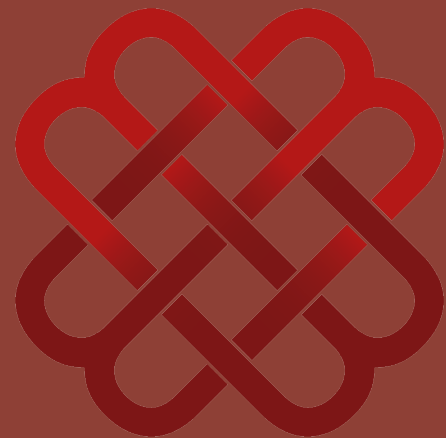
A major barrier to large-scale development or individual reinvestment efforts is the lack of public facilities and infrastructure in good condition in the City. Much of the City is in dire need of investment into its infrastructure and, due to the city's decline in the past several decades, the municipal budget cannot keep up with the needed improvements.

As part of the redevelopment efforts in the City, investment in public facilities and infrastructure must be prioritized. The City should create a prioritization of street and sidewalk repair and replacement based on the prioritization of future investment. The City should also partner with potential developers and community partners to ensure that with each new development project comes new public infrastructure investment.

These public improvements will include construction and re construction of new sidewalks, streets, alleys, and public parking areas throughout the City. In addition, the City will construct or cause to be constructed needed public infrastructure including storm and sanitary sewers for the purposes of facilitating redevelopment. Sidewalk, street, and other infrastructure reconstruction will be undertaken throughout the City as required to improve traffic flow, safety, and service. Within the Area, a new street, sidewalk, and other public infrastructure could be construction, as well as vacation of certain rights-of-way, for the purposes of land consolidation and redevelopment.

The City also may construct any public building or facility for the purposes of improving City services or public safety. This is likely to occur in the City of Wellston and should be pursued in a manner to best serve existing and future residents.





IMPLEMENTATION



ONGOING IMPLEMENTATION EFFORTS

Encourage Infill Residential Development in Key Areas

- Issue RFP's for development on remaining LCRA owned land
- Work with area housing developers to facilitate incremental housing infill on priority blocks

Facilitate Large Scale Redevelopment of Blocks with Significant Opportunity

- Create policy requiring private developers to invest in infrastructure as part of future development
- Work with existing property owners to facilitate land assembly for development
- Solicit developers for large-scale redevelopment projects

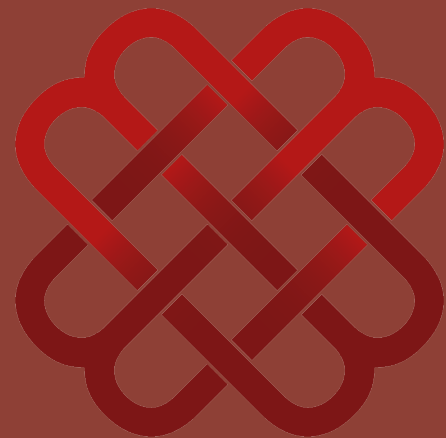
Support Long-term Residents so they can Remain in Wellston

- Offer resident support services through organizations already in Wellston

Build Strong Commercial Corridors in the City of Wellston

- Secure tenants in historic buildings on Dr. Martin Luther King Blvd.
- Add wayfinding and branding elements to both commercial corridors





CONFORMITY WITH THE ACT

There are several requirements that must be met before an authority may recommend a redevelopment or urban renewal plan to the governing body of a community. The requirements and criteria for completion include:

(1) An authority shall not acquire real property for a land clearance or urban renewal project unless the governing body of the community in which the land clearance project area or urban renewal project area is located has approved the redevelopment or urban renewal plan, as prescribed in subdivision (9) of this section.

This requirement will be met should the City decide to approve this Plan or any other Plan as they are presented in the future.

(2) An authority shall not prepare a redevelopment or an urban renewal plan for a land clearance or urban renewal project area unless the governing body of the community in which the area is located has declared, by resolution or ordinance, the area to be a blighted, or insanitary area in need of redevelopment or in need of rehabilitation.

The findings in this report indicate that the conditions are present for the Area to be declared an Insanitary Area. Should the City adopt the findings and declare the Area an Insanitary Area under the conditions of the Act this condition will be met.

(3) An authority shall not recommend a redevelopment or urban renewal plan to the governing body of the community in which the land clearance or urban renewal project area is located until a general plan for the development

of the community has been prepared.

The City of Wellston will adopt the General Plan included in this document; therefore, this requirement has been met.

(4) The authority itself may prepare or cause to be prepared a redevelopment or urban renewal plan or any person or agency, public or private, may submit such a plan to an authority. A redevelopment or urban renewal plan shall be sufficiently complete to indicate its relationship to definite local objectives as to appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements and the proposed land uses and building requirements in the land clearance or urban renewal project area, and shall include without being limited to:

(a) The boundaries of the land clearance or urban renewal project area, with a map showing the existing uses and condition of the real property therein;

(b) A land use plan showing proposed uses of the area;

(c) Information showing the standards of population densities, land coverage and building intensities in the area after redevelopment or urban renewal;

(d) A statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, building codes and ordinances;



(e) A statement as to the kind and number of additional public facilities or utilities which will be required in the area after redevelopment or urban renewal; and

(f) A schedule indicating the estimated length of time needed for completion of each phase of the plan.

The definite local objective of this redevelopment plan is to eliminate the conditions which qualify the City as an Insanitary Area under the Act. The City intends to facilitate the demolition of dilapidated and deteriorated structures where appropriate. In addition, the City intends to acquire dilapidated and vacant properties where appropriate for ultimate disposition of properties to developers for the purpose of constructing or rehabilitating properties.

As discussed previously, there are several maps included in this report. The boundary map indicates the boundaries of the City and project area. Other maps in this report indicate the existing uses and the conditions of real property in the City. The Future Land Use Plan indicates the proposed uses for the City as indicated in the City's Workable Program. Population densities, land coverage, and building densities as indicated in the City's Zoning Ordinance and Zoning Map will govern the density of redevelopment in the City. It is recommended that the City update their Zoning Map and Zoning Ordinance to reflect the Future Land Use Plan proposed in this report. Additional public facilities are planned as part of this redevelopment effort and are explained further in this report. The final location, scope, and timeline for these will be at the discretion of the City Council. Therefore, the statutory requirements related

to proposed land uses and densities of development have been met.

The estimated time for completion of the Plan is 20 years from the adoption of the Plan. Should the City determine that additional activities are required this time frame may be extended. Therefore, this requirement has been met.

In addition to these requirements, the following requirements of the Act will be undertaken.

(5) Prior to recommending a redevelopment or urban renewal plan to the governing body for approval, an authority shall submit the plan to the planning agency, if any, of the community in which the land clearance or urban renewal project area is located for review and recommendations as to its conformity with the general plan for the development of the community as a whole. The planning agency shall submit its written recommendations with respect to the proposed redevelopment or urban renewal plan to the authority within thirty days after receipt of the plan for review. Upon receipt of the recommendations of the planning agency, or, if no recommendations are received within the thirty days, then without the recommendations, an authority may recommend the redevelopment or urban renewal plan to the governing body of the community for approval.

(6) Prior to recommending a redevelopment or urban renewal plan to the governing body for approval, an authority shall consider whether the proposed land uses and building requirements in the land clearance or urban renewal project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated,



adjusted and harmonious development of the community and its environs which, in accordance with present and future needs, will promote health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development; including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, the prevention of the recurrence of insanitary or unsafe dwelling accommodations, or insanitary areas, or conditions of blight or deterioration, and the provision of adequate, safe and sanitary dwelling accommodations.

(7) The recommendation of a redevelopment or urban renewal plan by an authority to the governing body shall be accompanied by the recommendations, if any, of the planning commission concerning the redevelopment or urban renewal plan; a statement of the proposed method and estimated cost of the acquisition and preparation for redevelopment or urban renewal of the land clearance or urban renewal project area and the estimated proceeds or revenues from its disposal to redevelopers; a statement of the proposed method of financing the project; a statement of a feasible method proposed for the relocation of families to be displaced from the land clearance or urban renewal project area; and a schedule indicating the estimated length of time needed for completion of each phase of the plan.

(8) The governing body of the community shall hold a public hearing on any redevelopment or urban renewal plan or substantial modification thereof recommended by the authority, after public notice thereof by publication in a newspaper of general circulation in the community once each week for two consecutive weeks, the last publication to be at least ten days prior to the date set for hearing. The notice shall describe the time, date, place and purpose of the hearing and shall also generally identify the area to be covered by the plan. All interested parties shall be afforded at the public hearing a reasonable opportunity to express their views respecting the proposed redevelopment or urban renewal plan.

(9) Following the hearing, the governing body may approve a redevelopment or urban renewal plan if it finds that the plan is feasible and in conformity with the general plan for the development of the community as a whole. A redevelopment or urban renewal plan which has not been approved by the governing body when recommended by the authority may be recommended again to it with any modifications deemed advisable.

(10) A redevelopment or urban renewal plan may be modified at any time by the authority, provided that, if modified after the lease or sale of real property in the land clearance or urban renewal project area, the modification must be consented to by the redeveloper of the real property or his successor, or their successors in interest affected by the proposed modification. Where the proposed modification will substantially change the redevelopment or urban renewal plan as previously approved by the governing body, the modification must similarly be approved by the governing body.

