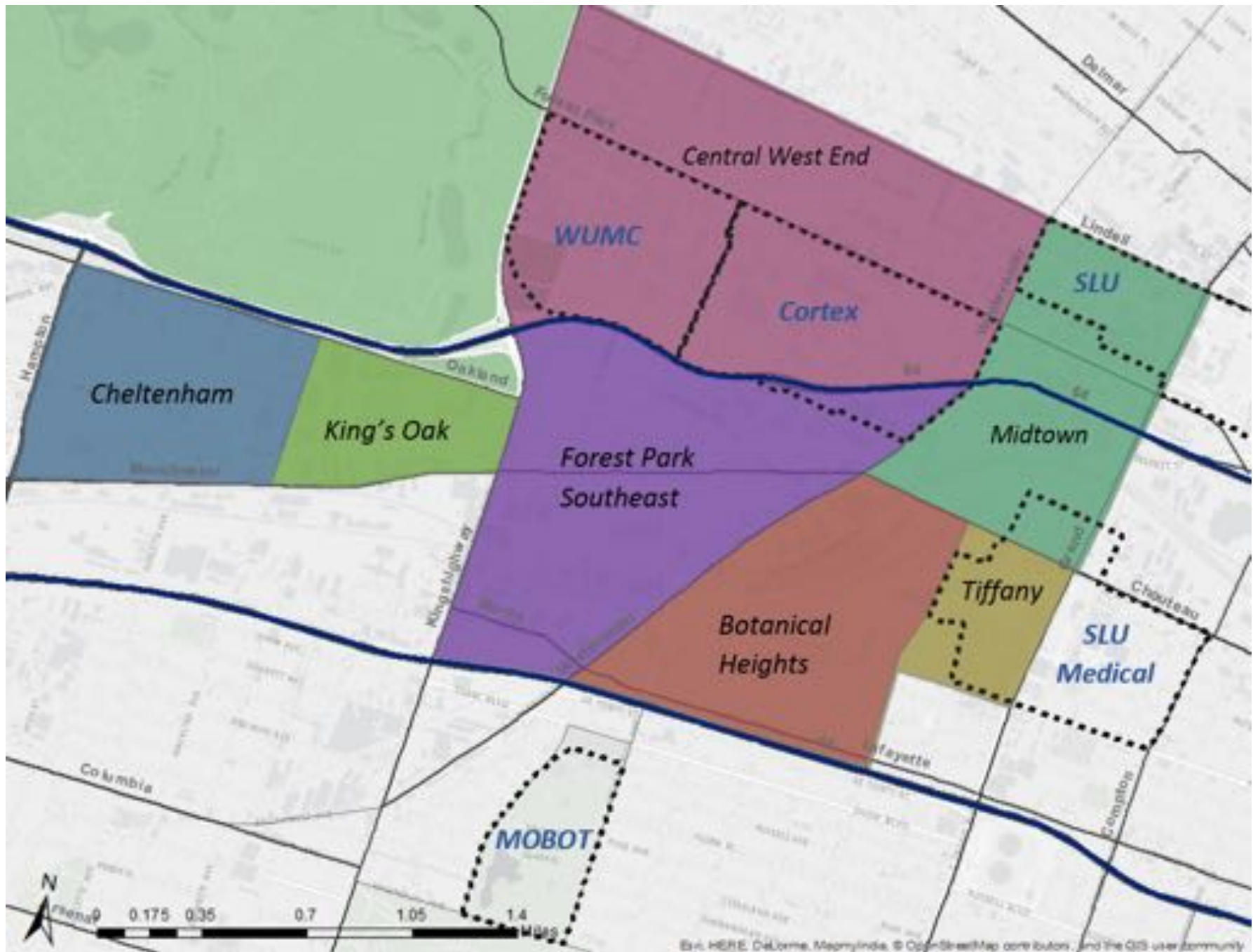


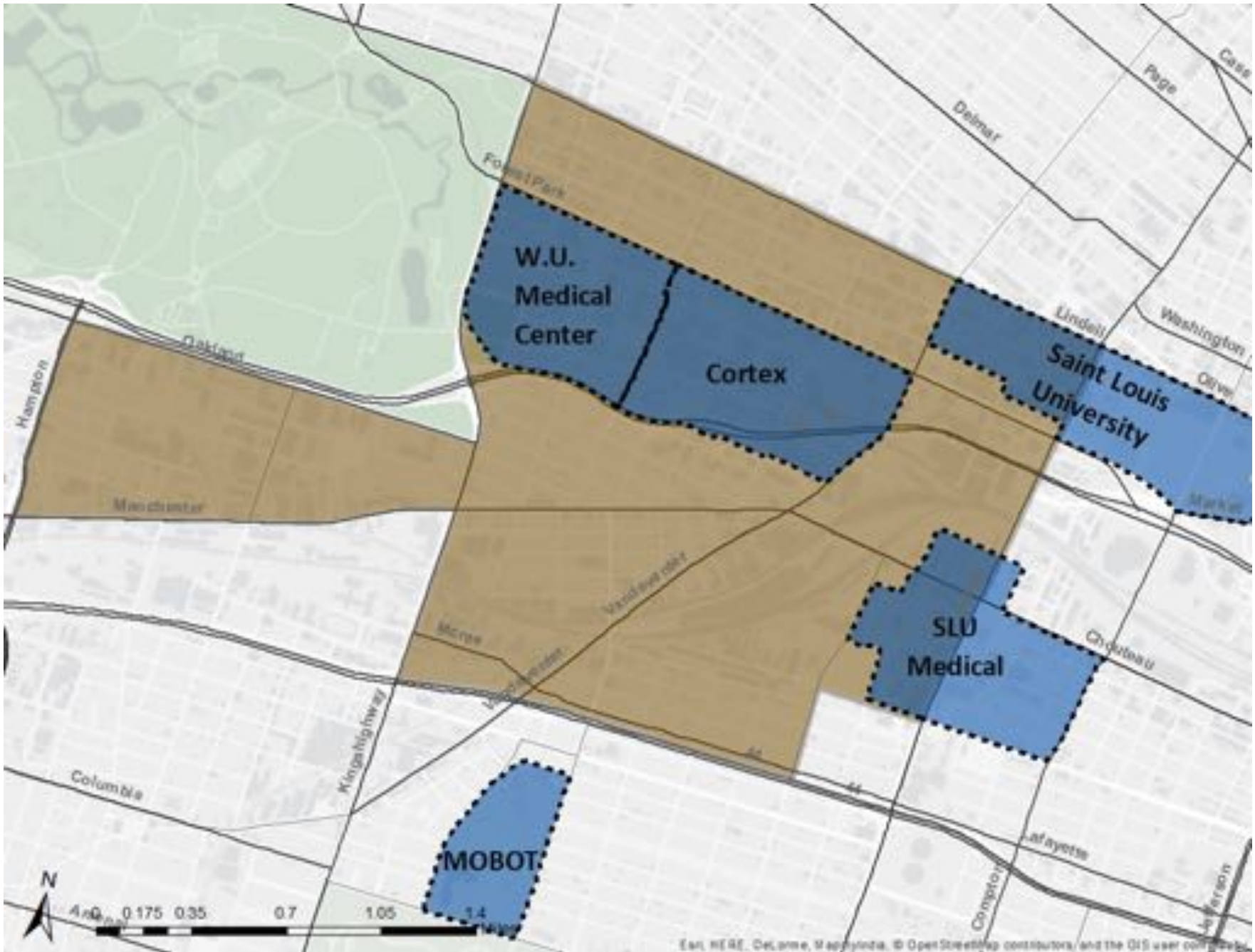


Working with communities to create sustainable and thriving neighborhoods





Park Central's 7 focal neighborhoods are Botanical Heights, Central West End, Cheltenham, Forest Park Southeast, King's Oak, Midtown, and Tiffany



Park Central's institutional sponsors are Cortex, Missouri Botanical Garden, St. Louis University, St. Louis University Medical Center, and Washington University Medical Center

PARK CENTRAL DEVELOPMENT'S MISSION

In partnership with community stakeholders, Park Central Development works to strengthen and attract investment that creates and maintains vibrant neighborhoods and commercial districts.

THE CENTRAL WEST END NEIGHBORHOOD



THE CENTRAL WEST END NEIGHBORHOOD



THE CENTRAL WEST END NEIGHBORHOOD



THE CENTRAL WEST END NEIGHBORHOOD



The Orion Whole Foods, 177 Apartment Units, and 438 space parking garage

THE CENTRAL WEST END NEIGHBORHOOD



The Euclid Shake Shack, 60 Apartment Units, 10,000 sq ft of Office, and 80 sub-surface parking spaces

THE CENTRAL WEST END NEIGHBORHOOD



The 100

36 Story Luxury High Rise

305 Units

Design by Studio Gang

THE FOREST PARK SOUTHEAST NEIGHBORHOOD & THE GROVE COMMERCIAL DISTRICT



Manchester Ave - 1950's

THE FOREST PARK SOUTHEAST NEIGHBORHOOD & THE GROVE COMMERCIAL DISTRICT



Manchester Ave – Early 2000's

THE FOREST PARK SOUTHEAST NEIGHBORHOOD & THE GROVE COMMERCIAL DISTRICT



THE FOREST PARK SOUTHEAST NEIGHBORHOOD & THE GROVE COMMERCIAL DISTRICT



Hundreds of homes have been rehabbed using the Missouri Historic Tax Credit Program

THE FOREST PARK SOUTHEAST NEIGHBORHOOD & THE GROVE COMMERCIAL DISTRICT



The earlier historic rehabs have led to a wave of new construction on vacant land. The designs have been mostly contemporary in nature.

THE FOREST PARK SOUTHEAST NEIGHBORHOOD & THE GROVE COMMERCIAL DISTRICT



Annual Grove Fest

THE FOREST PARK SOUTHEAST NEIGHBORHOOD & THE GROVE COMMERCIAL DISTRICT



The Grove is home to over 35 murals

THE FOREST PARK SOUTHEAST NEIGHBORHOOD & THE GROVE COMMERCIAL DISTRICT



THE FOREST PARK SOUTHEAST NEIGHBORHOOD & THE GROVE COMMERCIAL DISTRICT



THE FOREST PARK SOUTHEAST NEIGHBORHOOD & THE GROVE COMMERCIAL DISTRICT



New LED lights over the street

BUILDING NEIGHBORHOOD CONSENSUS *NEEDS ASSESSMENTS AND 5 YEAR ACTION PLANS*

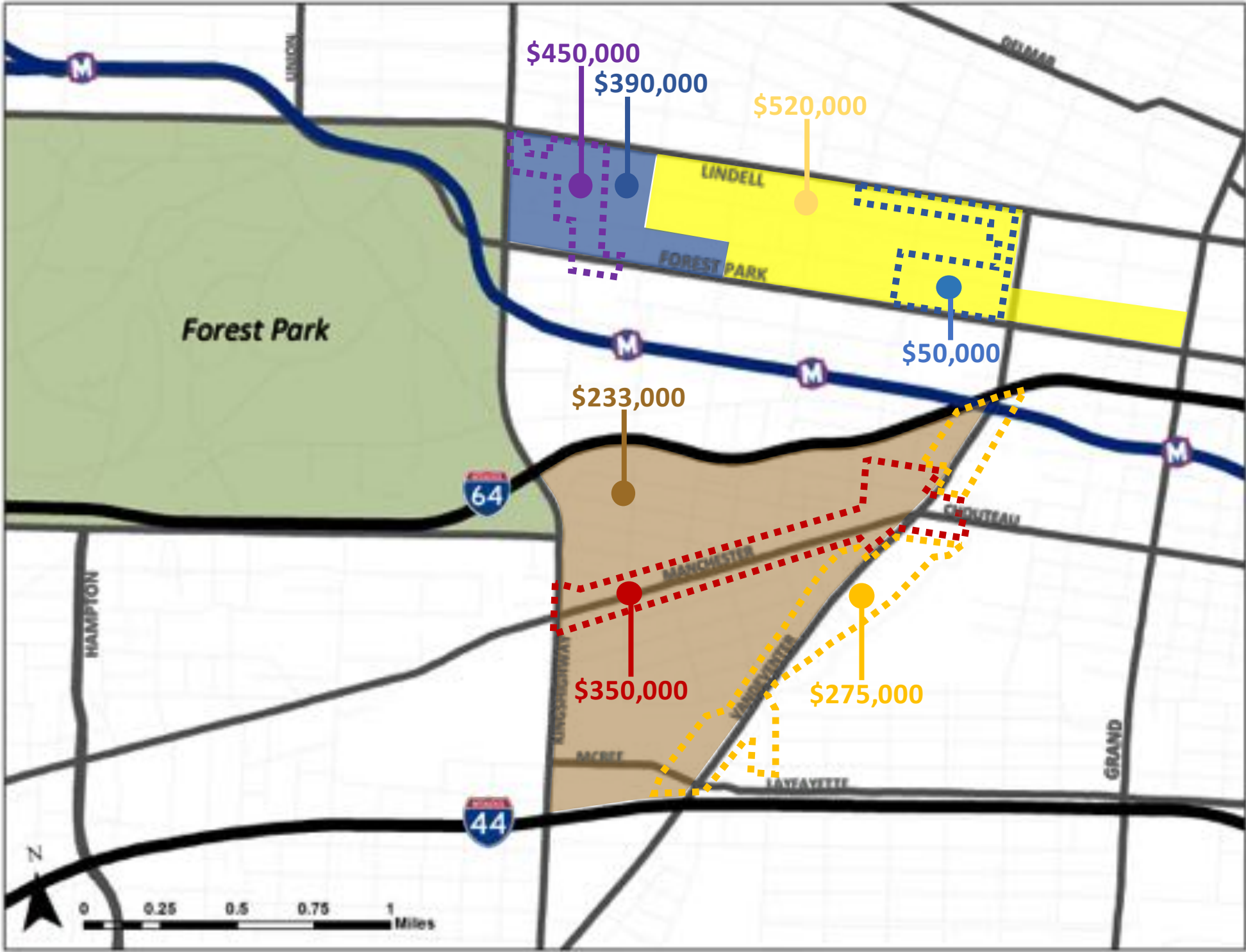


As part of the year-long needs assessment process, Park Central holds 4 quarterly public forums.

BUILDING NEIGHBORHOOD CONSENSUS *NEEDS ASSESSMENTS AND 5 YEAR ACTION PLANS*



In order to conduct as much community input as possible, Park Central conducts surveys and group sessions at its annual neighborhood events and open houses.



STATE OF MISSOURI SPECIAL TAXING DISTRICTS

Special Business District (SBD)

- A Political Subdivision
- Name is a misnomer - generally used in residential areas
- Governed by a Board of Commissioners made up of 5 owners and 2 renters of real property within the district boundary
- The max amount collected is 0.85¢ per \$100
- Voted on by registered voters and property owners
- Generally, a SBD can improve the district through improving the landscaping, supplying special policing, cleaning sidewalks, streets, and alleys, and provide public infrastructure maintenance and improvements

Community Improvement District (CID)

- Political Subdivision or a Nonprofit Corporation
- Formed through a petition process of property owners – 2 test: signatures of property owners whose combined property is $\geq 50\%$ total assessed value and signatures of $\geq 50\%$ real property owners per capita within the district
- A Board of Directors is established by municipal appointment. The Board can be anywhere from 5-30 members of property, business owners, and/or residents within the district
- May levy up to 1% sales tax
- Special assessments may be based upon property classification, property or land size, or assessed value

FOREST PARK SOUTHEAST 2016 NEEDS ASSESSMENT AND ACTION PLAN

PUBLIC INFRASTRUCTURE PRIORITY PROJECTS		ESTIMATED COST
1 st	<p style="text-align: center;">Dead End Streets Removals & Speed Humps/ Traffic Calming</p> <p style="text-align: center;">\$5K/hump; prioritize open streets & closed streets as needed</p>	\$75,000
2 nd	<p style="text-align: center;">Park Playground</p> <p style="text-align: center;">Mounds surfacing, playground equipment, shelter area</p>	\$350,000
3 rd	<p style="text-align: center;">Bike Paths</p> <p style="text-align: center;">(on Tower Grove Ave btw Vandeventer & Chouteau)</p>	\$35,000
4 th	<p style="text-align: center;">Sidewalks & ADA Ramps</p> <p style="text-align: center;">Install ADA-compliant ramps and crosswalks, sidewalk repairs</p>	\$50,000 (annually)
5 th	<p style="text-align: center;">Litter & Debris Removal</p> <p style="text-align: center;">Weekly clean-up of all 40 neighborhood blocks</p>	\$25,000 (annually)
<i>One-Time Installation Cost</i>		<i>\$460,000</i>
<i>Annual Cost (for 5 years)</i>		<i>\$375,000</i>
ESTIMATED GRAND TOTAL (5 Year Cost)		\$835,000

FOREST PARK SOUTHEAST 2016 NEEDS ASSESSMENT AND ACTION PLAN

SAFETY & SECURITY PRIORITY PROJECTS		ESTIMATED COST
1 st	Problem Properties/ Drug-trafficking on Private Properties	\$50,000 (annually) (Safety Coordinator)
2 nd	Vacant Properties Maintenance	
3 rd	Security Cameras Installation of 18 Intersection cameras, \$8K/camera	\$144,000
	Cameras Maintenance \$500/camera	\$9,000 (annually)
4 th	Additional Alley Lighting Locations off Manchester Installation of 60 lights, \$18/month electric	\$12,960 (annually)
5 th	Bike Police Officers \$55/hr; Approximately 4545 hours total	\$250,000 (annually)
<i>One-Time Installation Cost</i>		<i>\$144,000</i>
<i>Annual Cost (for 5 years)</i>		<i>\$1,609,800</i>
ESTIMATED GRAND TOTAL (5 Year Cost)		\$1,753,800

FOREST PARK SOUTHEAST 2016 NEEDS ASSESSMENT AND ACTION PLAN

AMENITIES & HUMAN SERVICES PRIORITY PROJECTS		ESTIMATED COST
1 st	Public Transportation Central Corridor Shuttle	\$25,000 (annually)
2 nd	Home Repairs & Equipment 10 homes each year	\$25,000 (annually)
3 rd	Job Opportunities for Youth/Adult Connecting residents to local businesses, internships	\$25,000 (annually) Administration
4 th	All-ages Activities in Public Spaces Park Programming & Equipment	\$50,000 (annually)
<i>Annual Cost (for 5 years)</i>		\$625,000
ESTIMATED GRAND TOTAL (5 Year Cost)		\$625,000

FOREST PARK SOUTHEAST 2016 NEEDS ASSESSMENT AND ACTION PLAN

5-Year Project Costs Summary

PROJECTS	ESTIMATED COST
Public Infrastructure	\$835,000
Safety & Security	\$1,753,800
Amenities & Human Services	\$625,000
ESTIMATED GRAND TOTAL	\$3,213,800

FOREST PARK SOUTHEAST 2016 NEEDS ASSESSMENT AND ACTION PLAN

5-Year Funding Breakdown

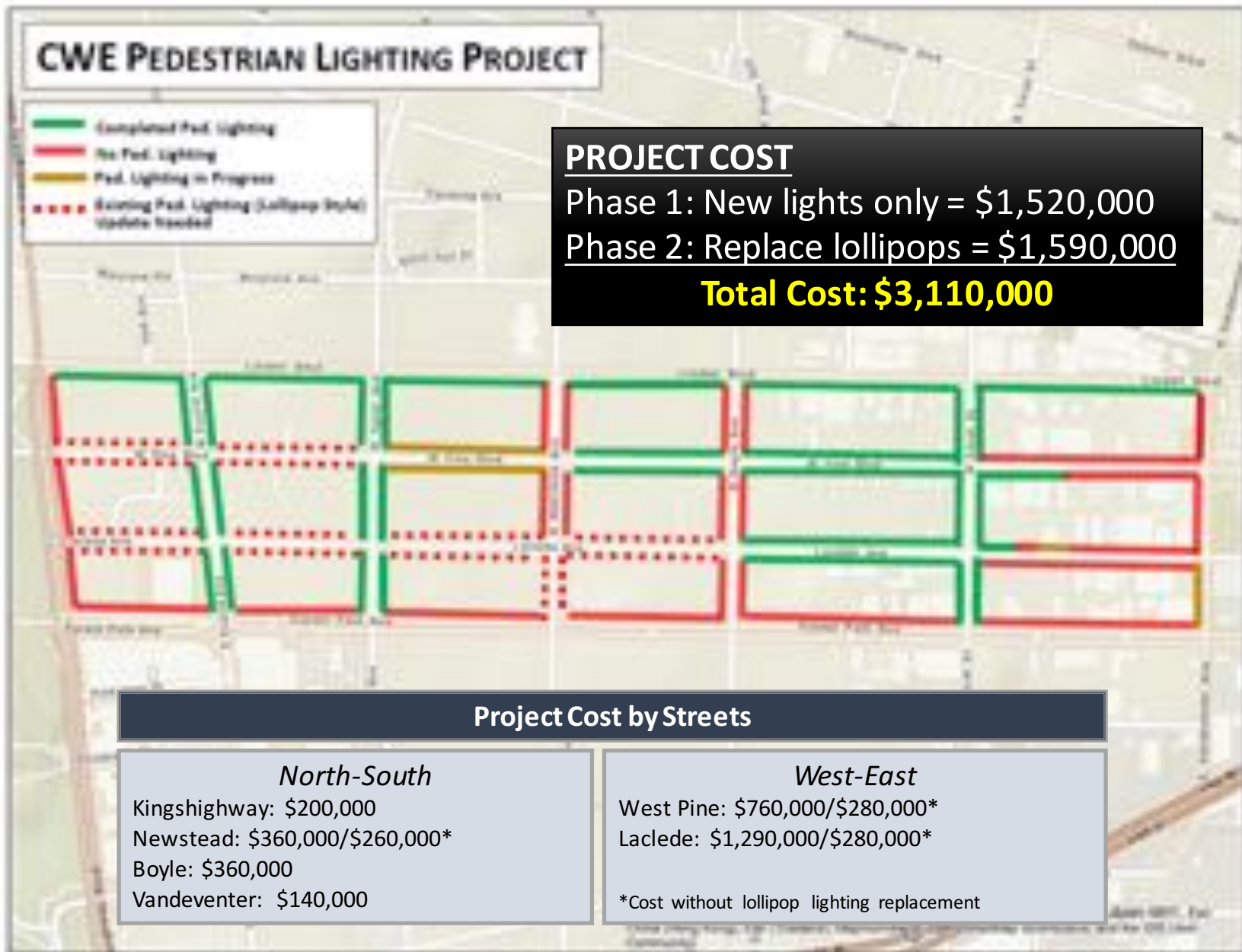
	ESTIMATED COST
Public Infrastructure Projects	\$835,000
Safety & Security Projects	\$1,753,800
Amenities & Human Services Projects	\$625,000
ESTIMATED GRAND TOTAL	\$3,213,800
Funding Source	Amount
Capital Ward Funds	- \$325,000
Developer Contributions	- \$135,000
Special Taxing District	- \$1,000,000
WUMC	- \$750,000
Fundraising	- \$394,000
TBD (Transportation)	- \$125,000
Potential Funding Sources	\$2,729,000
Missing Funds	\$484,800

**CENTRAL WEST END
2016 NEEDS ASSESSMENT AND ACTION PLAN**

Public Infrastructure Priorities

- 1) Pedestrian Lighting**
- 2) Sidewalks**
- 3) ADA Ramps & Crosswalks**
- 4) Streets & Alleys**
- 5) Trees Installation & Pruning**
- 6) Public Art**

CENTRAL WEST END 2016 NEEDS ASSESSMENT AND ACTION PLAN



CENTRAL WEST END
2016 NEEDS ASSESSMENT AND ACTION PLAN

Cost Estimate Summary

Project	Estimated Cost
Pedestrian Lighting	\$3,110,000
Sidewalks	\$415,200
ADA Ramps & Crosswalks	\$98,000
Streets & Alleys	\$535,000
GRAND TOTAL	\$4,158,200

CENTRAL WEST END 2016 NEEDS ASSESSMENT AND ACTION PLAN

CURRENT AVAILBALE FUNDING	Cost
<p>Project Needs Total: Included total estimates for Pedestrian Lighting, Sidewalks, ADA Ramps & Crosswalks, and Streets & Alleys</p>	\$4,158,200
<p>- <i>Capital Ward Funds (total, 5 years)</i> Funds can be used for:</p> <ul style="list-style-type: none"> • ADA ramps and crosswalks installation • Tree pruning and maintenance • Sidewalk repairs 	- \$750,000
<p>- <i>Special Taxing Districts (total, 5 years)</i> Funds can be used for:</p> <ul style="list-style-type: none"> • Pedestrian lighting installation and updates 	- \$2,250,000
FUNDING GAP	
\$1,158,200	

CONTACT INFORMATION

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