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PROJECT CONNECT
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Project Connect OurPlan

Connecting St. Louis Place, Old North St. Louis, Jeff-Vander-Lou, Carr Square, Columbus Square, and Hyde Park through coordinated revitalization, infrastructure investment, and community-driven growth around the Next NGA West campus.

Draft: August 2026

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Zoning & Regulatory Recommendations

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Zoning & Regulatory Recommendations

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Zoning & Regulatory Recommendations

Chapter Overview

Land use, zoning code, and other regulatory policies are important tools to implement the Project Connect Neighborhood Plan. While they can't independently change development patterns or instigate overnight changes, they can lay out rules and regulations that direct the course of new development and investment in the community.

SLUP Recommendations

This chapter begins with a set of recommended changes to the city-wide Strategic Land Use Plan (SLUP) that was approved and adopted by the city in early 2025. While generally in alignment to the Project Connect Neighborhood Plan, there are several places where the land use map should be adjusted to ensure full alignment with the plan.

Location-Specific Zoning Recommendations

The chapter also lays out a set of recommendations for zoning changes. The City of St. Louis is currently in the process of a comprehensive city-wide zoning upgrade that will see the development of a completely new zoning code and a parcel-by-parcel review of and update to zoning designations.

The recommendations in this chapter seek to help guide and inform that effort, providing location-specific recommendations, highlighting parcels where the current zoning does not align with the 2025 SLUP or where current zoning conflicts with this plan and the community-developed vision for the future of the Project Connect area.

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SLUP Recommendations
Project Connect

The new city-wide Strategic Land Use Plan (SLUP) approved in February 2025 reflects many of the desires expressed by the community as part of the Project Connect Neighborhood Plan. However, because the plan was adopted while the neighborhood planning process was still underway, there are elements that should be updated to reflect the specific aspirations and findings expressed by the Project Connect neighborhood plans. In these cases, the SLUP should be updated.

Specific updates include:

- Redesignation of a number of Flexible Industrial areas as Neighborhoods, Corridors and Nodes. This communicates a clear community desire to remove most remnant industrial uses from the Project Connect area over time. After these changes, the Sensient Colors industrial campus will remain the only SLUP-supported industrial land use in the Project Connect area.
- Designation of Parnell Street as a Medium Intensity Corridor. This follows the currently proposed route of the planned Transit Expansion, connecting Jefferson Avenue to Natural Bridge Road.
- Conversion of a small pocket of land near the corner of Jefferson and Cass Avenues as High Intensity Neighborhood.

These recommended changes are highlighted on the map at right. If accepted by the City, the SLUP should be accordingly updated before zoning changes are made.

Legend

ADMINISTRATIVE
- PROJECT AREA
- MUNICIPAL BOUNDARY
- NEIGHBORHOODS

SLUP (2025) RECOMMENDATIONS
- HIGHER PRIORITY
- LOWER PRIORITY (REQUIRES FURTHER STUDY)

SLUP (2025)
- NEIGHBORHOODS - HIGHER INTENSITY
- NEIGHBORHOODS - MEDIUM INTENSITY
- NEIGHBORHOODS - LOWER INTENSITY
- CORRIDORS - MEDIUM INTENSITY
- NODES - HIGHER INTENSITY
- NODES - MEDIUM INTENSITY
- CENTRAL AREAS - EAST
- CENTRAL AREAS - WEST
- INSTITUTIONAL - CAMPUSES
- INDUSTRIAL AREAS - CORE
- INDUSTRIAL AREAS - FLEXIBLE
- OPEN SPACES - PARKS / COMMUNITY SPACE
- OPEN SPACES - OTHER

** Please see Neighborhood Existing Conditions starting on page 140 or refer to the SLUP document for more information on these designations.*

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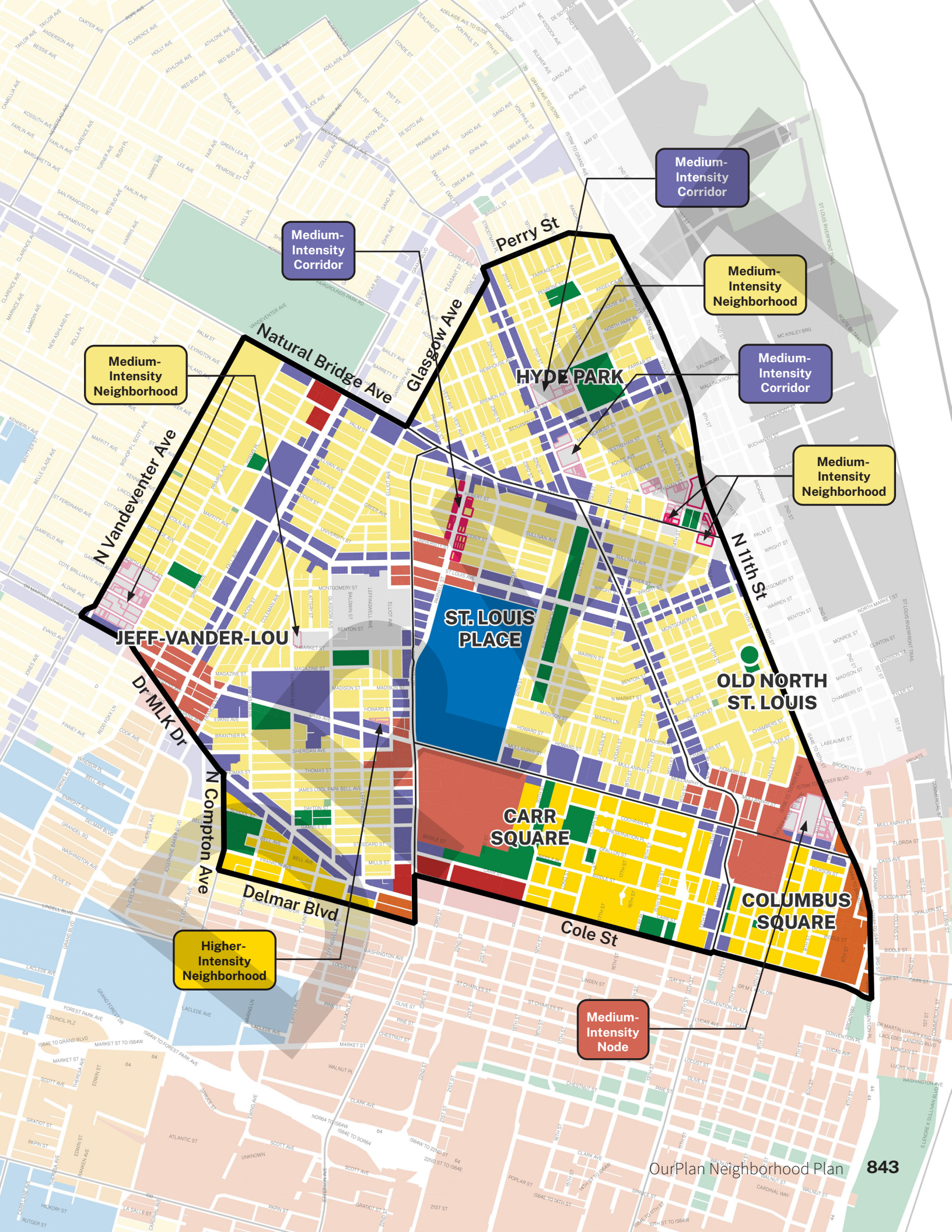
Medium-Intensity Corridor
Medium-Intensity Corridor
Medium-Intensity Neighborhood
Medium-Intensity Neighborhood
Medium-Intensity Corridor
Medium-Intensity Neighborhood
Medium-Intensity Neighborhood
Higher-Intensity Neighborhood
Medium-Intensity Node
Perry St
Natural Bridge Ave
Glasgow Ave
N Vandeventer Ave
N 11th St
Dr MLK Dr
N Compton Ave
Delmar Blvd
Cole St
HYDE PARK
ST. LOUIS PLACE
JEFF-VANDER-LOU
OLD NORTH ST. LOUIS
CARR SQUARE
COLUMBUS SQUARE

Zoning Code Recommendations
City of St. Louis

The Current Code

The City of St. Louis zoning code has been in place for seven decades and has changed little during that time. In a variety of ways, the code is badly out of date and in need of change.

Problems areas include:

- **Administrative Process:** Current processes are highly inefficient and not transparent to the public.
- **Plan Implementation:** The goals of the 2025 Strategic Land Use Plan (SLUP), including allowing for flexible and creative approaches to growth, mixing of uses and promotion of traditional urban forms are not being implemented with the current zoning.
- **Disaster Preparedness:** The City is not prepared to cope with the aftermath of natural disasters such as the May 16, 2025 Tornado, with respect to zoning.
- **Use & Adjacencies:** Problematic land uses and adjacencies are not being adequately prevented, potentially harming health and quality of life and standing in the way of other development opportunities.
- **Form Standards:** Built form and its relationship with the public realm is not adequately addressed by the code, which offers little in the way of regulation.
- **Housing Affordability:** Both the local zoning and building codes restrict the ability to provide diverse, affordable options for housing.
- **Equitable Policy:** The city's history of systemic injustice is being perpetuated through zoning, in terms of both its mapping of land uses and its reliance on variances and other discretionary processes, which favor those with more resources.
- **Climate Change Mitigation:** The impacts of climate change are not sufficiently mitigated, including flood risks and the "urban heat island effect" associated with insufficient tree canopy.

Recommended Approach

St. Louis is already undertaking a citywide zoning overhaul, which includes the Project Connect area. As such, this plan does not recommend major zoning updates in advance of that process. The new code, expected to be developed over the next year or more, will provide multiple opportunities for public and stakeholder input.

It was determined during the development of this plan that the city is not currently aware of imminent plans to develop any projects in the project area that conflict with the plan's intent — therefore, there is not really an immediate need for any defensive zoning changes to prevent/hinder unwanted development.

Similarly, the city is not currently aware of plans for any imminent, plan-aligned development within the project area that would benefit meaningfully from proactive zoning changes.

Considering this and the resources required to pursue variances, any proposed changes should instead be reviewed, refined, and advanced through the ongoing zoning update (ZOUP) process.

Zoning & Regulatory Recommendations

However, this chapter does provide both general and location-specific recommendations that have emerged during the development of this plan. This includes guiding principles for the city-wide zoning upgrade to consider for the Project Connect area, as well as highlighting some sites that should be reviewed for potential longer-term zoning changes.

Recommendations for other regulatory changes or updates are also provided, organized by the plan objectives that they support.

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Short Term Development-Related Rezonings

Individual rezonings may be requested over the next two years before the code upgrade is complete, in order to accommodate specific development proposals, including those for adaptive reuse. Where they relate to sites identified in this plan, they should follow the recommendations outlined. They should also be aligned to the future land uses described in the SLUP.

If there are concerns that a rezoning to a different district under the current code may allow unintended consequences (such as opening up undesirable uses permitted under that district), the City should consider conditioning that rezoning by prohibiting those undesirable uses.

Zoning Upgrade Priorities

As it is developed, the new city-wide zoning code should closely reflect both the intentions of the SLUP (as updated) and the Project Connect Neighborhood Plan.

In addition to the specific recommendations outlined elsewhere in this document, the zoning upgrade should consider the following general principles with respect to the Project Connect area:

- **Introduce standards to ensure high-quality, urban form:** As mentioned above, the existing zoning code places relatively few restrictions on form, and may result in buildings that fail to appropriately relate to the street or that prioritize the convenience of automobiles over pedestrians. To achieve the higher quality of form desired for the Project Connect areas, the zoning overhaul must take a stronger stance on forms.
- **Allow for flexibility in use to encourage development and adaptive reuse:** Encouraging redevelopment in the Project Connect area means being open to a variety of uses, both for new development and adaptive reuse. These include residential, retail, office and institutional or community (industrial uses should be restricted, as discussed below). The current zoning tends to separate uses, especially by prohibiting most retail or office functions within Single and Two-Family zoned areas, and allowing only a limited range of use in Multi-Family areas. Greater flexibility should be explored for at least parts of these areas.
- **Allow for greater density, while respecting traditional neighborhood scale:** Similar to use, the existing zoning tends to excessively restrict density (for example to Single or Two-Family) in parts of the Project Connect area. The zoning overhaul should look for opportunities to allow for a variety of housing options, as identified by the community, while respecting the traditional scale of built form within neighborhoods.
- **Introduce standards to ensure that larger or more intensive uses relate well to existing neighborhoods:** Major corridors or nodes within the Project Connect area including those associated with the planned Transit Expansion, have the potential to support larger scale development in future. But this should not come at the expense of the residential portions of the neighborhoods. Strong and clear standards need to be introduced as part of the zoning overhaul to ensure that there is appropriate transition and buffering between the two.
- **Protect sensitive sites from heavy industrial uses:** Parks, schools and residential neighborhoods should be separated from zoning districts that allow for heavy or noxious industrial uses. In some cases, light or flexible industrial zoning may serve as a buffer between the two. In general, the fine-grained pattern of lots within the Project Connect area is not conducive to major industrial uses, and should, in most cases, be transitioned back toward residential or commercial use. Uses such as scrapyards, auto repair, or industrial storage are not appropriate for the Project Connect area.

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Overview of Current Zoning Code
City of St. Louis

Zone	A Single-family Dwelling District	B Two-family Dwelling District	C Multiple-family Dwelling Districts
Non-Conditional Uses	Single-family, two-family (contextual), home occupations, parks, babysitting centers, churches, accessory structures, temporary buildings, signs	Single-family, two-family (contextual), home occupations, parks, babysitting centers, churches, accessory structures, temporary buildings, signs	Same as B, plus: Multi-family, street-facing townhouses, small wireless facility, micro wireless facility
Height (max):	2.5 stories/35 ft (with exceptions)	2.5 stories/35 ft (with exceptions)	3 stories/45 ft (with exceptions)
Front Setback (min):	25-50 ft (contextual)	25-50 ft (contextual)	10-50 ft (contextual)
Side Setback (min):	4 ft	4 ft	4 ft (with exceptions)
Rear Setback (min):	25 ft	25 ft	10 ft (with exceptions)
Lot Size (min/ dwelling unit):	2,000 sq ft	1,250 sq ft (two-family), 2,000 sq ft (single-family)	1,000 sq ft (townhouses/two-family), 1,500 sq ft (multi-family), 2,000 sq ft (single-family)
FAR (max):	None	None	None
Parking Spaces (min):	1/dwelling unit	1/dwelling unit	1/dwelling unit

Zone	G Local Commercial and Office District	H Area Commercial District	I Central Business District
Non-Conditional Uses	Same as F, plus: Bars, dyeing/ cleaning, laundries, livery stables, milk distribution, liquor stores, printing shops, restaurants (non carry-out), public telephones, tinsmiths, wholesale businesses. Max commercial area of 7000 sq. ft	Same as Local Commercial and Office, but may exceed 7,000 sq ft if within 1,500 ft of Interstate highway.	Any (except for a variety of noxious heavy industrial uses listed).
Height (max):	3 stories	8 stories/100 ft (with exceptions: higher permitted with setbacks of 1 ft per additional 5 ft of height)	200 ft (with exceptions)
Front Setback (min):	0-50 ft (contextual)	0-50 ft (contextual)	0 ft
Side Setback (min):	0 ft (unless residential)	0 ft (5 ft where abutting a dwelling district)	0 ft
Rear Setback (min):	0 ft (unless residential)	0 ft	0 ft
Lot Size (min/ dwelling unit):	850 sq.ft (townhouses/two-family) 750 sq.ft (multi-family) 2,000 sq.ft (single-family)	750 sq ft (townhouses/two-family) 250 sq ft (multi-family) 2,000 sq ft (single-family)	250 sq.ft (dwellings within the first 8 stories), 100 sq.ft (dwellings above 8 stories)
FAR (max):	1.5 (non-res uses only)	None	None
Parking Spaces (min):	1/dwelling unit (25% reduction for range of commercial requirements)	1/dwelling unit (25% reduction for range of commercial requirements)	None

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Zone	D Multiple-family Dwelling Districts	E Multiple-family Dwelling Districts	F Neighborhood Commercial Districts
Non-Conditional Uses	Same as C, plus: Canopies	Same as D	Same as E, plus: Art galleries, bakeries, barber shops, computer stores, drug stores, dry cleaners, financial institutions,florists, office, grocery, retail, hardware stores, shoe repair stores, video, record stores.
Height (max):	3 stories/45 ft (with exceptions)	8 stories/100 ft (with exceptions: higher permitted with setbacks of 1 ft per additional 5 ft of height)	3 stories
Front Setback (min):	10-50 ft (contextual)	10-50 ft (contextual)	0-50 ft (contextual)
Side Setback (min):	4 ft (required on one side only, or end of block of attached buildings)	4 ft (with exceptions)	0 ft (unless residential)
Rear Setback (min):	15 ft (with exceptions)	15 ft (with exceptions)	0 ft (unless residential)
Lot Size (min/ dwelling unit):	850 sq.ft (townhouses/two-family), 750 sq.ft (multi-family), 2,000 sq.ft (single-family)	750 sq.ft (townhouses/two-family) 250 sq.ft (multi-family) 2,000 sq.ft (single-family)	850 sq.ft (townhouses/two-family) 750 sq.ft (multi-family) 2,000 sq.ft (single-family)
FAR (max):	1.5 (conditional non-res uses only)	2.0 (conditional non-res uses only)	1.5 (non-res uses only)
Parking Spaces (min):	1/dwelling unit	1/dwelling unit	1/dwelling unit (25% reduction for range of commercial requirements)

Zone	J Industrial Districts	K Unrestricted
Non-Conditional Uses	Same as I, plus: Gas stations, all carry-out restaurants, auto body shops, fender repair shops, used car lot, car leasing/rental lot. Dwellings prohibited, unless more than 40% or more of frontage is occupied by dwellings.	Any, except dwellings
Height (max):	8 stories/100 ft	8 Stories / 100 ft
Front Setback (min):	10-50 ft (contextual)	0-50 ft (contextual)
Side Setback (min):	4 ft (with exceptions)	0 ft (unless abutting residential)
Rear Setback (min):	115 ft (with exceptions)	0 ft
Lot Size (min/ dwelling unit):	750 sq ft (townhouses/two-family) 250 sq ft (multi-family) 2,000 sq ft (single-family)	N/A
FAR (max):	2.0 (non-residential uses only)	None
Parking Spaces (min):	1/dwelling unit (otherwise none)	None

**Note: In areas near planned transit expansion, there is the possibility for reduced parking, more density, or more height for certain uses in certain districts.*

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Project Connect
Location-Specific Zoning Recommendations

Although this plan is not recommending any proactive zoning changes in advance of adoption of the new city-wide zoning code that will be developed over the course of 2025 and 2026, it does seek to highlight the location-specific zoning issues that have been identified during the planning process.

These have been organized into four categories, each with a tiered prioritization of select parcels:

Restrict Industrial Use
All land zoned "J" or "K" (Industrial or Unrestricted) that is not designated Industrial in the SLUP (2025) and does not have an active industrial use on it today should be rezoned to more appropriately reflect its residential or mixed-use context. This will prevent new noxious industrial uses, which might have negative health impacts on the community and may discourage other more desirable development.

Upzone Corridors and Nodes
Where current zoning is "A" or "B" (Single-Family or Two-Family Dwelling) and the SLUP (2025) identifies a corridor or node and plan-supported development could be hindered, appropriate mixed-use, higher intensity zoning should be put in place.

Upzone Neighborhoods
Where current zoning is "A" (Single-Family Dwelling) and the SLUP (2025) is Medium or Higher Intensity Neighborhood and plan-supported housing development could be hindered, zoning should be updated to higher intensity/density.

Other Changes
Where current zoning and/or SLUP (2025) don't align with this plan, additional changes may be required to deter unwanted use and promote plan-aligned development.

The details of these priority rezonings are identified at the neighborhood level over the following pages. Other changes, less pressing or requiring further study and community engagement, are identified with thinner outlines on the maps as topics for review during the city-wide zoning upgrade.

Legend

ADMINISTRATIVE
- PROJECT AREA
- MUNICIPAL BOUNDARY
- NEIGHBORHOODS

CURRENT ZONING
- A - SINGLE-FAMILY DWELLING DISTRICT
- B - TWO-FAMILY DWELLING DISTRICT
- C - MULTIPLE-FAMILY DWELLING DISTRICT
- D - MULTIPLE-FAMILY DWELLING DISTRICT
- E - MULTIPLE-FAMILY DWELLING DISTRICT
- F - NEIGHBORHOOD COMMERCIAL DISTRICT
- G - LOCAL COMMERCIAL AND OFFICE DISTRICT
- H - AREA COMMERCIAL DISTRICT
- I - CENTRAL BUSINESS DISTRICT
- J - INDUSTRIAL DISTRICT
- K - UNRESTRICTED DISTRICT
- L - JEFFERSON MEMORIAL DISTRICT

CURRENT ZONING OVERLAYS
- NGA SPECIAL USE DISTRICT (GPE-SUD)
- MULTI-ZONE

ZONING RECOMMENDATIONS

RESTRICT INDUSTRIAL USE
- HIGHER PRIORITY
- LOWER PRIORITY (REQUIRES FURTHER STUDY)

UPZONE CORRIDORS AND NODES
- HIGHER PRIORITY
- LOWER PRIORITY (REQUIRES FURTHER STUDY)

UPZONE NEIGHBORHOOD INTENSITY
- HIGHER PRIORITY
- LOWER PRIORITY (REQUIRES FURTHER STUDY)

OTHER PLAN-RELATED CHANGES
- HIGHER PRIORITY
- LOWER PRIORITY (REQUIRES FURTHER STUDY)

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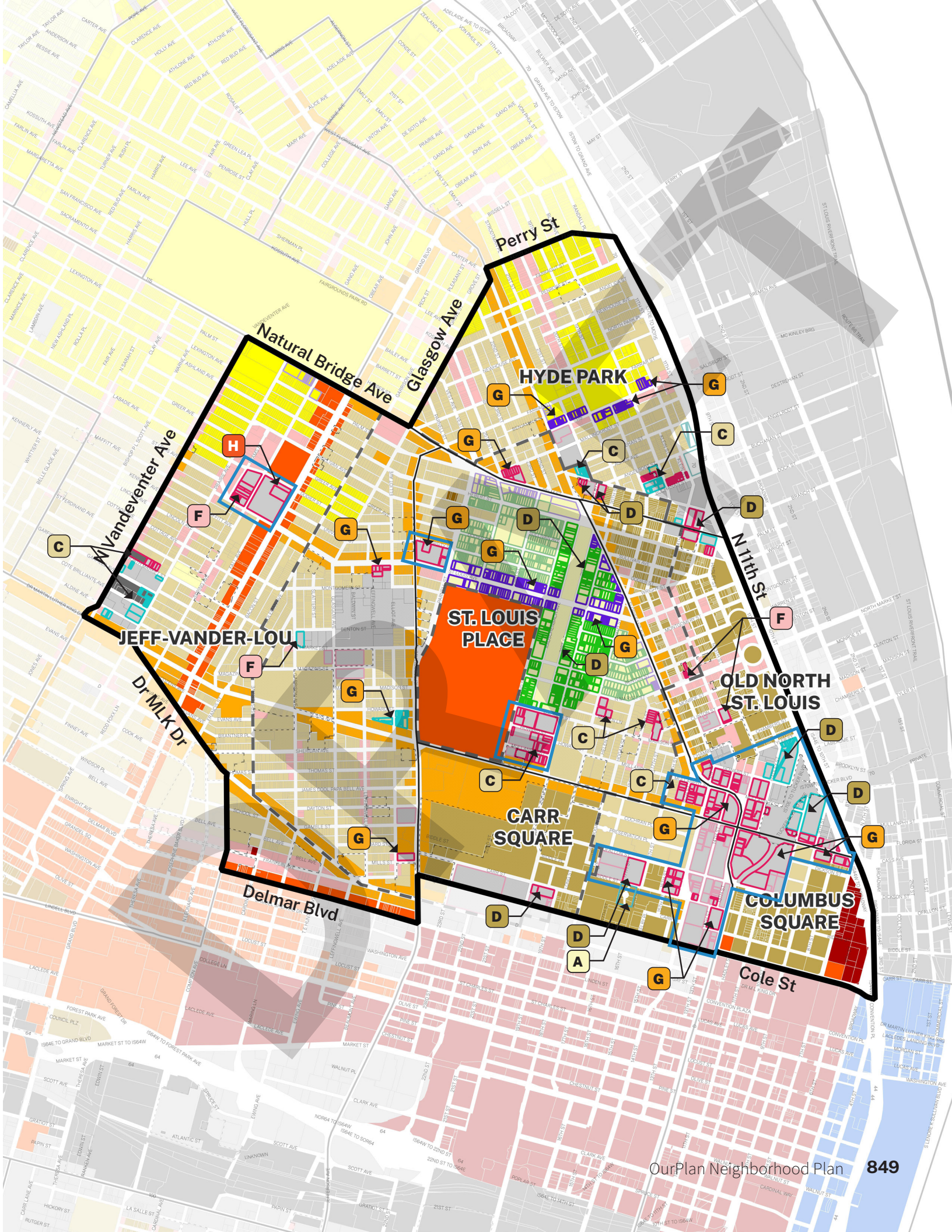
Perry St
Natural Bridge Ave
Glasgow Ave
N Vandeventer Ave
HYDE PARK
JEFF-VANDER-LOU
ST. LOUIS PLACE
N 11th St
OLD NORTH ST. LOUIS
CARR SQUARE
COLUMBUS SQUARE
Dr MLK Dr
Delmar Blvd
Cole St
G
C
D
F
H
A

Project Connect
Zoning & Regulatory Recommendations

PC-10.1

Strengthen and promote policies and programs that protect and keep existing and long-time residents in the neighborhood and minimize displacement.

Context

The zoning already in place in much of the Project Connect area allows for significant unrealized development potential (although not always aligned to the community vision). The purpose in changing the zoning is to remove barriers and 'red tape' associated with desirable forms of development, while working to prohibit undesirable uses and forms.

Ultimately, however, changes in zoning permissions are unlikely to cause displacement in the Project Connect area, since the market, rather than zoning, is the primary limiting factor on development, and probably will be for some time.

Other programs, such as tax abatements or grants, can help to prevent displacement and provide support for current residents.

Recommendations

- Update zoning and land use regulations to protect existing residential areas and prevent displacement while encouraging community-focused redevelopment.

PC-10.4

Promote a variety of housing types and streamline building processes to attract and retain residents of varying financial statuses.

Recommendations

- Encourage and facilitate the development of a variety of housing typologies, such as duplexes, townhomes, and accessory dwelling units (ADUs).
- Promote zoning reforms that allow for different housing sizes and formats throughout the project area.
- Develop pre-approved residential housing plans that fit the character of the area in collaboration with the City to streamline permitting and review processes.

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PC-10.5

Ensure that infill housing and development respects traditional urban development patterns and densities.

Recommendations

- Consider the implementation of specific design standards for frontage, height, setbacks, and density as part of the current zoning overhaul.
- Consider different parking requirements/restrictions as part of the current zoning overhaul, such as promoting site designs with front porches, small front yards, street trees, and rear/side parking instead of large front parking lots.
- Consider limitations on surface parking, shared parking solutions, and design standards that preference alley access for parking areas.
- Promote a variety of housing types (duplexes, rowhouses, ADUs, apartments) to match historic density patterns and meet diverse household needs.
- Prioritize higher-density infill near transit stops, major corridors, and nodes of activity, while discouraging campus-style developments that reduce density or disrupt the street grid.

PC-11.1

Focus demolition, stabilization, and rehabilitation of vacant buildings and properties in existing nodes of activity.

Recommendations

- Review land use and zoning designations for vacant properties throughout the Project Area and pursue proactive zoning changes or updates during the zoning upgrade to restrict unwanted development that would not align with the SLUP or this neighborhood plan.

PC-11.2

Redevelop vacant lots through a mix of short- and long-term strategies that promote community ownership, support infill housing and economic development, and lay the groundwork for uses that align with the goals of the neighborhoods.

Recommendations

- Review land use and zoning designations for vacant properties throughout the Project Area and pursue proactive zoning changes or updates during the zoning upgrade to restrict unwanted development that would not align with the SLUP or this neighborhood plan.
- Consider rezoning vacant properties to match adjacent categories to facilitate lot consolidation in areas where development beyond infill housing is desirable

PC-12.1

Increase access to affordable, dignified transitional and supportive housing by expanding housing-first strategies and strengthening connections to community-based services.

Recommendations

- Implement inclusive zoning policies that allow for a broader range of housing types, including permanent supportive housing, transitional housing, and shared housing models where availability or access is limited.

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PC-23.1

Designate "hubs" of concentrated, mixed-use development at key intersections.

Recommendations

- Review land use and zoning designations for vacant properties throughout the Project Area and pursue proactive zoning changes or updates during the zoning upgrade to restrict unwanted development that would not align with the SLUP or this neighborhood plan.

PC-44.1

Attract a full-service grocery store to the project area to serve residents across all six neighborhoods.

Context

The relevant parcels are zoned "J" Industrial. While retail (including grocery stores) is allowed within Industrial Zones, the zoning district also permits a range of undesirable industrial uses.

Recommendations

- As part of the zoning upgrade, these parcels should be rezoned to allow mixed uses, but exclude industrial uses.
- As part of the zoning upgrade, ensure that there are sufficient lands zoned for mixed use, to maximize opportunities for a grocery store and ancillary uses that complement and support the viability of a grocery store in the Project Connect area.

PC-50.1

Promote the protection and reuse of historic landmarks, buildings, and sites of historical significance.

Recommendations

- As part of the zoning upgrade, consider bonusing or incentivizing retention of existing buildings as part of redevelopment.
- Consider developing a graphic companion guide or checklist document to make the Hyde Park Local Historic District's regulations more accessible.
- Consider studying potential new additions to the National Register of Historic Places in Columbus Square. Sites and buildings to be considered include the Shrine of St. Joseph, Father Filipiak Park, Columbus Square Park, and Patrick Henry Elementary School. Studies would need to be submitted as part of an application package.

PC-60.1

Establish a noise and air pollution barrier, including a sound wall and tree buffer, along Interstate 70 (I-70).

Recommendations

- Update the land use and zoning of relevant parcels where this infrastructure would be built to enable the project to move forward successfully.

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Other General Recommendations

Some additional more specific recommendations that don't perfectly fall under any plan objectives should also be considered during the zoning upgrade and during the development of future regulations and policies affecting the project area

Recommendations

- Consider the types of signage that may be desirable or undesirable in the project area and incorporate relevant regulations into the zoning code. In some key instances, larger signage may be appropriate, but guidance and regulation are needed to effectively manage this.
- Review all existing multi-zoned parcels and zoning overlays and incorporate into the new code with single zones for all parcels to reduce complexity wherever possible.
- Consider reducing or eliminating parking minimums for certain zones in locations where adequate public transit is available.
- Consider where reducing or eliminating side yard and rear yard setbacks may be appropriate to promote density and facilitate development, especially for smaller and irregularly shaped lots.
- Consider updating zoning and building codes to allow for more co-housing type situations. Explore ways to allow more flexibility and meet changing housing needs to accommodate various situations that would work if not for the prohibition.
- Consider zoning regulations that loosen restrictions on what "single-family" means for housing, loosening restrictions on blood relation/family status.

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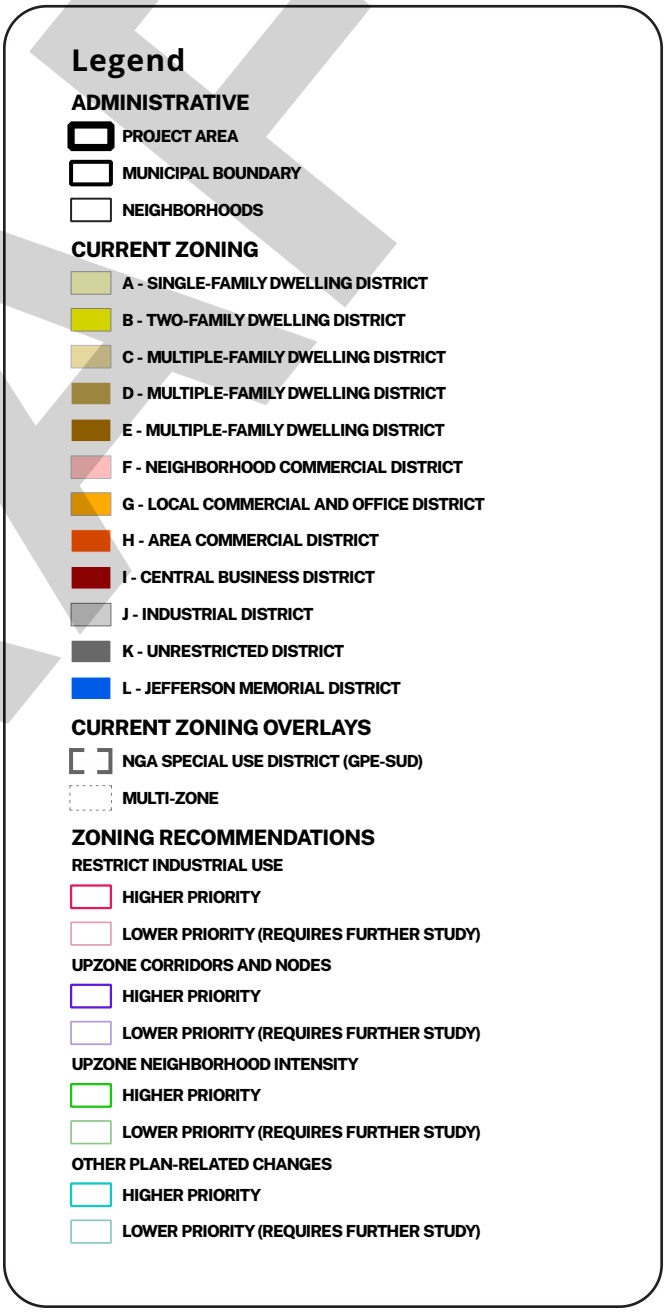
Carr Square
Location-Specific Zoning Recommendations

These sites are recommended for rezoning from “J” Industrial to “D” Multiple Family Dwelling to allow multi-unit residential development and prevent the risk of future industrial or auto-oriented uses:

- Doll’s Plaza (1928-1936 Carr St.)
- Carr Central Neighborhood Center (1607 Biddle St.)
- The vacant block between O’Fallon St., N. 14th St., Biddle St. and N. 15th St.

These sites are recommended for rezoning from “J” Industrial to “G” Local Commercial and Office to allow mixed-use development and prevent the risk of future industrial uses:

- The commercial site at the corner of Cass Ave. and N. 13th St. (1300-1304 Cass Ave.)
- The commercial block at the corner of N. Tucker Blvd. and Biddle St. (1119 N. Tucker Blvd.)
- The church site at the corner of N. 14th St. and Biddle St. (1401-1407 Biddle St.)
- The vacant lands at 1436-1442 E. 14th St.
- The vacant lands at 1207-1213 N. 13th St.



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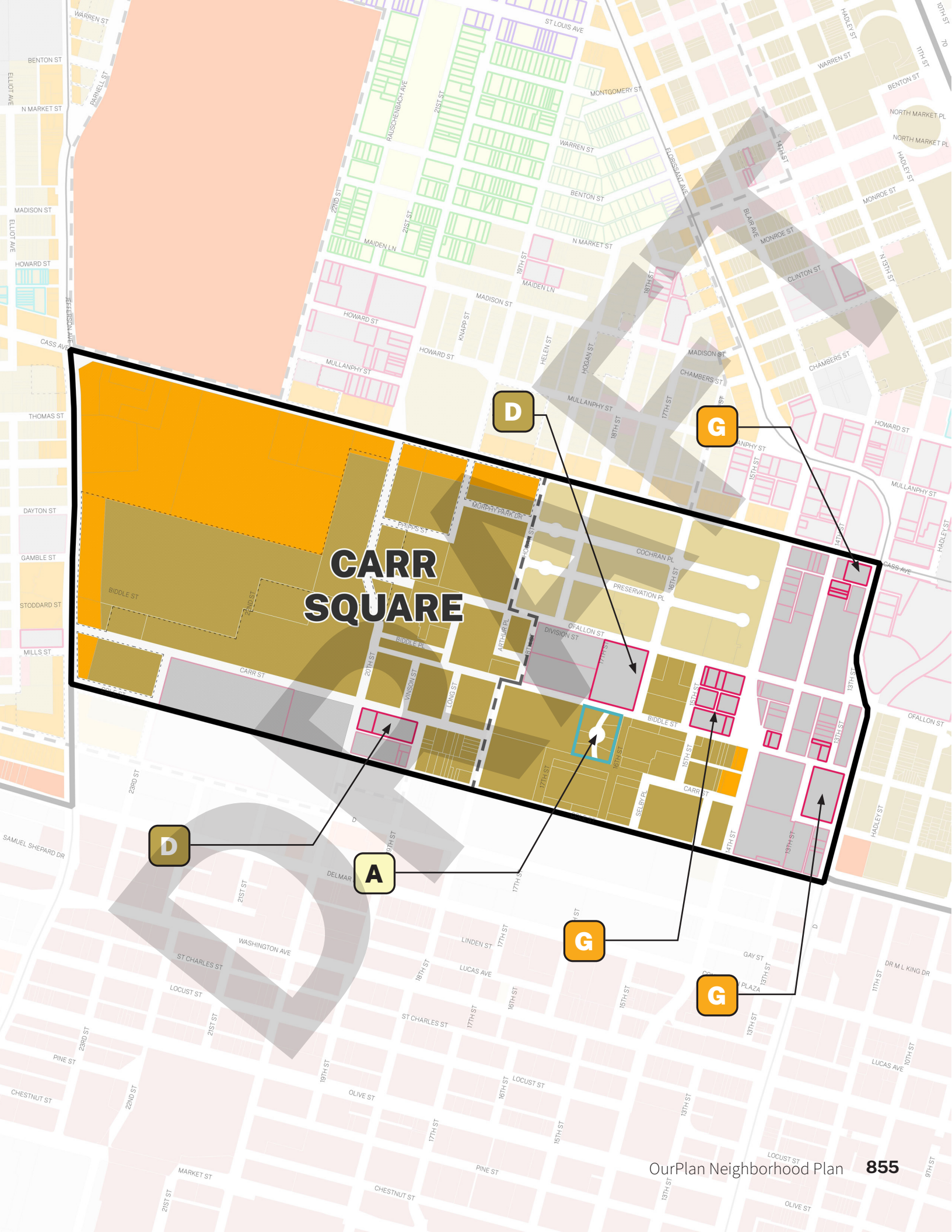
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MADISON ST
HOWARD ST
CASS AVE
THOMAS ST
DAYTON ST
GAMBLE ST
STODDARD ST
MILLS ST
ST LOUIS AVE
MONTGOMERY ST
MAIDEN LN
MULLANPHY ST
CHAMBERS ST
CLINTON ST
MONROE ST
NORTH MARKET PL
MURPHY PARK DR
PRIPPS ST
COCHRAN PL
PRESERVATION PL
OFALLON ST
DIVISION ST
BIDDLE ST
BIDDLE PL
CARR ST
SELBY PL
ARTHUR PL
WINSOR ST
LONG ST
HOGAN ST
KNAPP ST
HELEN ST
RAUSCHENBACH AVE
FLORISSANT AVE
BLAIR AVE
HADLEY ST
JEFFERSON AVE
ELLIOT AVE
PARNELL ST
SAMUEL SHEPARD DR
DELMAR
WASHINGTON AVE
ST CHARLES ST
LOCUST ST
LINDEN ST
LUCAS AVE
GAY ST
PINE ST
CHESTNUT ST
OLIVE ST
MARKET ST
DR M L KING DR
PLAZA
14TH ST
15TH ST
16TH ST
17TH ST
18TH ST
19TH ST
20TH ST
21ST ST
22ND ST
23RD ST
13TH ST
9TH ST
10TH ST
11TH ST

Carr Square
Zoning & Regulatory Recommendations

CAR-10.1

Redevelop the Carr School site to meet key community needs with senior housing as a priority.

Context

The current zoning, “D” Multiple Family Dwelling, allows residential uses, as well as nursing homes as a conditional use.

Recommendations

- Permitted uses are generally acceptable, but a broader range of community uses should be considered during the zoning overhaul.

CAR-11.1

Promote residential development on the vacant land along N 16th St between Biddle St and Carr St (1100 Block of Jonas Hubbard St) that fits the existing neighborhood character.

Recommendations

- The desired use for the vacant parcels along Jonas Hubbard Street is single family residential. This aligns with the neighborhood goal of diversifying the types of housing in Carr Square and addressing the lack of single-family homes currently present. This desired use should remain allowable as a use by right under the updated zoning code and single-family housing should be promoted here.

CAR-11.2

Promote residential development on the vacant lots of 1701-1745 Cole St. that fits the existing neighborhood character.

Recommendations

- Review land use and zoning designations for vacant properties throughout the neighborhood and pursue proactive zoning changes or updates during the zoning upgrade to restrict unwanted development that would not align with the SLUP or this neighborhood plan.

DRAFT

Large industrial zone at the edge of the neighborhood

N 14th St and O'Fallon St

Carr Central Neighborhood Center

CAR-20.1

Promote the redevelopment of the site of the former Pruitt-Igoe housing projects at Cass Ave and Jefferson Ave.

Context

A variety of mixed uses are allowed under the current zoning, "G" Local Commerce and Office and "D" Multiple Family Dwelling. However, a three-story height limit reduces redevelopment potential.

Recommendations

- Upzone to allow buildings up to 85 ft in height, in keeping with the height restrictions of the Geospatial Protection and Enhancement Special Use District (GPE-SUD) and SLUP land use designations. (The GPE-SUD restricts the construction of any building or structure exceeding 85 feet in height, as it might allow visibility into the NGA campus or otherwise pose a risk to the NGA's operations or national security.)
- Improve built form standards in zoning code to ensure development is urban and walkable in character.
- Include interpretive elements to memorialize the history of Pruitt-Igoe.
- Pursue zoning changes (to allow up to 8 stories and align with the SLUP's Medium-Intensity Node designation) while ensuring compliance with the Geospatial Protection and Enhancement Special Use District (SUD).

CAR-20.2

Rehabilitate and redevelop the structure at 1521 Carr St into a mixed-use, resident-owned building with business or retail on the ground floor and residential units above.

Context

While residential use is allowed in "D" Multiple Family Dwelling, current zoning does limit mixed uses.

Recommendations

- Explore rezoning (if needed) to expand allowable business, retail, and neighborhood-serving uses.
- Permitted uses are generally acceptable, but a broader range of small retail uses should be considered during the zoning overhaul.

CAR-20.3

Promote mixed-use development on the vacant parcels along N 14th St between Carr School and O'Fallon St.

DRAFT

Recommendations

- Rezone the parcels (currently “J” Industrial) to allow neighborhood-serving mixed-use development in line with the 2025 SLUP while limiting/preventing unwanted use types, such as gas stations or industrial.

CAR-20.4

Promote a node of mixed-use development around Loretta Hall Park.

Recommendations

- Ensure that the land use and zoning at this node supports the goals and objectives of this neighborhood plan and would permit the desired uses.

CAR-40.1

Improve existing parks with additional amenities to make them more usable, safe, and welcoming for residents.

Context

The current zoning (“D” Multiple Family Dwelling) and land use (Parks / Community Space) designations permit parks, however the current zoning code does not have a specific zone for parks or open spaces, which means that other uses are not restricted.

Recommendations

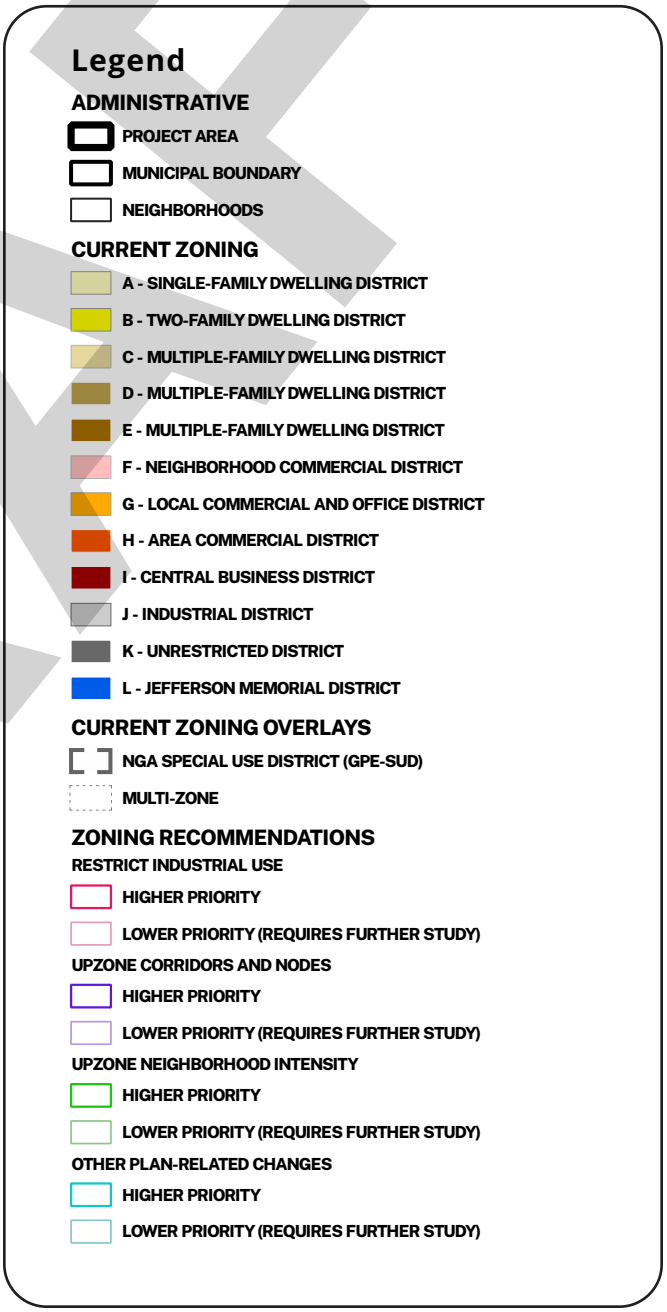
- For greater clarity and to better protect parks and open spaces, consider introducing a parks-specific zoning district as part of the zoning upgrade with resident support.
- If a new park-specific zoning district is introduced as part of the zoning upgrade, the site in question should be rezoned accordingly with resident support.

DRAFT

Columbus Square
Location-Specific Zoning Recommendations

These sites are recommended for rezoning from “J” Industrial to “G” Local Commercial and Office to allow mixed-use development and prevent the risk of future industrial uses:

- Most of the block bounded by Cass Ave., N. 10th St., O’Fallon St. and N. 13th St. This includes the former Green Leaf supermarket, several other commercial sites and several vacant sites. It excludes towing facility at the southeast corner.
- The Youth and Family Center site at 818 Cass Ave.
- The vacant site immediately to the east at the corner of Cass Ave. and N. 8th St. (706-718 Cass Ave.).



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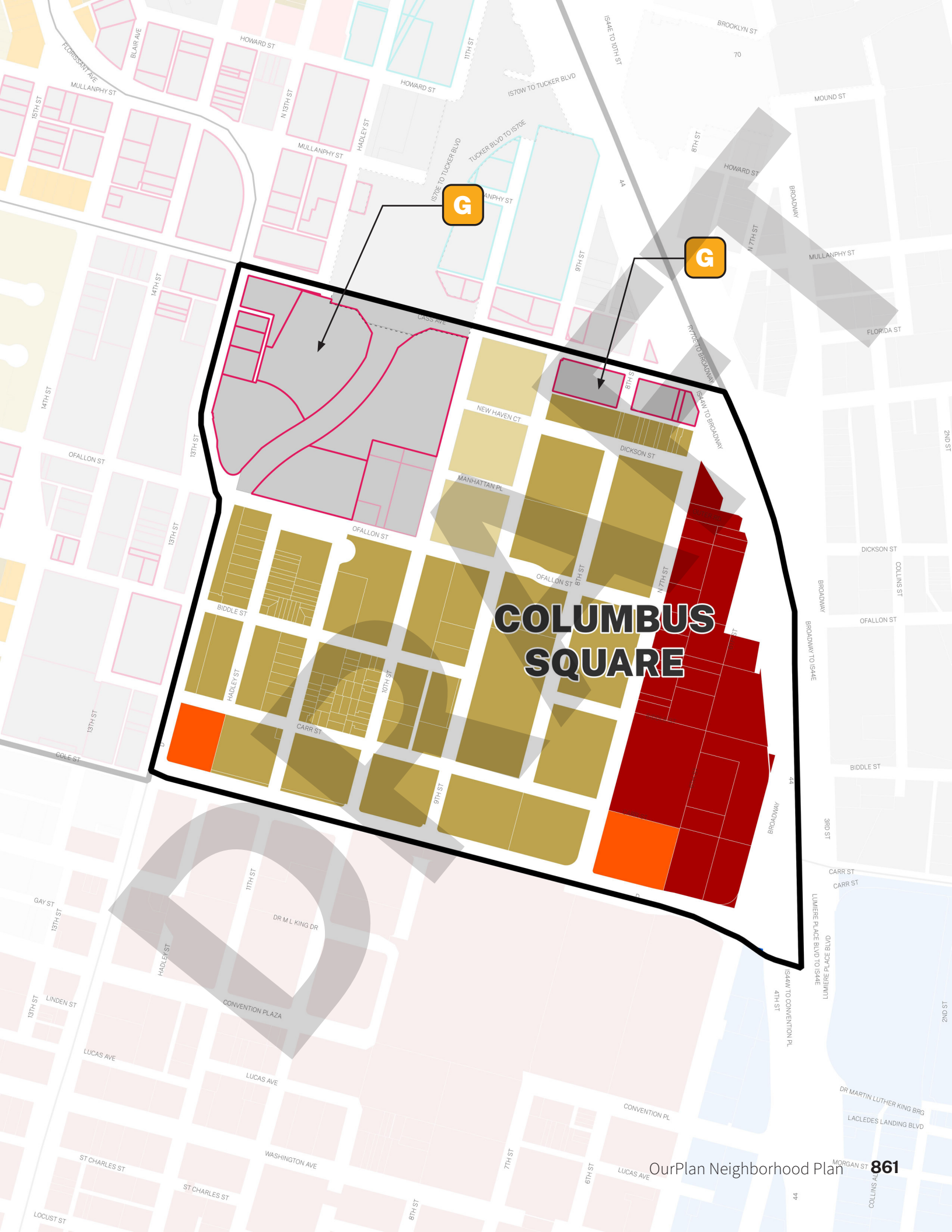
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COLUMBUS SQUARE
HOWARD ST
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IS70E TO TUCKER BLVD
IS70W TO TUCKER BLVD
IS44E TO 10TH ST
BROOKLYN ST
MOUND ST
BROADWAY
FLORISSANT AVE
BLAIR AVE
15TH ST
N 13TH ST
11TH ST
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9TH ST
14TH ST
13TH ST
CASS AVE
NEW HAVEN CT
DICKSON ST
MANHATTAN PL
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BIDDLE ST
10TH ST
CARR ST
COLE ST
IS44W TO BROADWAY
FLORISSANT AVE TO BROADWAY
FLORIDA ST
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COLLINS ST
BROADWAY TO IS44E
3RD ST
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DR M L KING DR
CONVENTION PLAZA
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WASHINGTON AVE
ST CHARLES ST
LOCUST ST
CONVENTION PL
IS44W TO CONVENTION PL
4TH ST
LUMIERE PLACE BLVD TO IS44E
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LACLEDES LANDING BLVD
MORGAN ST
7TH ST
6TH ST
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Columbus Square
Zoning & Regulatory Recommendations

COL-20.1

Promote the redevelopment of the "Bottle District" with a mix of uses along 7th St and expose opportunities to better connect the neighborhood to downtown and the riverfront.

Context

A broad range of uses are permitted under the current zoning ("I" Central Business District and "H" Area Commercial District) of the "Bottle District," but permitted building heights can far exceed the scale of 7th Street (3 stories) and Columbus Square.

Recommendations

- Determine an appropriate maximum building height for the neighborhood and surrounding context as part of the zoning upgrade.
- Add transition standards as part of the zoning upgrade to ensure that eventual development steps down to 7th St.
- Explore updating the zoning along 7th St to limit large driveways, waste areas, and loading docks.
- Explore zoning and land use changes to allow for higher density mixed-use development while ensuring appropriate transitions to adjacent residential areas.

COL-20.2

Promote the development of the Tucker & Cass Community Improvement District (CID) with additional commercial and retail functions to serve the needs of the community.

Context

The current industrial zoning ("J" Industrial) is not aligned to the community desire for mixed use, or to the SLUP land use (Medium Intensity Node).

Recommendations

- Update the zoning map as part of the zoning upgrade to align with the SLUP land uses. Apply mixed use zoning to the intersection in question.
- Update zoning at the intersection of Tucker Blvd and Cass Ave to encourage mixed use development that integrates well with the neighborhood while serving the community's needs.

DRAFT

"Bottle District"

Industrial zone along Cass Ave

Tucker and Cass Community Improvement District (CID), site of former GreenLeaf Market

COL-21.1

Upgrade infrastructure and digital services to attract new commercial development and provide better support for local businesses and residents.

Recommendations

- Explore the creation of business-support zones that are "development ready" with shovel-ready infrastructure and incentive programs.

COL-40.1

Upgrade and expand the Biddle Street Greenway to ensure it is safe, vibrant, and accessible for people of all ages and abilities.

Context

The current zoning ("I" Central Business District) and land use (Central East) designations permit parks, however the current zoning code does not have a specific zone for parks or open spaces, which means that other uses are not restricted.

Furthermore, the current land use permits small parks, but larger parks require their own land use. Though a specific land use designation exists does exist for parks (Parks / Community Space), no changes are recommended at this time, as the SLUP land uses are aligned to property lines and a linear park on these blocks would need to be created through subdivision of properties.

Recommendations

- For greater clarity and to better protect parks and open spaces, consider introducing a parks-specific zoning district as part of the zoning upgrade.
- If a new park-specific zoning district is introduced as part of the zoning upgrade, the site in question should be rezoned accordingly.

COL-40.2

Create a new permanent public park at 1228 N 9th St (at O'Fallon St) to serve as a central public amenity for families and residents of the neighborhood.

Context

The current land use designation of "Higher-Intensity Neighborhood" permits small parks, but larger parks require their own land use.

The current zoning ("D" Multiple Family Dwelling) permits parks, however the current zoning code does not have a specific zone for parks or open spaces, which means that other uses are not restricted.

Recommendations

- Update the SLUP land use of the site to "Parks and Community Space."
- For greater clarity and to better protect parks and open spaces, consider introducing a parks-specific zoning district as part of the zoning upgrade.
- If a new park-specific zoning district is introduced as part of the zoning upgrade, the site in question should be rezoned accordingly.

DRAFT

COL-40.3

Establish a new dog park in the neighborhood, potentially in the green buffer space on Tucker Blvd between Carr St and O'Fallon St or within the proposed park at 1228 N 9th St.

Context

The current zoning ("D" Multiple Family Dwelling) and land use (Parks / Community Space) designations permit parks, however the current zoning code does not have a specific zone for parks or open spaces, which means that other uses are not restricted.

Recommendations

- For greater clarity and to better protect parks and open spaces, consider introducing a parks-specific zoning district as part of the zoning upgrade.
- If a new park-specific zoning district is introduced as part of the zoning upgrade, the site in question should be rezoned accordingly.

COL-50.1

Support Urban Reach STL's planned rehabilitation and adaptive reuse of 1127 N. 9th St. as a community-centered facility for youth and family programming.

Context

The current zoning ("D" Multiple Family Dwelling) permits residential and limited commercial uses.

Recommendations

- During the zoning upgrade, consider applying a district that allows a fuller range of commercial and community uses to open more options for adaptive reuse.

COL-51.1

Guide new development in the neighborhood to transition thoughtfully in scale from higher-density areas to adjacent residential neighborhoods, ensuring compatibility without limiting thoughtful development.

Recommendations

- Ensure that new zoning developed during upgrade includes transition standards between different zoning districts. In some cases, zoning districts can be mapped to step upward gradually to mitigate major changes in scale.
- Utilize land use, zoning, and other planning tools to guide development and encourage gradual transitions in building height and massing between higher-density and mixed-use corridors and lower-density residential areas.
- Explore the use of various planning tools, such as setbacks, landscaping, building orientation, etc., to soften transitions between building types.
- Consider various strategies for limiting or guiding the placement of waste areas, loading docks, and other auxiliary spaces, etc., that may detract from the urban fabric of the neighborhoods.

DRAFT

Hyde Park
Location-Specific Zoning Recommendations

These sites are recommended for rezoning from "J" Industrial to "C" Multiple Family Dwelling to allow multi-unit residential development and prevent the risk of future industrial or auto-oriented uses:

- The utility and formerly industrial lands on the block bounded by Herder St., Blair Ave., Buchanan St. and 19th St.
- The vacant portion of the block immediately to the north, bounded by Angelrodt St., Blair Ave. Herder St. and 19th St.
- The vacant portion of the block bounded by Destrehan St., N. 21st St., Branch St. and N. Florissant Ave.
- The vacant and residential lots on the block bounded by Angelrodt St., Klein St., Buchanan St. and Blair Ave.
- The vacant lot at 3301-3305 Buchanan St.

Similarly, these sites are recommended for rezoning from "J" Industrial to "D" Multiple Family Dwelling to allow multi-unit residential development and prevent the risk of future industrial or auto-oriented uses:

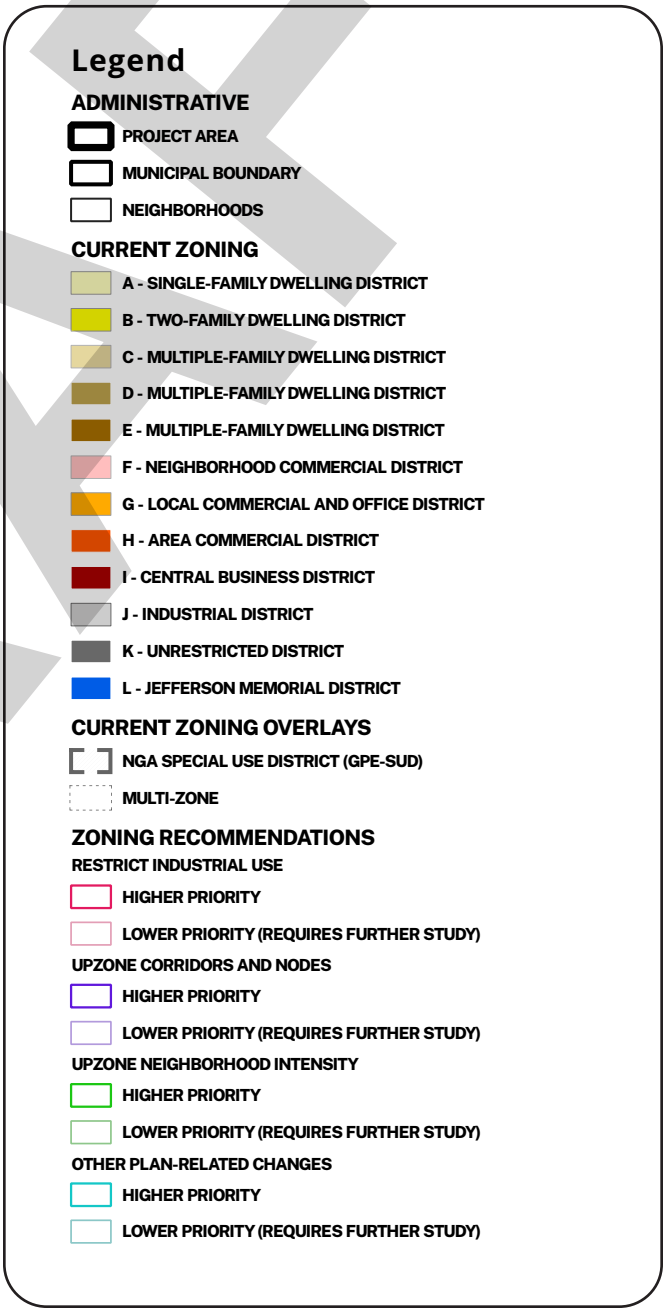
- The vacant lots along Branch St. between N. Florrisant Ave. and N. 21st St. (2116-2124 Branch St.).
- The vacant lots along N. 21st St. between Palm St. and Branch St. (3306-3314 N. 21st St.).
- The vacant lot at 3111 Palm St.
- In addition, Strodtman Park, currently zoned "J" Industrial, should be changed to "D" Multiple Family Dwelling as an interim measure. It is expected that the city-wide Zoning Upgrade will later develop a more appropriate district for parks.

These sites are recommended for rezoning from "J" Industrial to "G" Local Commercial and Office to allow mixed-use development and prevent the risk of future industrial uses:

- The vacant and residential lands on the block bounded by Mallinckrodt St., N. 23rd St., Palm St. and N. 25th St.

In addition to the industrial sites, these sites are recommended for upzoning from "B" Two-Family Dwelling to "F" Neighborhood Commercial to allow mixed-use development along Salisbury St., a SLUP-identified Corridor:

- The "B"-zoned lots directly fronting onto Salisbury St. between N. Florissant Ave. and N. 14th St. plus 3615-3623 N. 14th St.



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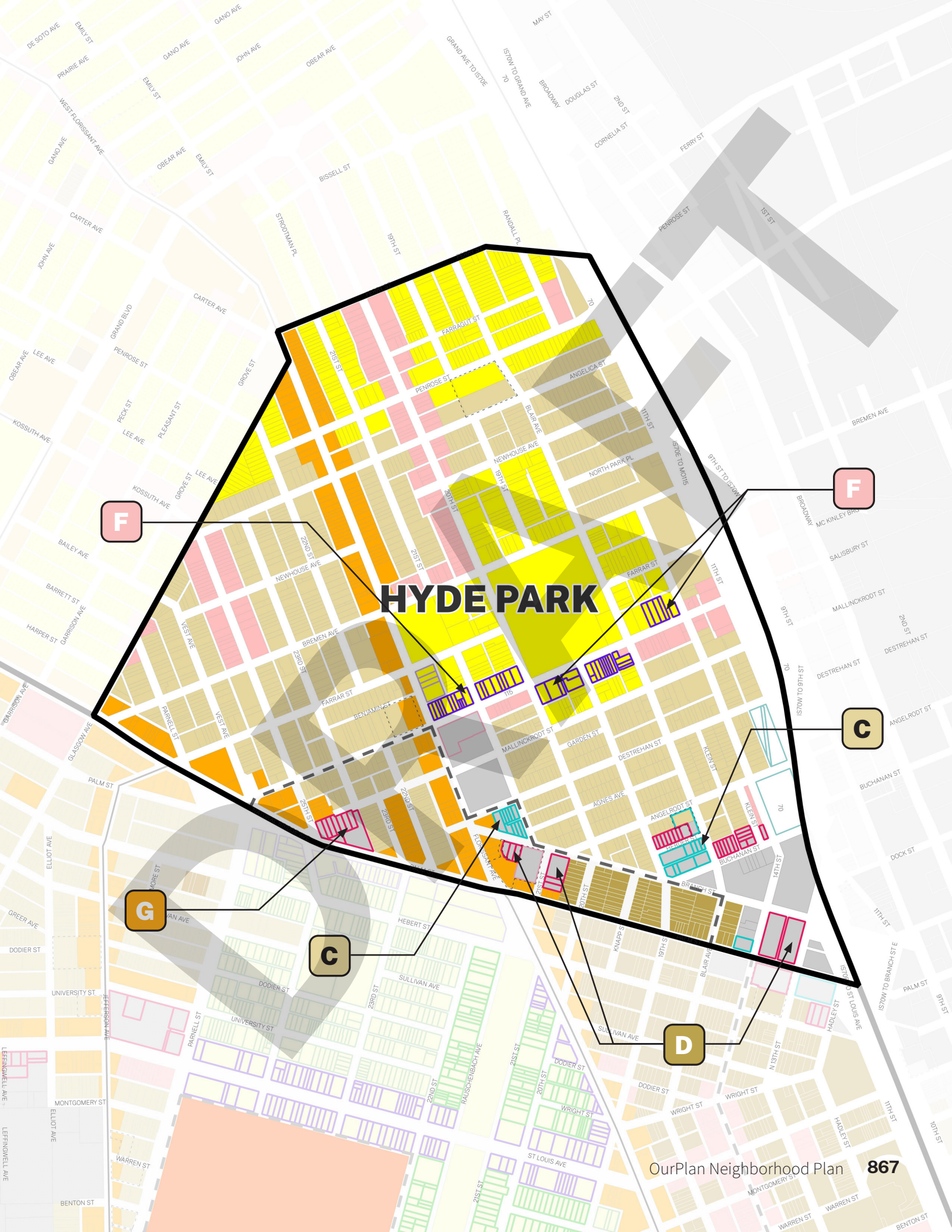
HYDE PARK
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VEST AVE
PARNELL ST
23RD ST
22ND ST
BENJAMIN ST
MALLINCKRODT ST
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DESTREHAN ST
KLEIN ST
AGNES AVE
ANGELRODT ST
BUCHANAN ST
BRANCH ST
14TH ST
FLORISSANT AVE
HEBERT ST
SULLIVAN AVE
DODIER ST
UNIVERSITY ST
WRIGHT ST
ST LOUIS AVE
PALM ST
GREER AVE
ELLIOT AVE
JEFFERSON AVE
MONTGOMERY ST
WARREN ST
BENTON ST
RAUSCHENBACH AVE
N 13TH ST
HADLEY ST
DOCK ST
BROADWAY
MC KINLEY BRG
SALISBURY ST
MALLINCKRODT ST
DESTREHAN ST
ANGELRODT ST
IS70W TO 9TH ST
9TH ST TO IS70W
IS70E TO MO115
IS70W TO GRAND AVE
GRAND AVE TO IS70E
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9TH ST
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GLASGOW AVE
GARRISON AVE
LEFFINGWELL AVE
KOSSUTH AVE
LEE AVE
GROVE ST
PECK ST
PLEASANT ST
GRAND BLVD
CARTER AVE
JOHN AVE
OBEAR AVE
EMILY ST
GANO AVE
PRAIRIE AVE
DE SOTO AVE
WEST FLORISSANT AVE
BISSELL ST
STRODTMAN PL
RANDALL PL
19TH ST
MAY ST
BROADWAY
DOUGLAS ST
2ND ST
CORNELIA ST
FERRY ST
1ST ST
PENROSE ST
BAILEY AVE
BARRETT ST
HARPER ST
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Hyde Park
Zoning & Regulatory Recommendations

HP-10.1

Promote a mix of housing at all economic levels that respects the historic district ordinance and complements the design and architecture of existing and historic buildings.

Recommendations

- Enforce the standards established by the Hyde Park Historic District ordinance.
- If 'pre-approved' housing plans are to be developed, they should be aligned to existing historic district policy to ensure that they are by-right.

HP-11.2

Pursue a phased approach to clustering new development efforts around the neighborhood's key assets and corridors, such as Hyde Park, Windsor Park, and Salisbury St.

Recommendations

- Review land use and zoning designations for vacant properties throughout the neighborhood and pursue proactive zoning changes or updates during the zoning upgrade to restrict unwanted development that would not align with the SLUP or this neighborhood plan.

HP-20.1

Make improvements to Salisbury St, the neighborhood's "Main Street," and promote its development as a vibrant corridor to attract new residents, businesses, and visitors.

Context

Under the current SLUP, the corridor is designaged Medium Intensity Corridor from N Florissant Ave to I-70 and Medium Intensity Neighborhood from Natural Bridge Ave to N Florissant Ave. The Medium Intensity Corridor land use already permits mixed use, however only limited mixed use is allowed within Medium Intensity Neighborhood.

Large parts of the Salisbury St corridor (including areas adjacent to Hyde Park) are not currently zoned to allow commercial or mixed uses. A lack of strong form standards risks poor quality development.

Recommendations

- Review and update land use and zoning along Salisbury St to help promote a mixed-use commercial corridor with housing, businesses, retail, and other amenities.
- Update SLUP to extend Medium Intensity Corridor to Natural Bridge Ave, changing relevant parcels that are currently designated as Medium Intensity Neighborhood.
- Update zoning to allow multi-family and smaller scale commercial uses along the course of the corridor to create the opportunity for it to become a true business district.
- Improve built form standards to ensure development is urban and walkable in character.

DRAFT

Industrial zone along Cass Ave at the south edge of the neighborhood, “The Trestle” landing site

Salisbury St Corridor at Hyde Park

HP-40.1

Establish a Hyde Park Cultural Campus that connects significant landmarks like the former Clay School, former Divoll Branch of the St. Louis Public Library (anticipated future home to The Musaeum Library), and the Most Holy Trinity Church.

Context

Zoning along the corridor varies, but includes “B” Two Family Dwelling, “C” Multiple Family Dwelling, and “F” Neighborhood Commercial.

Current residential zoning (“B” Two Family Dwelling and “C” Multiple Family Dwelling) limits opportunities for larger community uses and art studios.

Recommendations

- As part of the the zoning upgrade, ensure greater flexibility to the zoning districts applied to this area so as not to restrict larger community uses and art studios.

HP-50.2

Encourage high-quality, context-sensitive, and pedestrian-friendly new construction and development that respects the neighborhood’s historic character and walkable scale.

Context

Portions of the neighborhood currently zoned for industrial do not align with the community to restrict industrial use and promote residential and mixed-use development.

Recommendations

- Modify Hyde Park Historic District standards and other regulatory tools to allow new construction that complements historic architecture while lowering barriers to investment.
- Ensure city-wide zoning revisions include form-based standards to encourage high-quality development that supports walkability, cycling, and transit.
- Phase out industrial land use and zoning throughout the neighborhood, particularly near parks and residential areas, to improve compatibility with the neighborhood’s character.
- Incentivize green building practices and energy-efficient construction that respects historic context.
- No Form-Based Code Overlay is recommended at this time, because these concerns are better addressed through the the zoning upgrade. The upgrade should introduce more extensive form standards to ensure higher quality development that promotes walking, cycling, and transit use.
- Review industrial zoning as part of the zoning upgrade to align zoning to SLUP land uses and consider removing industrial designations from areas adjacent to parks, schools, and residential areas.

DRAFT

HP-51.1

Rehabilitate and reuse the old Penrose Police Station at 1901-1919 Penrose St.

Context

The current zoning ("B" Two-Family) allows two-family and very limited commercial uses.

Recommendations

- As part of the zoning upgrade, update to allow multi-family and a broader range of commercial and community uses to broaden options for reuse.

HP-51.2

Rehabilitate and reuse the Bremen Theater building at 1929 Bremen Ave.

Context

The current zoning ("B" Two-Family) allows two-family and very limited commercial uses.

Recommendations

- As part of the zoning upgrade, update to allow multi-family and a broader range of commercial and community uses to broaden options for reuse.

HP-51.3

Promote the redevelopment and reuse of the Krey and Shreves buildings at 3806 N Florissant Ave and 2030 Bremen Ave (two blocks along Bremen Ave and Farrar St between N Florissant Ave and N 20th St)

Context

The current zoning ("B" Two-Family) allows two-family and very limited commercial uses, although this does not align with or confirm to the existing industrial use.

Recommendations

- Adjust zoning to allow flexible uses including residential, commercial, and community services.
- As part of the zoning upgrade, update to allow multi-family and a broader range of commercial and community uses to broaden options for reuse, while continuing to restrict industrial use.

DRAFT

Jeff-Vander-Lou
Location-Specific Zoning Recommendations

These sites are recommended for rezoning from "J" Industrial and "K" Unrestricted to "C" Multiple Family Dwelling to allow multi-unit residential development and prevent the risk of future industrial or auto-oriented uses:

1. The vacant lands along Aldine Ave., between Vandeventer Ave. and E. Prairie Ave. (3852-3856 Aldine Ave.)
2. The vacant and church sites on the block bounded by Garfield Ave., E. Prairie Ave., Cote Brilliante Ave. and Vandeventer Ave.
3. The vacant or mixed use commercial sites on the block bounded by N. Market St., E. Prairie St., Garfield Ave. and Vandeventer Ave.
4. The vacant or commercial sites along the north side of N. Market St. between Vandeventer St. and E. Prairie St. (3823-3843 N. Market St).

These sites are recommended for rezoning from "J" Industrial to "F" Neighborhood Commercial to allow mixed-use development and prevent the risk of future industrial uses:

5. The block bounded by Dodier St., N. Spring Ave., St. Louis Ave. and Hyams Pl.
6. The vacant lot at 2950 Benton St.

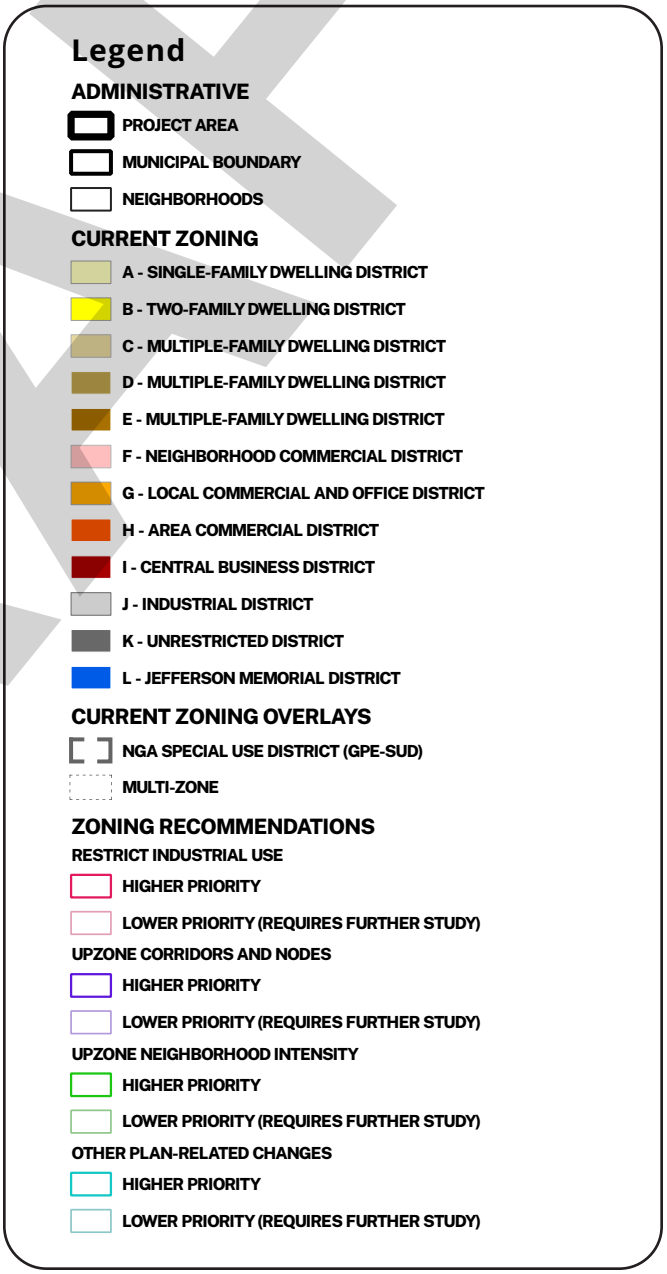
These sites are recommended for rezoning from "J" Industrial to "G" Local Commercial and Office to allow mixed-use development and prevent the risk of future industrial uses:

7. A group of vacant lots not connected to the Sensient Colors industrial campus on the block bounded by St. Louis Ave., Elliott Ave., Montgomery Ave. and N. Leffingwell Ave.
8. A vacant lot adjacent to the Doorways Jefferson Campus (1019 N. Jefferson Ave).

These sites are recommended for rezoning from "J" Industrial to "H" Area Commercial to allow mixed-use development and prevent the risk of future industrial uses:

9. The block bounded by Dodier St., Grand Blvd., St. Louis Ave. and N. Spring St.

10. In addition, a small group of lots near the intersection of Jefferson and Cass Avenues are recommended for rezoning from "A" Single Family to "G" Local Commercial and Office. These parcels are identified as priority sites for eminent domain and have potential to be redeveloped with mixed uses that can support economic development.



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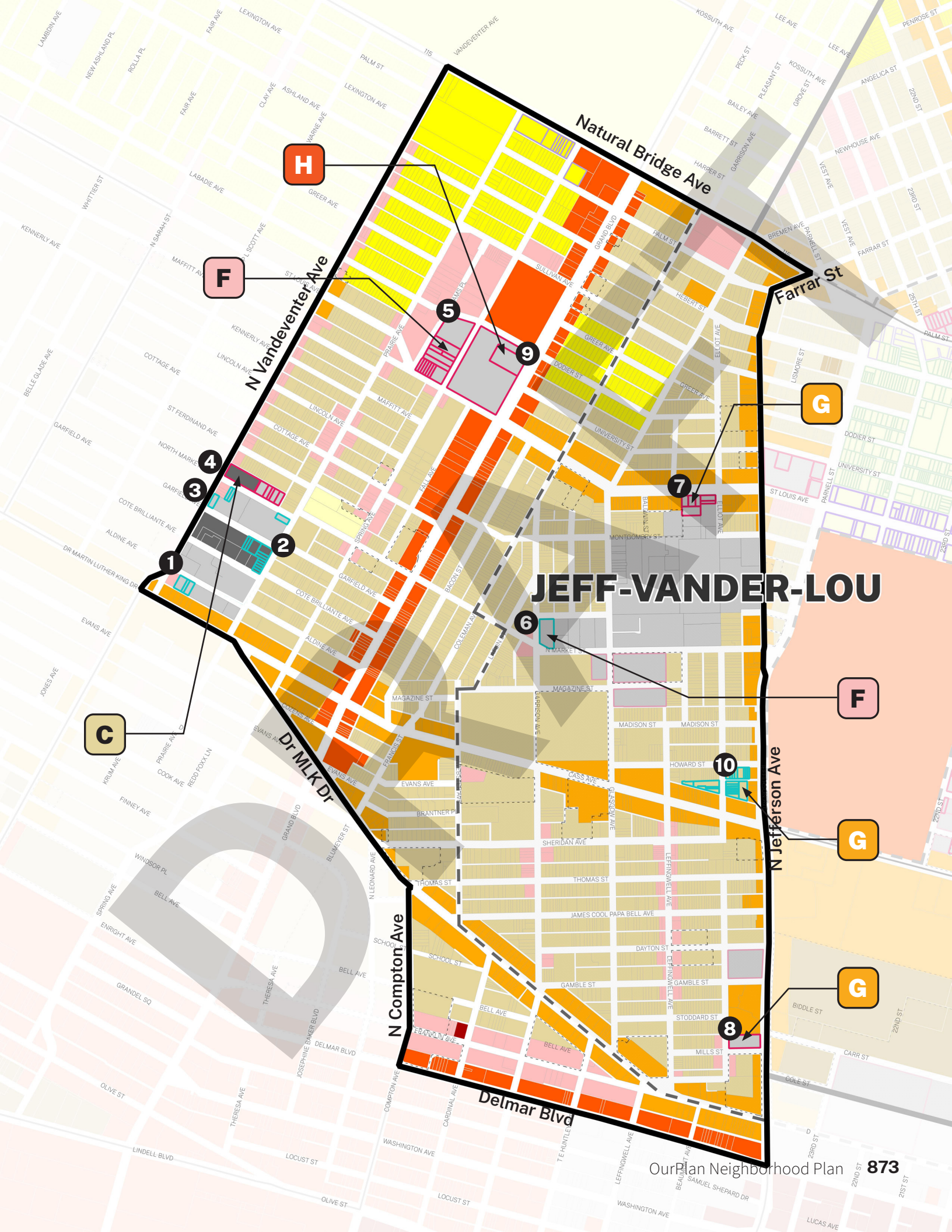
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Jeff-Vander-Lou
Zoning & Regulatory Recommendations

JVL-10.1

Strengthen and promote policies and programs that support the creation of diverse housing options to attract new residents.

Recommendations

- Update zoning and land use designations to promote new residential development throughout the neighborhood, consistent with the existing neighborhood character.

JVL-10.2

Ensure new housing development matches the existing housing stock and respects the scale, form, and context of the neighborhood.

Context

Throughout the neighborhood, different zones allow different ranges of uses and maximum heights.

Recommendations

- As part of the zoning upgrade, ensure that zoning matches the intents of the SLUP land uses.
- Establish zoning that transitions thoughtfully from residential to larger-scale commercial or mixed-use development along key corridors. Introduce transition standards where zoning districts of different scales abut one another.
- Cap building heights in designated areas to ensure new development fits within the historic character and scale of the neighborhood.
- Require context-sensitive design that complements existing materials, massing, and setbacks.

JVL-10.3

Focus development at strategic clusters of vacant properties.

Recommendations

- Review land use and zoning designations for vacant properties throughout the neighborhood and pursue proactive zoning changes or updates during the zoning upgrade to restrict unwanted development that would not align with the SLUP or this neighborhood plan.

DRAFT

JVL-20.1

Promote improvements to North Vandeventer Ave and support investment in its Black-owned businesses and local enterprises to strengthen the corridor as a center of neighborhood commerce.

Context

The corridor is primarily designated as Medium Intensity Neighborhood in the current SLUP. Although primarily residential, this land use does accommodate small commercial uses.

The majority of the corridor is currently zoned "F" Neighborhood Commercial, which permits a variety of mixed uses.

Recommendations

- No changes to the SLUP are recommended at the moment for this corridor, but in future Vendeventer Ave may need to be reconsidered in future as a Corridor.
- Although the zoning is expected to be updated as part of the current overhaul, no substantial changes to land use are recommended.

JVL-20.2

Promote the development of Dr. Martin Luther King Dr as a vibrant, mixed-use neighborhood corridor that honors the area's cultural legacy while providing access to needed goods and services.

Context

The current SLUP designation, Medium Intensity Corridor, already permits the desired outcome.

The current zoning, mostly "G" Local Commercial and Office, allows a broad range of residential and commercial uses and maximum height of 3 stories (4 adjacent to Jefferson Ave corridor).

Recommendations

- As part of the zoning upgrade, allow greater height, of at least 5 stories, to increase incentives for intensification.
- Improve built form standards to ensure development is urban and walkable in character.
- Introduce rear transition standards to ensure appropriate treatment of surrounding neighborhoods.
- Evaluate zoning and land use changes that might enable a mix of ground-floor retail and upper-story residential and office spaces.

JVL-20.3

Promote the development of Grand Blvd as a vibrant, mixed-use neighborhood retail corridor that serves as a walkable "Main Street" while providing access to needed goods and services.

Recommendations

- Update zoning and land use, where appropriate, to encourage compatible, walkable infill development that complements the neighborhood's historic scale and provides additional foot traffic for local businesses.

DRAFT

JVL-30.3

Revitalize neighborhood alleys to restore access, resolve use conflicts, and support safe, clean, and functional connections to homes and businesses.

Recommendations

- Consider land use and zoning updates that promote alley use and limit front or street-facing garages, where possible.

JVL-41.1

Promote the unique and rich history of sports in the neighborhood.

Context

The current SLUP designation of Parks and Community is not intended for museums, per se, but there are other examples in the City of St. Louis of museums within parks (e.g., Forest Park).

The site is currently split across two distinct zones, "F" Neighborhood Commercial (front) and "D" Multi Family Dwelling (rear). Both conditionally allow publicly-owned museums, however it is unclear how a privately-owned museum would be treated. Split zoning does complicate development, though.

The former United Railways Spring Ave Substation building is already on the National Register of Historic Places, as so, it should be appropriately preserved as part of any adaptive reuse.

Recommendations

- If the planned museum is to be integrated with Rumbold Park, no land use change is recommended. However, if they are to exist and operate independently, then changes to the land use for the planned museum should be considered.
- As part of the zoning upgrade, ensure that museums (public and private) are allowed in mixed use districts.
- In mapping, remove instances of split zoning such as this, applying a single zoning district to each parcel.

JVL-50.1

Support and promote efforts to preserve and activate the neighborhood's historic buildings, landmarks, cultural institutions, and urban form.

Recommendations

- Use the citywide zoning upgrade as an opportunity to ensure new development and renovations align with the neighborhood's historic fabric, promoting consistency in building form, materials, and streetscape design.
- Explore utilizing the National Historic District status for potential funding and tax credits for the rehabilitation of historic homes and buildings.

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JVL-50.2

Extend the St. Louis Ave cultural corridor from St. Louis Place into the neighborhood to strengthen neighborhood connections and unify historic and cultural assets.

Context

The current land use, Medium Intensity Corridor east of Grand Blvd and Medium Intensity Neighborhood west of Grand Blvd, already aligns to the desired outcome. The residential character of lands west of Grand Blvd is reflected in Neighborhood land use.

The current zoning, which varies across “D” Multiple Family, “F” Neighborhood Commercial, and “G” Local Commercial and Office, is primarily Multiple Family, except at intersections where mixed uses are allowed.

Recommendations

- Explore the benefits and potential risks of establishing a local historical district for the corridor that extends into the neighborhood.
- The permitted uses under the current zoning are likely acceptable, unless there is a specific desire to allow more mixed uses and extend a denser St. Louis Ave corridor through Jeff-Vander-Lou. Unlike in St. Louis Place and Old North St. Louis, St. Louis Ave has a more residential character in Jeff-Vander-Lou.

Grand Blvd and St. Louis Ave in Jeff-Vander-Lou, former site of Sportsman’s Park

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Old North St. Louis
Location-Specific Zoning Recommendations

These sites are recommended for rezoning from "J" Industrial to "D" Multiple Family Dwelling to allow multi-unit residential development and prevent the risk of future industrial or auto-oriented uses:

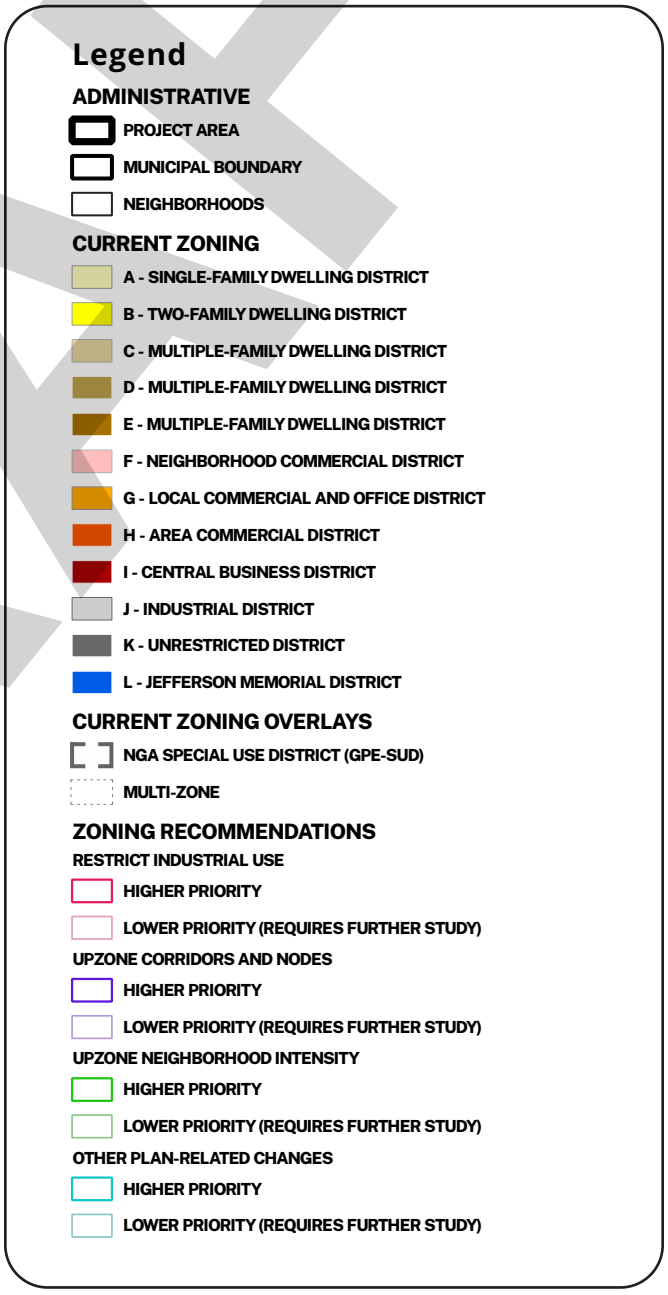
- The abandoned industrial site on the block bounded by Palm St., N. 14th St., Hebert St. and Blair Ave.
- The parking lot and residential lands on the block bounded by Palm St., Hadley St., Hebert St. and N. 13th St.
- In addition, the densely wooded and vacant block bounded by Tyler St., N. 11th St., Howard St. and Hadley St., which is at the western end of the abandoned railway overpass should be changed from "J" Industrial to "D" Multiple Family. In the longer term, however, this block should be at least partly considered as a park or other open space to preserve its tree canopy and the overpass structure. Ideally, the rail corridor should be reused as a trail connection to the Mississippi waterfront. Other opportunities for adaptive reuse and residential and commercial development that would complement The Trestle should also be explored and promoted.

These sites are recommended for rezoning from "J" Industrial to "F" Neighborhood Commercial to allow mixed-use development and prevent the risk of future industrial uses:

- The residential sites at 1421-1423 N. Market St.
- The vacant lands on the block bounded by Clinton St., N. 13th St., Madison St., and N. 14th St.

These sites are recommended for rezoning from "J" Industrial to "G" Local Commercial and Office to allow mixed-use development and prevent the risk of future industrial uses:

- The vacant and commercial lands on the block bounded by Chambers St., Blair Ave. and N. Florissant Ave.
- The Sunshine Youth Center and vacant lands on the block bounded by Howard St., N. 14th St., N. Florissant Ave. and Blair Ave.
- The vacant lands on the block bounded by Howard St., N. 13th St., Florissant Ave. and N. 14th St.
- The vacant lands on the block bounded by Howard St., Hadley St., Mullanphy St. and N. 13th St.
- The vacant lands on the block bounded by Mullanphy St., Hadley St., Cass Ave. and N. 13th St.
- The vacant lands on the block bounded by Mullanphy St., Tucker Blvd., Cass Ave. and Hadley St.
- The vacant lands on the blocks east of Tucker Blvd. / the I-70 on-ramp.



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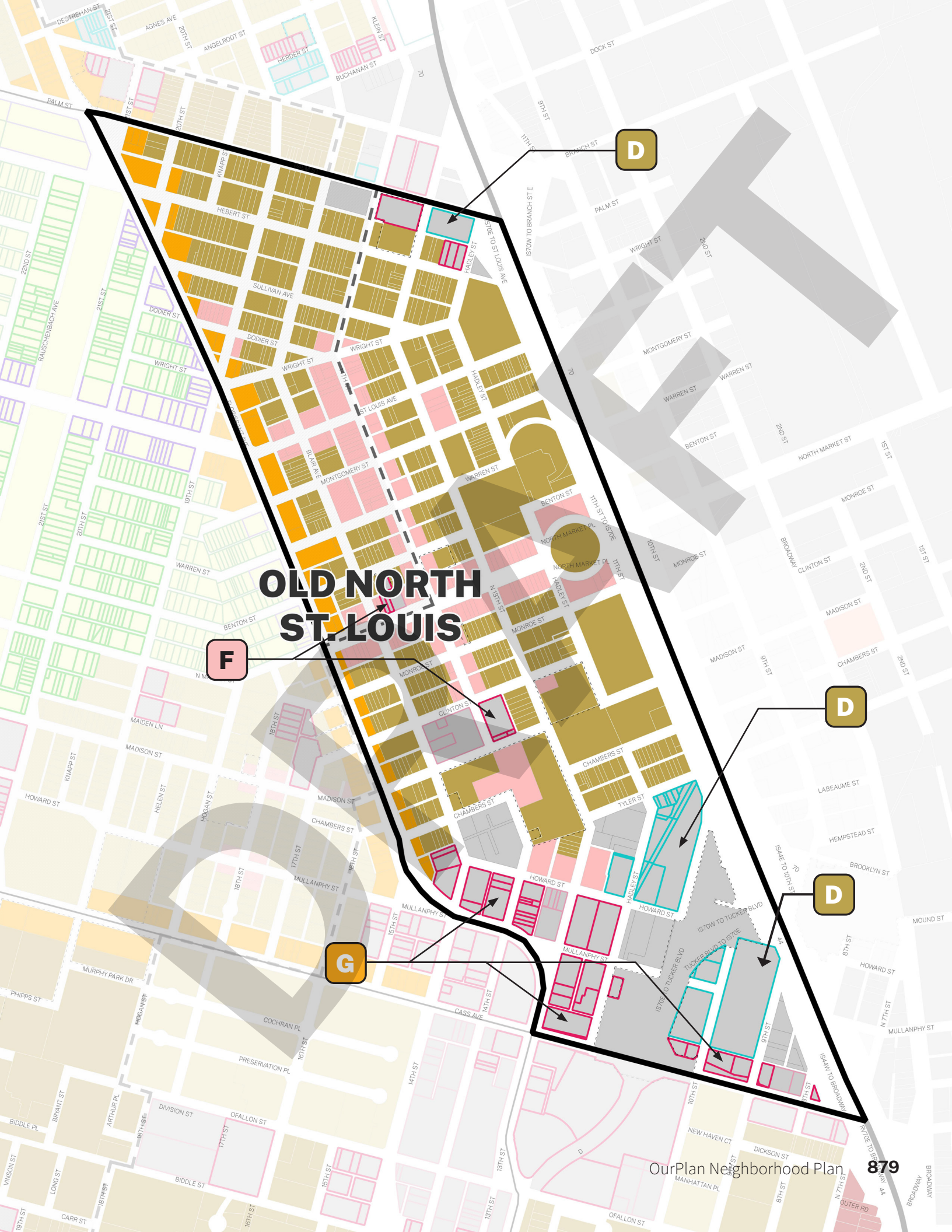
OLD NORTH
ST. LOUIS
D
F
G
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D
PALM ST
WRIGHT ST
MONTGOMERY ST
WARREN ST
BENTON ST
NORTH MARKET ST
MONROE ST
CLINTON ST
MADISON ST
CHAMBERS ST
HOWARD ST
MULLANPHY ST
CASS AVE
HADLEY ST
SULLIVAN AVE
DODIER ST
ST LOUIS AVE
BLAIR AVE
BRANCH ST
DOCK ST
BUCHANAN ST
ANGELRODT ST
AGNES AVE
HEBERT ST
KNAPP ST
RAUSCHENBACH AVE
MAIDEN LN
HELEN ST
HOGAN ST
MURPHY PARK DR
PHIPPS ST
COCHRAN PL
PRESERVATION PL
DIVISION ST
OFALLON ST
BIDDLE ST
BIDDLE PL
BRYANT ST
ARTHUR PL
LONG ST
VINSON ST
CARR ST
LABEAUME ST
HEMPSTEAD ST
BROOKLYN ST
MOUND ST
TYLER ST
NEW HAVEN CT
DICKSON ST
MANHATTAN PL
OUTER RD
IS70W TO BRANCH ST E
IS70E TO ST LOUIS AVE
11TH ST TO IS70E
IS70W TO TUCKER BLVD
TUCKER BLVD TO IS70E
IS44E TO 10TH ST
IS44W TO BROADWAY
RTE 70E TO BROADWAY
N 13TH ST
N 7TH ST
21ST ST
20TH ST
19TH ST
18TH ST
17TH ST
16TH ST
15TH ST
14TH ST
13TH ST
10TH ST
9TH ST
8TH ST
2ND ST
1ST ST
22ND ST

Old North St. Louis
Zoning & Regulatory Recommendations

ONSL-11.1

Work collaboratively to find long-term, community-based alternatives to the encampment in the south of the neighborhood.

Recommendations

- Explore land use/zoning adjustments that enable transitional housing, group living, or supportive housing in select areas.

ONSL-12.1

Focus development at strategic clusters of vacant properties that could be reused or developed with a focus on housing.

Recommendations

- Review land use and zoning designations for vacant properties throughout the neighborhood and pursue proactive zoning changes or updates during the zoning upgrade to restrict unwanted development that would not align with the SLUP or this neighborhood plan.

ONSL-40.2

Transform the historic infrastructure of 'The Trestle' into a unique public space by developing an elevated park that enhances community connectivity, provides access to the riverfront, and serves as a catalyst for economic development, tourism, and neighborhood revitalization

Context

The block where The Trestle would touch down in Old North St. Louis is currently designated as Medium Intensity Neighborhood in the SLUP, which would allow 3-story residential development, potentially including small multi-family and neighborhood-scale mixed uses.

This block is also zoned "J" Industrial, which allows industrial, plus limited other uses.

Recommendations

- During the city-wide zoning upgrade, reevaluate the zoning of the parcels around where 'The Trestle' would touch down in the neighborhood.
- If the block where The Trestle touches down is to be reimagined as a park, it should be given the Parks and Community Spaces land use in the SLUP.
- Regardless of the rehabilitation and public use of The Trestle, this block should be rezoned, as Industrial zoning is inappropriate for this block.
- To support the vision of The Trestle and the establishment of a park where it touches down in the neighborhood, the block should receive a new parks-specific zoning during the zoning upgrade.

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ONSL-41.2

Extend the cultural corridor along St. Louis Ave from St. Louis Place into the neighborhood, creating a stronger connection between the neighborhoods and tying together existing historic and cultural assets.

Recommendations

- Explore the potential for establishing a Local Historic District along St. Louis Ave that extends into Old North St. Louis.

ONSL-50.1

Discourage and phase out incompatible industrial land use the neighborhood while encouraging the redevelopment of vacant or underutilized land to better align with community priorities and enhance the neighborhood's character

Context

Current land use designations in the SLUP vary across the neighborhood, but some areas do remain designated for Flexible Industrial.

Significant portions of the neighborhood are zoned "J" Industrial, which limits residential or commercial permissions on lands that historically had industrial uses, but are now generally vacant or underutilized.

Recommendations

- Reevaluate the zoning/land use of vacant and underutilized industrial parcels at the south/southeast of the neighborhood to encourage redevelopment aligned with community priorities.
- Encourage the adaptive reuse of industrial buildings for new purposes like commercial, residential, or creative spaces that fit the neighborhood's needs.
- Reevaluate the zoning/land use of industrial land around schools, parks and residential uses throughout the neighborhood.
- Encourage the conversion of industrial sites near residential areas into community-oriented spaces, such as parks or green spaces.
- Restrict uses like gas stations within the neighborhood.
- Review Flexible Industrial lands and consider converting some to Neighborhood or Corridor in the SLUP.
- As part of the zoning upgrade, consider changing zoning to limit or remove industrial permissions on sites adjacent to schools, parks and residential areas, and instead permit multi-family residential and office or retail uses.

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ONSL-50.2

Ensure that new development and renovations complement the historic scale and fabric of the neighborhood and maintain a cohesive and walkable built environment

Context

The current zoning code places little emphasis on form, potentially allowing new development that is more auto-oriented or suburban in character.

This zoning code predates the new SLUP, and often does not reflect its intentions.

Recommendations

- Ensure that the new zoning code produced during the overhaul aligns with the traditional scale and urbanism of the neighborhood.
- As part of the zoning upgrade, rezone properties to align with the intentions of the SLUP and this neighborhood plan.
- Introduce appropriate transition standards in zoning to ensure that adjacent neighborhoods are not overwhelmed by heights.
- Other considerations may include rear setbacks, landscape buffering, and stepping of height.
- Encourage zoning changes that support the integration of green spaces, pedestrian-friendly streetscapes, and public amenities to enhance walkability.
- Explore mixed-use zoning along primary corridors to encourage a diverse range of housing and commercial spaces.
- Restrict auto-centric land uses and promote density in key areas to support access to public transit.
- Promote and facilitate a smooth transition in building scale between denser development along key corridors and more residential portions of the neighborhood.

ONSL-50.3

Support and promote neighborhood commercial development along key corridors.

Context

Although the land uses across the neighborhood vary, all of the SLUP land uses applied in the neighborhood (except for Flexible Industrial) discourage auto-oriented uses like gas stations.

Gas stations are permitted in “J” Industrial and “K” Unrestricted, although many also appear today in areas with other zoning.

Recommendations

- As part of the zoning upgrade, rezone properties to align with the intentions of the SLUP. The new zoning should strictly prohibit uses like gas stations, except in zoning districts where they are deemed acceptable.
- Update land use and zoning along N 14th St to support and promote neighborhood commercial corridor.
- Update land use and zoning to allow denser mixed-use development along N Florissant Ave.

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ONSL-51.1

Protect and preserve historic buildings and key architectural assets in the neighborhood.

Recommendations

- The potential for a Local Historic District along St. Louis Ave should be studied. Explore utilizing the National Historic District status for potential funding and tax credits for the rehabilitation of historic homes and buildings
- A number of sites could be considered for landmark designation and addition to the National Register of Historic Places (see General Recommendations).

ONSL-51.2

Promote development and new construction that preserves and builds off of the neighborhood's historic materials, density, and urban form.

Recommendations

- Encourage context-sensitive design for new construction that complements the neighborhood's density, scale, and form while allowing room for creative and contemporary approaches.
- Promote parking solutions that preserve pedestrian-oriented design, such as rear or alley parking, shared lots, or limited on-site parking behind buildings.

Industrial zone along Cass Ave at the south edge of the neighborhood, "The Trestle" landing site

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St. Louis Place
Location-Specific Zoning Recommendations

These sites are recommended for rezoning from "J" Industrial to "C" Multiple Family Dwelling to allow multi-unit residential development and prevent the risk of future industrial or auto-oriented uses:

- The residential and vacant lands on the three blocks bounded by Madison St., N. 20th St., Cass Ave. and N. 22nd St.
- The vacant lands adjacent to the Hogan Street Regional Youth Center on the block bounded by N. Market St., Hogan St., Maiden Lane and N. 19th St.
- The residential and vacant lands on the block bounded by Monroe St., Florissant Ave., Clinton St., N. 17th St., Madison St. and N. 18th St.
- The vacant lands along N. 15th St. between Mullanphy St. and Cass Ave. (1533-1545 N/ 15th St.).

These sites are recommended for rezoning from "J" Industrial to "G" Local Commercial and Office to allow mixed-use development aligned to the SLUP's Corridor or Node designations and to prevent the risk of future industrial uses:

- The vacant block bounded by University St. W., Parnell St., St. Louis Ave. and Jefferson Ave.
- The vacant or commercial lands on the three blocks bounded by Mullanphy St., N. Florissant Ave., N. 13th St., Cass Ave., and N. 15th St.
-

These sites are recommended for rezoning from "A" Single Family Dwelling to "D" Multiple Family Dwelling allow a greater variety of housing options.

- All of the blocks on either side of St. Louis Place park from Hebert St. to Madison St.

These sites are recommended for rezoning from "A" Single Family Dwelling to "G" Local Commercial and Office to allow both mixed use development and a greater variety of housing options.

- All of the blocks fronting St. Louis Ave. from Parnell St. to N. 19th St. (immediately west of Florissant Ave).

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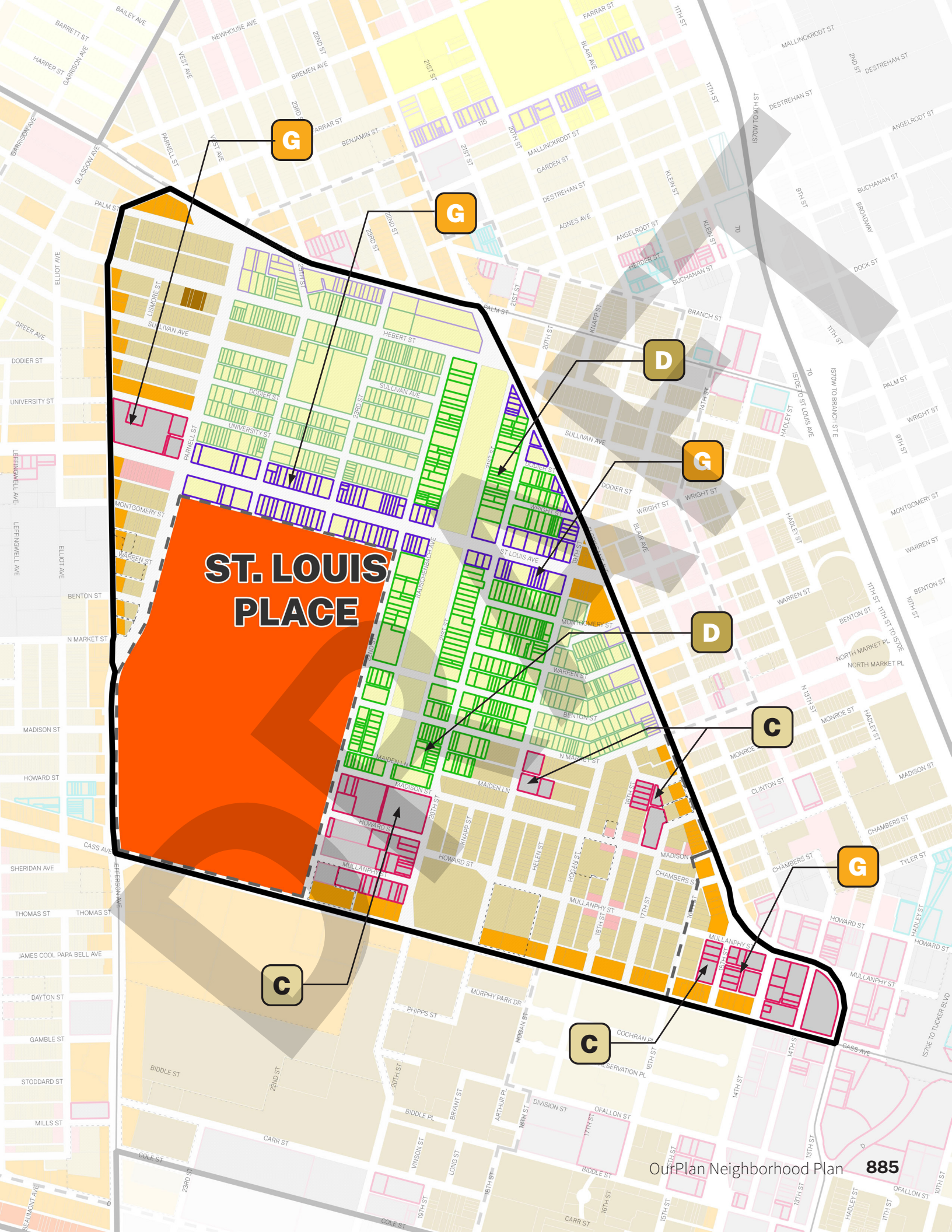
ST. LOUIS PLACE
G
G
D
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D
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C
G
C

St. Louis Place
Zoning & Regulatory Recommendations

SLP-10.1

Promote the development of affordable infill housing at vacant buildings and parcels around St. Louis Place Park.

Recommendations

- Review land use and zoning designations for vacant properties throughout the neighborhood and pursue proactive zoning changes or updates during the zoning upgrade to restrict unwanted development that would not align with the SLUP or this neighborhood plan.

SLP-20.1

Attract development to the intersection of St. Louis Ave and N 20th St.

Context

The blocks at the intersection in questions are currently zoned "A" Single Family, which significantly limits opportunities for mixed-use, commercial, or even multi-family development.

The SLUP designates this intersection as Medium Intensity Corridor, which would already permit the desired outcome.

Recommendations

- Update zoning to support and promote nodes of neighborhood-supporting services and commercial along St. Louis Ave.
- As part of the zoning upgrade, rezone parcels at the intersection to align with the intentions of the SLUP, this neighborhood plan, and the community's vision for the neighborhood.

SLP-20.2

Promote development at key intersections along N Florissant Ave such as at St. Louis Ave, N Market St, Madison St.

Context

The SLUP designates these intersections as Medium Intensity Corridor, which would already permit the desired outcome.

The intersections in question are zoned as either "A" Single Family or "G" Local Commercial and Office. Single family zoning significantly limits opportunities for mixed use or commercial development, while Local Commercial and Office is less restrictive and would permit a variety of uses.

Recommendations

- Update zoning to neighborhood commercial district along N Florissant Ave to allow appropriate scaled density of mixed-use development.
- As part of the zoning upgrade, rezone parcels fronting the corridor to align with the intentions of the SLUP and this neighborhood plan.

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SLP-20.3

Promote a transition away from industrial land use in the neighborhood with the redevelopment at the southeast corner of the neighborhood for commercial use

Context

The areas in question are mostly designated Medium Intensity Node and Medium Intensity Corridor in the current SLUP, though this does includes some Flexible Industrial. This is generally aligned to the vision for commercial or mixed use, though Flexible Industrial allows for a wider variety of uses, including residential, commercial, and light industrial.

The areas of the neighborhood currently zoned "J" Industrial already permit most commercial uses, but also allow industrial uses that may no longer be desirable.

Recommendations

- No immediate changes to the SLUP are recommended at this time, given current flexibility. However, all SLUP-designated Flexible Industrial lands in the neighborhood should be reviewed at the time of the next update to the plan, and some may be shifted to Corridor or Node.
- Update zoning at the southeast corner of the neighborhood from "J" Industrial to "H" Area Commercial, particularly the area between Mullanphy St and Cass Ave, from N 17th St to N 13th St.
- As part of the zoning upgrade, rezone lands currently designated Industrial to match the intentions of the SLUP and this neighborhood plan.

Industrial zoned area at the southeast corner of the NGA Campus, site of the Brewery Apartments

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SLP-50.1

Establish a cultural corridor along St. Louis Ave tying together existing historic and cultural assets (e.g., the Griot Museum of Black History, George B. Vashon Museum, Frederick A. Douglass Museum of African-American Vernacular Images, Charles S. Brown Residence, etc.).

Recommendations

- The potential for a Local Historic District along St. Louis Ave should be studied. Pursue historic designations (Local Historic District, City Landmarks, National Register listings) to protect sites, open up funding opportunities, and strengthen the identity of the St. Louis Ave Cultural Corridor.

SLP-51.1

Rehabilitate and redevelop the existing Electric and Light Building site (1825 N 19th St), including the remaining structure and adjacent properties, including the existing Promise Park

Context

The SLUP designates these properties Medium Intensity Neighborhood, which already permits a range of opportunities for adaptive re-use.

The properties in question are currently zoned “C” Multiple Family, which allows residential, but only very limited commercial.

Recommendations

- While the current zoning would permit residential adaptation, additional permission would be required for commercial uses. If non-residential development is considered for this site, a mixed use zoning district should be applied as part of the zoning upgrade.
- If the Promise Park were to be maintained as an open green space or public park, changes in land use and zoning could be considered to preserve the current use and protect the park.

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Intersection at St. Louis Ave and N 20th St

Opportunities for infill housing around St. Louis Place Park

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6

Funding & Implementation

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Funding & Implementation

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Funding & Implementation
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6.0

Overview
Funding & Implementation

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Funding & Implementation

Introduction

This section outlines the strategies, partnerships, and funding mechanisms necessary to turn the Project Connect plan into action. It consists of two interlocking parts:

Implementation Packages that define core actions, responsible parties, funding sources, and applicable programs for each objective and catalyst project.

Phasing Tables that stage these actions over time — from planning and design through construction, activation, and long-term stewardship.

Together, these materials form a comprehensive roadmap that not only identifies what should be done, but how and when, with whom, and with what resources.

A Grounded, Action-Oriented Approach

Each implementation package begins with a clear identification of **Implementation Partners** — the agencies, institutions, nonprofits, and community stakeholders best positioned to lead or support the work. The rationale for partner selection emphasizes alignment with existing responsibilities, programs, missions, and community relationships.

In parallel, **funding sources and programs** are tailored to each objective. Rather than a one-size-fits-all funding approach, the plan leverages an extensive mix of city, state, federal, philanthropic, and private capital tools — ranging from Low Income Housing Tax Credits (LIHTC) and New Markets Tax Credits (NMTC) to American Rescue Plan Act (ARPA) funds, Missouri Brownfields, and local mechanisms like Community Improvement Districts (CIDs), Tax Increment Financing (TIFs,) and Notice of Funding Available (NOFAs).

Finally, the **phasing tables** reflect a realistic timeline for implementation, organizing actions across short-, medium-, and long-term horizons. These timelines are designed to reflect on-the-ground capacity, permitting pathways, readiness of sites, and dependencies between tasks.

Emerging Themes and Trends

Across the Project Connect neighborhoods and shared objectives, several key trends emerge in the implementation and phasing strategies:

1. Strategic Emphasis on Reuse and Reinvention
Many of the most promising catalyst projects — such as Carr School, Jackson School, Sk8 Liborius, and the Electric & Light Building — focus on adaptive reuse and rehabilitation of historic or vacant structures. These strategies honor cultural legacies while also activating underutilized assets for community benefit.

2. Targeted Infill and Corridor-Based Development
Implementation text consistently promotes context-sensitive infill development, particularly along key corridors like Jefferson Avenue, Tucker Boulevard, and St. Louis Avenue. These corridors are seen as vital connections to regional assets like the National Geospatial-Intelligence Agency (NGA), Downtown, and the planned Transit Expansion.

3. Cultural Investment as an Economic Engine
Several objectives, including SLP-50.1 and HP-41.1, focus on arts and culture as a foundation for economic growth, particularly through the creation of cultural corridors, artist training centers, and support for artisan economies. This reflects a deep recognition that culture is not just a byproduct of revitalization, but a driver of it.

4. Environmental and Health Justice Lens
Environmental remediation, tree planting, noise barriers, Brownfield and Superfund cleanups are emphasized not only for redevelopment, but as critical strategies for health, safety, and environmental justice — especially in areas adjacent to I-70 or sites with industrial legacies.

5. Community-Led Stewardship and Equity
Across the board, implementation strategies stress the importance of community ownership, involvement, and benefit. There are calls to preserve resident control (as with Carr Square Tenant Corp.), support long-time homeowners (via rehab and weatherization), and ensure cultural investments flow to local artists and youth.

6. Multi-Sector Partnerships and Layered Funding
Finally, the approach to implementation is deeply collaborative — requiring coordination across local government, neighborhood organizations, cultural institutions, Community Development Corporations (CDCs), developers, funders, and residents. The funding matrix is deliberately broad to maximize flexibility and unlock resources from multiple sources.

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Moving from Vision to Action

The Project Connect plan is ambitious — and necessarily so, given the depth of disinvestment and the potential of its communities. But it is also pragmatic, offering a clear pathway from aspiration to action. With catalytic early wins, sustained implementation partnerships, and creative leveraging of resources, the objectives in this plan can serve as the foundation for a more equitable, vibrant, and connected North St. Louis.

Chapter Overview

Implementation Tools

This section provides an overview of some of the key funding tools available that may be considered when seeking to fund the objectives outlined in this plan. These are organized according to how they are administered, whether at the city, state, or federal level. While this provides some detail on many of the funding sources and programs that should be considered, it is not an exhaustive list, so other sources may and should also be considered.

Implementation Partners Overview

This table provides a list of all of the implementation partners that have been identified for the objectives outlined in this plan. The objectives that are most relevant for each partner are listed beside each. Partners are not limited to supporting the objectives that have been listed beside their names, though. This resource should provide a starting point for discussions with various partners and provide an entry point to reading and understanding everyone's role in uplifting this plan and achieving its goals.

Specific Programs Overview

This table provides a list of all of the specific funding sources that have been identified for the objectives outlined in this plan. The objectives that are most relevant for each source are listed beside each. Some of these sources can and should be considered for other objectives, as well, but this resource, again, offers a starting point for considering how to go about sourcing the funding required to realize the projects proposed throughout this plan.

Following this overview, the chapter is divided into subsections for each neighborhood, led off by a subsection for the shared framework.

Every objective from the plan is presented here alongside an overview of potential:

Implementation Partners - which provides an overview of some of the key partners that should be considered for implementing each objective, accompanied by a rationale explaining why and how each partner might support the successful implementation of that objective.

Sources of Funding -which provides an overview of some of the key sources of funding that should be considered while seeking to fund the implementation of each objective, accompanied by a breakdown of some of the specific programs that could be pursued, as well as a rationale for why and how each source or program relates to the objective and might support its successful implementation.

For Catalyst Projects, there is also a more detailed outline of phasing, including a generalized timeline identifying an estimate of how work should be sequenced and how long each phase might be expected to take.

The Implementation of Project Connect OurPlan should be supported by an Advisory Committee formed alongside the plan adoption. The committee should include representatives from the Neighborhood Planning Committee (NPC) who helped shape this plan, alongside public, nonprofit, and institutional partners identified throughout this section. This structure ensures that community voices remain central as projects move from vision to delivery, fostering shared ownership, transparency, and long-term stewardship of investments across all six Project Connect neighborhoods.

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Acronyms & Abbreviations

Funding & Implementation

Acronym	Full Name
AHAP	(Missouri) Affordable Housing Assistance Program
AHTF	Affordable Housing Trust Fund (Coalition)
AIM Zones	Advanced Industrial Manufacturing Zones
ARPA	American Rescue Plan Act
CAR	Carr Square
CDA	Community Development Administration
CDC	Community Development Corporation
CDBG	Community Development Block Grants
CDFI	Community Development Financial Institution
CID	Community Improvement District
CLT	Community Land Trust
COL	Columbus Square
CPD	Office of Community Planning and Development (HUD)
CRO	City of St. Louis Cultural Resources Office
DED	Department of Economic Development
EDA	United States Economic Development Administration
EPA	United States Environmental Protection Agency
ESG	Emergency Solutions Grant
GCC	Green City Coalition
GRG	Great Rivers Greenway
HOME	HOME Investment Partnerships
HOPE	Housing Options Provided for the Elderly
HOPWA	Housing Opportunities for Persons with Aids
HPNA	Hyde Park Neighbors Association
HSD	City of St. Louis Department of Human Services/Homeless Services Division
HTC	Historic Tax Credit
HUD	United States Housing and Urban Development
HYD	Hyde Park
IRS	Internal Revenue Service
JVL	Jeff-Vander-Lou
LIHEAP	Low-Income Home Energy Assistance Program

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Acronym	Full Name
LIHTC	Low-Income Housing Tax Credits
LRA	Land Reutilization Authority
LCRA	Land Clearance for Redevelopment Authority
LDG	Lutheran Development Group
LSEM	Legal Services of Eastern Missouri
MHDC	Missouri Housing Development Commission
MHTF	Missouri Housing Trust Fund
MOBOT	Missouri Botanical Garden
MOWHA	Missouri Workforce Housing Association
MSD	Metropolitan St. Louis Sewer District
NEA	National Endowment for the Arts
NGA	National Geospatial-Intelligence Agency
NHTF	National Housing Trust Fund
NMTC	New Market Tax Credit
NOFA	Notice of Funding Availability
NOM	Neighborhood Ownership Model
NPC	Neighborhood Planning Committee
NPS	National Park Service
NVI	Neighborhood Vacancy Initiative (LSEM)
ONSL	Old North St. Louis
ONSLRG	Old North St. Louis Restoration Group
PC	Project Connect
PDA	Planning and Urban Design Agency
RAC	Regional Arts Commission of St. Louis
SBEC	St. Louis Small Business Empowerment Center
SHED	Sustainable Housing & Equitable Development
SHPO	State Historic Preservation Officer
SLDC	St. Louis Development Corporation
SLACO	St. Louis Association Of Community Organizations
SLP	St. Louis Place
STLNF	STL Neighborhood Foresters
STLVC	St. Louis Vacancy Collaborative
TIF	Tax Increment Financing
VLAA	Volunteer Lawyers and Accountants for the Arts

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Implementation Partners

Funding & Implementation

This table provides a comprehensive list of all the implementation partners that have been identified, listed in alphabetical order. For each, the relevant objectives have been listed beside the partners.

Implementation Partner	Objective(s)
13th Street Community Garden	PC 44.2, PC 45.1
39 North	PC 20.1, PC 20.2
ALDI	PC 44.1
Affinia Healthcare	PC 12.1, PC 43.1, PC 44.2, PC 45.1, JVL 40.1, JVL 40.2, ONSL 11.1
Affordable Housing Commission (AHC)	PC 10.3, PC 10.4, PC 10.6
Affordable Housing Developers	CAR 10.1
Affordable Housing Trust Fund (AHTF) Coalition	PC 10.1, PC 45.1, CAR 10.2, HYD 11.2
Alderpersons and Ward Offices	PC 42.1, PC 42.5, PC 50.1, PC 62.2, COL 30.1, ONSL 40.1, ONSL 50.1, SLP 20.2, SLP 20.3, SLP 30.1, SLP 31.2, SLP 40.1
Alive and Well Communities	SLP 42.1
Alliance Credit Union	PC 11.3
Alltru Credit Union	PC 11.3
America's Center Convention Complex	COL 20.1
American Federation of Teachers (AFT) Missouri	JVL 40.1, JVL 40.2
American Federation of Teachers (AFT) St. Louis Local 420	JVL 40.1, JVL 40.2
American Institute of Architects (AIA) St. Louis Chapter	PC 10.4, HYD 50.2
Arch Grants	PC 22.2, PC 22.3
Archcity Defenders	PC 12.1
Architecture, Urban Design, and Planning Firms	CAR 10.1, COL 51.1, ONSL 40.2, ONSL 50.2
Artists First	HYD 41.2
Artists and Arts Organizations	PC 11.2, PC 40.2, PC 41.2, PC 50.1, PC 50.2, CAR 20.3, CAR 30.1, CAR 40.2, CAR 50.1, COL 40.1, COL 40.4, HYD 40.2, HYD 41.1, HYD 51.2, JVL 20.2, JVL 20.3, JVL 41.1, JVL 50.2, JVL 50.3, ONSL 41.1, ONSL 41.2, ONSL 41.3, SLP 50.1
Artplace America	PC 40.2, ONSL 10.1
Arts and Education Council of St. Louis	PC 41.1, HYD 51.1, HYD 51.2, ONSL 41.1
BJC Healthcare	PC 12.1, PC 43.1, ONSL 11.1
Banks and Credit Unions	PC 10.2
Be Well Cafe and Farmers Market	PC 44.2, PC 45.1

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Implementation Partner	Objective(s)
Beaumont Technical Center	JVL 40.2
Behavioral Health Network of Greater St. Louis	PC 43.1, PC 45.1
Better Family Life	ONSL 40.2
Betty Jean Kerr People's Health Centers	PC 43.1
Beyond Housing	PC 10.2, PC 21.1, PC 22.2, PC 42.2, PC 45.1, HYD 11.2, JVL 10.2, CAR 10.2
Bi State Development	HYD 30.2, JVL 30.2, ONSL 30.2
Big Brothers Big Sisters of Eastern Missouri	PC 20.1, PC 41.3, HYD 51.1
Big Muddy Adventures	SLP 40.1
Bird	PC 32.1
Block Units	PC 61.2
Boys and Girls Clubs of Greater St. Louis	PC 20.1, PC 41.1, PC 41.3, PC 42.2, CAR 41.1, HYD 51.1, JVL 42.1, SLP 41.1
Brickline Greenway	ONSL 40.2, ONSL 50.1
Brightside St. Louis	PC 42.1, PC 62.2, JVL 3-.3, JVL 40.1, ONSL 30.1, ONSL 30.2
Building Futures: Design and Build Workshop	ONSL 30.2
Businesses	PC 20.1, PC 21.1, PC 41.2, PC 44.1, CAR 20.3, COL 20.2, JVL 20.1, ONSL 20.1, ONSL 50.3, SLP 21.1
Bywater Development Group	CAR 10.2, CAR 11.1, CAR 11.2
Cambridge Innovation Center	PC 20.1, PC 20.2
Carestl Health	PC 43.1, PC 44.2, PC 45.1
Carpenters for Christ	PC 12.1
Carr Central Neighborhood Center	PC 41.1
Carr Square Tenant Management Corporation	PC 11.4, PC 40.1, PC 41.1, CAR 10.1, CAR 10.2, CAR 11.1, CAR 11.2, CAR 20.1, CAR 20.2, CAR 20.3, CAR 20.4, CAR 30.1, CAR 30.2, CAR 40.1, CAR 40.2, CAR 41.1, CAR 50.1
Center for Emerging Technologies (CET)	HYD 41.1, HYD 41.2
Chambers of Commerce	PC 21.1, PC 41.1, COL 21.1, COL 40.1, HYD 20.1, HYD 51.1, ONSL 20.1, ONSL 41.1, SLP 21.1
Charles S. Brown Residence	PC 50.1, SLP 50.1
City Counselor's Office	PC 11.1, PC 11.4
City Hope St. Louis	PC 12.1, PC 45.1
City of St. Louis	SLP 41.1
City of St. Louis Affordable Housing Commission (AHC)	CAR 20.1, CAR 20.2
City of St. Louis Agency on Training and Employment (SLATE)	PC 20.1, PC 20.2, PC 21.1, PC 22.2, PC 22.3, JVL 20.1, JVL 40.2, SLP 41.1
City of St. Louis Assessor's Office	PC 11.4
City of St. Louis Board of Aldermen	PC 11.4, PC 30.1, JVL 20.2, SLP 20.1

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Implementation Partner	Objective(s)
City of St. Louis Board of Public Service (BPS)	PC 21.2, PC 22.1, PC 22.3, PC 30.1, PC 30.2, PC 30.3, PC 31.1, PC 31.2, PC 31.3, PC 32.1, PC 40.2, PC 60.1, PC 61.1, PC 62.1, PC 62.2, CAR 30.1, CAR 30.2, COL 21.1, COL 30.1, COL 30.2, COL 30.3, COL 40.2, COL 40.3, COL 40.4, COL 41.1, COL 51.1, HYD 31.1, ONSL 30.2, ONSL 30.3, ONSL 31.1, ONSL 32.2, SLP 30.1, SLP 30.2, SLP 31.2, SLP 40.1, HYD 30.5 ONSL 30.1
City of St. Louis Collector of Revenue	PC 11.4
City of St. Louis Community Development Administration (CDA)	PC 10.1, PC 10.2, PC 10.3, PC 10.4, PC 10.6, PC 11.1, PC 11.2, PC 11.3, PC 11.4, PC 12.1, PC 21.1, PC 44.1, CAR 10.1, CAR 11.1, CAR 11.2, CAR 20.3, CAR 20.4, CAR 30.1, CAR 30.2, CAR 40.1, CAR 40.2, JVL 10.1, ONSL 10.1, ONSL 11.1, ONSL 12.1, ONSL 30.2, ONSL 30.3, ONSL 31.1, ONSL 50.2, ONSL 50.3, SLP 10.1, ONSL 20.1 ONSL 30.1
City of St. Louis Department of Health Services (DHS)	PC 12.1, PC 20.1, PC 21.2, PC 43.1, PC 44.2, PC 45.1, PC 50.1, ONSL 11.1, ONSL 42.1, SLP 42.1
City of St. Louis Department of Parks, Recreation, and Forestry	PC 31.1, PC 31.3, PC 41.1, PC 42.1, PC 42.2, PC 61.1, PC 61.2, PC 62.2, CAR 20.4, CAR 40.1, CAR 42.2, COL 40.2, COL 40.3, COL 40.4, HYD 30.4, HYD 42.1, JVL 30.1, JVL 41.1, JVL 42.1, ONSL 30.1, ONSL 40.1, ONSL 40.2, ONSL 42.1, SLP 40.1
City of St. Louis Department of Public Safety (DPS)	PC 10.3, PC 10.4, PC 10.6, PC 11.1, PC 11.4, PC 21.2, PC 42.1, PC 42.2, PC 42.5, PC 45.1, PC 62.2, PC 62.3, COL 41.1, COL 51.1, HYD 11.1, JVL 30.3, ONSL 40.1, ONSL 40.2, SLP 42.1
City of St. Louis Department of Public Utilities	PC 21.2, PC 62.1, PC 62.3, COL 21.1
City of St. Louis Department of Streets	PC 21.2, PC 22.1, PC 22.3, PC 30.1, PC 30.2, PC 30.3, PC 31.1, PC 31.2, PC 31.3, PC 32.1, PC 40.2, PC 60.1, PC 62.1, PC 62.2, CAR 30.1, CAR 30.2, CAR 40.2, COL 30.1, COL 30.2, COL 30.3, COL 41.1, HYD 30.2, HYD 30.3, HYD 30.5, HYD 31.1, JVL 30.1, JVL 30.2, JVL 30.3, ONSL 30.1, ONSL 30.2, ONSL 30.3, ONSL 31.1, ONSL 32.2, SLP 30.1, SLP 30.2, SLP 31.2
City of St. Louis IT Services Agency	COL 21.1
City of St. Louis Land Reutilization Authority (LRA)	PC 11.1, PC 11.2, PC 11.3, PC 11.4, PC 12.1, HYD 10.1, HYD 11.1, HYD 30.2, HYD 40.1, HYD 51.2, HYD 51.3, ONSL 51.1, SLP 10.1
City of St. Louis Office of Community Engagement	SLP 21.1
City of St. Louis Office of Cultural Resources	PC 50.2
City of St. Louis Office of Disability	HYD 30.3
City of St. Louis Planning and Urban Design Agency (PDA)	PC 10.1, PC 10.4, PC 11.2, PC 11.3, PC 11.4, PC 21.2, PC 22.1, PC 22.3, PC 30.1, PC 30.2, PC 30.3, PC 31.1, PC 31.2, PC 31.3, PC 32.1, PC 33.1, PC 40.2, PC 41.2, PC 50.1, PC 50.2, PC 60.1, CAR 20.3, CAR 20.4, CAR 30.1, CAR 30.2, CAR 40.1, COL 20.2, COL 51.1, HYD 10.1, HYD 30.2, HYD 30.3, HYD 30.4, HYD 30.5, HYD 31.1, HYD 40.1, HYD 40.2, HYD 50.1, HYD 50.2, HYD 51.2, HYD 51.3, JVL 10.2, JVL 20.2, JVL 20.3, JVL 40.1, JVL 40.2, JVL 50.2, ONSL 10.1, ONSL 30.1, ONSL 30.2, ONSL 30.3, ONSL 31.1, ONSL 32.2, ONSL 40.2, ONSL 41.1, ONSL 41.2, ONSL 41.3, ONSL 50.1, ONSL 50.2, ONSL 50.3, ONSL 51.1, ONSL 51.2, SLP 10.1, SLP 20.1, SLP 20.2, SLP 20.3
City of St. Louis Public Works Department (PWD)	COL 41.1
City of St. Louis Recorder of Deeds	ONSL 32.2
City of St. Louis Treasurer's Office	PC 11.4, HYD 51.1
Civic Design Groups	PC 30.1
Civic and Community Organizations	COL 41.1
Clayco	COL 20.1

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Implementation Partner	Objective(s)
Clean Sweep STL	PC 21.2
Colleges and Universities	PC 41.1, HYD 51.1
Community Action Agencies	PC 62.3
Community Based Economic Development Groups	JVL 20.3
Community Builders Network of Metro St. Louis (CBN)	PC 11.1, CAR 10.1, CAR 10.2, CAR 11.1, CAR 11.2, HYD 10.1, ONSL 40.2
Community Development Corporations (CDCs)	PC 10.3, PC 11.1, PC 11.2, PC 11.3, PC 11.4, PC 30.1, PC 30.2, PC 30.3, PC 31.2, PC 32.1, PC 33.1, PC 40.1, PC 40.2, PC 41.1, PC 41.2, PC 42.1, PC 42.2, PC 42.5, PC 43.1, PC 44.1, PC 44.2, PC 45.1, PC 50.1, PC 50.2, PC 62.2, PC 62.3, PC 63.1, CAR 10.1, CAR 10.2, CAR 11.1, CAR 11.2, CAR 20.1, CAR 20.2, CAR 20.3, CAR 20.4, COL 20.1, HYD 11.2, HYD 50.1, HYD 50.2, HYD 51.1, HYD 51.3, JVL 10.1, JVL 10.2, JVL 20.3, ONSL 10.1, ONSL 20.1, ONSL 30.1, ONSL 30.2, ONSL 50.1, ONSL 51.2, SLP 10.1, SLP 20.1, SLP 20.2, SLP 20.3, SLP 21.1, SLP 42.1
Community Development Financial Institutions (CDFIs)	PC 11.3, COL 20.1, HYD 51.3, JVL 10.1, JVL 20.1, JVL 20.2
Community Education Organizations	JVL 40.1
Community Gardens and Food Co Ops	PC 44.2
Community Improvement Districts (CIDs)	PC 21.1, PC 21.2, COL 20.2, COL 30.1, COL 30.2, JVL 30.2, JVL 30.3, SLP 21.1
Community Mediation Services	ONSL 40.1
Community Wellness Organizations	PC 43.1
Community-Based Organizations	PC 22.1, PC 33.1, PC 41.1, PC 41.2, PC 45.1, CAR 40.1, COL 20.1, COL 40.3, HYD 51.1, JVL 30.1, JVL 40.1, JVL 40.2, ONSL 42.1, SLP 30.1, SLP 30.2, SLP 40.1, SLP 41.1, SLP 42.1
Construction Trade Organizations	CAR 10.1
Cortex Innovation Community	PC 20.1, PC 20.2, PC 22.2, SLP 20.2
Counterpublic	PC 40.2, PC 41.1, HYD 51.1, ONSL 41.1
Craft Alliance	HYD 41.1, HYD 41.2
Creative Reaction Lab	PC 31.3, PC 40.1, PC 40.2, PC 41.1, CAR 50.1, HYD 41.2, ONSL 10.1
Criminal Justice Ministry	PC 45.1
Cure Violence	PC 42.5, COL 41.1, SLP 42.1
Deaconess Foundation	PC 41.3, PC 42.1, PC 42.2
Desales Community Development	AR 11.2, CAR 10.2, CAR 11.1, HYD 10.1, HYD 11.1 ONSL 10.1
Designers	CAR 40.2
Developer of the Bottle District	COL 30.3
Developers	COL 51.1, ONSL 40.2
Digital Equity STL	COL 21.1
Digital Strike	COL 21.1
Disability Advocacy Groups	SLP 30.1
Doorways	PC 45.1

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Implementation Partner	Objective(s)
Downtown Stl, Inc.	PC 21.1, PC 21.2, PC 22.1, PC 22.3, CAR 30.2, CAR 50.1, COL 20.1, COL 20.2, COL 30.1, COL 30.2, SLP 21.1, SLP 30.2, COL 30.3 HYD 30.2
Downtown YMCA or Other Local Fitness Partners	COL 40.4
Dream Builders 4 Equity (DB4E)	CAR 10.2, CAR 11.1, CAR 11.2, CAR 20.3, CAR 20.4, HYD 11.2, HYD 51.1
Duree Center for Entrepreneurship (DCE)	PC 20.1, PC 20.2
Dutchtown South Community Corporation	SLP 10.1
Earthdance Farms	HYD 42.1
Earthways Center	PC 61.1, PC 61.2
East West Gateway Council of Governments (EWGCOG)	PC 22.1, PC 30.1, PC 30.2, PC 30.3, PC 31.1, PC 31.2, PC 31.3, PC 32.1, PC 33.1, COL 20.1, COL 30.3, HYD 20.1, HYD 30.3, HYD 30.4, HYD 30.5, HYD 31.1, HYD 40.1, ONSL 12.1, ONSL 30.3, SLP 20.2
Elmer Hammond Child Development Center	CAR 41.1
Employers	JVL 40.2
Environmental and Conservation Organizations	PC 11.1, PC 12.1, PC 42.1, PC 45.1, PC 60.1, PC 61.1, PC 61.2, PC 62.1, CAR 10.1, CAR 10.2, CAR 11.1, CAR 11.2, COL 40.1, HYD 11.2, HYD 42.2, HYD 42.3, HYD 51.3, ONSL 40.1, ONSL 50.1, SLP 20.3
Event Planners	COL 40.4
Explore St. Louis	PC 40.1, HYD 20.1, HYD 40.2, JVL 50.3, SLP 50.1
Fairground Park Advisory Committee	JVL 42.1
Faith-Based Organizations	PC 41.1, PC 41.3, PC 43.1, COL 20.1, COL 40.2, HYD 40.1, HYD 42.1, HYD 51.1, ONSL 11.1, ONSL 40.1, SLP 41.1, SLP 42.1
Father Dempsey's Charities	PC 45.1
Flance Early Learning Center	CAR 41.1
Food Assistance Organizations	PC 44.2
Food Vendors	COL 40.4
Forest Releaf of Missouri	PC 42.1, PC 61.1, PC 61.2, COL 40.1, JVL40.1, JVL42.1, ONSL 30.1, ONSL 40.1, HYD 42.2 HYD 42.3
Freedom Arts and Education Center	ONSL 41.1
Fresh Starts Community Garden	JVL 40.1, JVL 40.2, JVL 42.1, JVL 50.1, JVL 50.3
Friends of Hyde Park	HYD 42.1
Friends of Sportsman's Park	JVL 41.1
Gamble Community Center	JVL 40.1, JVL 40.2, JVL 42.1, JVL 50.1, JVL 50.3
Gateway 180 Homeless Services	PC 12.1, PC 45.1
Gateway Arch Park Foundation	COL 40.1
Gateway Global	PC 20.1, PC 20.2
Gateway Region YMCA	PC 41.1, PC 41.3, HYD 51.1
Gene Slay's Girls and Boys Club	HYD 51.1
Geofutures	PC 20.2, PC 22.2, PC 22.3

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Implementation Partner	Objective(s)
Geospatial Innovation Center @ T REX	PC 20.2, PC 22.2
Grand Center Inc.	JVL 20.3
Great Rivers Greenway (GRG)	PC 21.2, PC 22.1, PC 30.3, PC 31.1, PC 31.2, PC 31.3, PC 32.1, PC 33.1, PC 40.2, PC 42.1, PC 42.2, PC 50.2, PC 60.1, PC 61.1, PC 61.2, PC 62.1, CAR 30.1, CAR 30.2, CAR 40.1, CAR 40.2, CAR 50.1, COL 20.1, COL 30.2, COL 30.3, COL 40.1, COL 40.2, COL 40.3, HYD 20.1, HYD 30.1, HYD 30.2, HYD 30.4, HYD 30.5, HYD 40.1, HYD 40.2, HYD 42.1, HYD 42.2, HYD 42.3, HYD 51.2, JVL 20.3, JVL 41.1, JVL 42.1, JVL 50.2, JVL 50.3, ONSL 30.1, ONSL 30.2, ONSL 30.3, ONSL 31.1, ONSL 40.1, ONSL 40.2, ONSL 41.1, ONSL 41.2, ONSL 41.3, ONSL 50.1, SLP 20.1, SLP 30.1, SLP 30.2, SLP 40.1, SLP 50.1
Greater St. Louis, Inc.	PC 20.2, PC 21.1, PC 22.2, PC 22.3, COL 40.1, HYD 20.1
Green City Coalition (GCC)	PC 11.1, PC 42.1, PC 44.2, PC 45.1, HYD 42.2, HYD 42.3, ONSL 12.1
Habitat for Humanity St. Louis	PC 10.2, PC 10.3, PC 10.4, PC 10.6, PC 11.1, PC 12.1, PC 45.1, CAR 10.2, CAR 11.1, CAR 11.2, HYD 10.1, HYD 11.1, HYD 11.2, HYD 50.1, HYD 50.2, JVL 10.1, JVL 10.2, ONSL 10.1, ONSL 30.1, ONSL 30.2, SLP 10.1
Harris Stowe State University (HSSU)	PC 22.2, PC 22.3, PC 41.2, JVL 20.3, ONSL 41.1
Haven of Grace	PC 45.1
Head Start	PC 20.1
Healthcare Providers	PC 45.1, JVL 40.1, JVL 40.2, ONSL 42.1
Heartland St. Louis Black Chamber of Commerce	PC 21.1, JVL 20.2, JVL 20.3
Heat-Up/Cool-Down St. Louis	PC 10.3, PC 45.1
Herbert Hoover Boys and Girls Club	JVL 41.1
Historians and Universities	PC 50.1
Historic Preservation Organizations	PC 50.1, CAR 10.1, HYD 50.1, HYD 51.2, JVL 50.2, JVL 50.3, ONSL 41.2, ONSL 51.1, ONSL 51.2
Historic St. Louis	HYD 50.1, JVL 41.1, JVL 50.1, JVL 50.2, JVL 50.3
Home Builders Association of St. Louis	CAR 10.2
Homefull St. Louis	ONSL 11.1
Homeless Services Division (HSD)	PC 45.1
Hope House	PC 45.1
Hospitals and Health Systems	PC 44.2
House of Vision	PC 40.2, PC 41.1, HYD 51.1, ONSL 41.1
Housing Authority of St. Louis (HASLC)	PC 12.1
Humans of St. Louis	ONSL 41.1
Hyde Park Atelier	HYD 40.1, HYD 40.2, HYD 41.1, HYD 41.2
Illinois Facilities Fund (IFF)	PC 11.3, PC 21.1, PC 22.2
Incarnate Word Foundation	PC 40.2, PC 41.1, HYD 51.1, ONSL 10.1, ONSL 41.1
Insurance Providers and Brokers	PC 63.1
Internet Service Providers	COL 21.1
Invest STL	PC 11.1, PC 11.2, PC 11.3, PC 21.1, PC 21.2, PC 22.1, PC 22.2, PC 22.3, COL 21.1, JVL 20.1, JVL 20.2

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Implementation Partner	Objective(s)
Jackson Park Apartments	ONSL 30.2
Jeff-Vander-Lou (JVL) Neighborhood Association	JVL 10.1, JVL 10.2, JVL 10.3, JVL 40.1, JVL 40.2
Justine Peterson	PC 10.2, PC 11.3, PC 21.1, PC 63.1, COL 20.2, JVL 10.1, JVL 20.3, ONSL 20.1
KIPP Inspire Academy	CAR 41.1, CAR 50.1
Kingdom House	HYD 51.1
Kranzberg Arts Foundation	PC 40.2, PC 41.1, PC 42.2, HYD 41.2, HYD 51.1, JVL 20.2, JVL 20.3, JVL 50.3, ONSL 10.1, ONSL 30.2, ONSL 41.1, ONSL 41.2
Land Clearance for Redevelopment Authority (LCRA)	PC 10.1, PC 10.2, PC 11.1, PC 11.3
Landscape Architects and Urban Designers	COL 40.2
LaunchCode	PC 20.1, PC 20.2, PC 22.2, PC 22.3
Claim Academy	PC 20.2, PC 22.2
Legacy Baseball Organizations	JVL 41.1
Legal Services of Eastern Missouri (LSEM)	PC 10.1, PC 10.2, PC 10.6, PC 11.3, PC 11.4, PC 45.1, PC 63.1, CAR 20.1, COL 20.1, ONSL 12.1, SLP 10.1
Life Outside of Violence	PC 42.5
Lighting Manufacturers and Vendors	COL 41.1
Lime	PC 32.1
Local Initiative Support Corporation (LISC) St. Louis	COL 21.1
Low Income Home Energy Assistance Program (LIHEAP)	PC 45.1
Lutheran Development Group (LDG)	CAR 10.2
MERS Goodwill	PC 20.1
Made Makers Market	HYD 41.1, HYD 41.2
Magdala House	PC 45.1
Mccormack Baron Salazar (MBS)	SLP 10.1
Metro Theater Company	PC 41.3
Metro Transit	PC 22.1, PC 22.3, PC 30.1, PC 30.2, PC 30.3, PC 31.1, PC 31.2, PC 31.3, PC 32.1, PC 33.1, CAR 30.2, CAR 40.2, COL 30.2, COL 30.3, HYD 30.3, JVL 20.1, JVL 30.1, ONSL 30.1, ONSL 30.2, ONSL 30.3, ONSL 31.1, SLP 30.2
Metropolitan St. Louis Equal Housing and Opportunity Council (EHOC)	PC 10.6
Metropolitan St. Louis Sewer District (MSD)	PC 61.1, PC 62.1, PC 62.3, COL 21.1
Metropolitan St. Louis Sewer District (MSD) Project Clear	PC 61.1
Mission: St. Louis	PC 12.1, PC 20.1, PC 45.1, CAR 10.2, CAR 41.1, HYD 11.2, JVL 20.3
Missionaries of Charity	PC 44.2
Missouri Arts Council (MAC)	PC 40.2, PC 41.1, HYD 41.1, HYD 41.2, ONSL 41.1, ONSL 41.3
Missouri Botanical Garden (MOBOT)	PC 61.1, PC 61.2, COL 40.1, JVL 40.1, JVL 40.2, ONSL 41.1

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Implementation Partner	Objective(s)
Missouri Department of Agriculture	ONSL 42.1
Missouri Department of Economic Development (MoDED)	PC 21.1, PC 44.1
Missouri Department of Elementary and Secondary Education (DESE)	PC 41.2, JVL 40.1, JVL 40.2
Missouri Department of Higher Education and Workforce Development (DHEWD)	PC 20.2
Missouri Department of Insurance, Financial Institutions and Professional Registration (DIFP)	PC 63.1
Missouri Department of Natural Resources (MoDNR)	PC 60.1, PC 62.3, CAR 10.1, CAR 20.1, HYD 42.2, HYD 42.3, HYD 51.3, JVL 42.1, ONSL 50.1, SLP 20.3
Missouri Department of Social Services	PC 45.1
Missouri Department of Transportation (MoDOT)	PC 22.1, PC 30.1, PC 30.2, PC 30.3, PC 31.1, PC 31.2, PC 32.1, PC 33.1, PC 60.1, COL 30.2, COL 30.3, HYD 20.1, HYD 30.1, HYD 30.2, HYD 30.3, HYD 30.4, JVL 20.3, JVL 30.1, JVL 30.2, ONSL 30.2, ONSL 30.3, ONSL 31.1, ONSL 40.2, SLP 30.1
Missouri Foundation for Health (MFH)	PC 43.1, PC 44.1, PC 44.2, PC 45.1, ONSL 40.1
Missouri Grown	PC 44.2, PC 45.1
Missouri Historical Society	PC 50.1, PC 50.2, CAR 50.1, HYD 40.1, HYD 40.2, JVL 50.3, ONSL 51.1
Missouri Housing Development Commission (MHDC)	PC 12.1, PC 45.1, CAR 10.2, CAR 11.1, CAR 11.2, CAR 20.3, CAR 20.4, HYD 11.2, JVL 10.1
Missouri Main Street Connection	COL 20.2, JVL 20.1, JVL 20.2, ONSL 50.2
Missouri Preschool Project (MPP)	PC 20.1
Missouri Sierra Club	COL 40.1, HYD 42.2, HYD 42.3
Missouri Workforce Housing Association	JVL 10.2
Montessori Public Policy Initiative	JVL 40.1
Mutual Aid Groups	ONSL 11.1
NGA West Educational Partnerships	PC 20.1
National Building Arts Center	ONSL 41.1
National Endowment for the Arts (NEA)	ONSL 41.1
National Geospatial Intelligence Agency (NGA)	PC 20.2, PC 22.2, PC 22.3, HYD 20.1
National Park Service (NPS)	PC 50.1, COL 40.1, ONSL 51.1
National Recreation and Park Association (NRPA)	CAR 40.1
National Telecommunications and Information Administration (NTIA)	COL 21.1
Nearby Developers or Property Managers	HYD 42.1

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Implementation Partner	Objective(s)
Neighborhood Associations	PC 10.1, PC 10.2, PC 10.3, PC 10.4, PC 10.6, PC 11.1, PC 11.2, PC 11.3, PC 11.4, PC 12.1, PC 22.3, PC 30.1, PC 30.2, PC 32.1, PC 40.1, PC 40.2, PC 41.1, PC 41.2, PC 41.3, PC 42.1, PC 42.2, PC 50.1, PC 50.2, PC 61.2, PC 62.2, PC 62.3, PC 63.1, CAR 10.2, CAR 11.1, CAR 11.2, CAR 20.1, CAR 20.2, CAR 20.3, CAR 20.4, CAR 30.1, CAR 30.2, CAR 50.1, COL 30.1, COL 30.2, COL 30.3, COL 40.2, COL 40.3, COL 40.4, COL 41.1, COL 51.1, HYD 10.1, HYD 11.1, HYD 11.2, HYD 20.1, HYD 30.1, HYD 30.2, HYD 30.3, HYD 30.4, HYD 30.5, HYD 31.1, HYD 40.1, HYD 40.2, HYD 41.1, HYD 41.2, HYD 42.1, HYD 50.1, HYD 50.2, HYD 51.1, HYD 51.2, HYD 51.3, JVL 10.1, JVL 20.3, JVL 30.1, JVL 30.2, JVL 30.3, JVL 40.1, JVL 42.1, JVL 50.2, JVL 50.3, ONSL 30.1, ONSL 32.2, ONSL 40.1, ONSL 41.3, ONSL 50.1, SLP 21.1, SLP 31.2, CAR 41.1 CAR 41.2
Neighborhood Leadership Organizations	ONSL 40.2, SLP 42.1
Neighborhood Vacancy Initiative (NVI)	ONSL 12.1
Neighbors for Social Justice	ONSL 11.1
North City Farmer's Market	PC 44.2, PC 45.1
North Newstead Association	PC 21.1, JVL 20.1, JVL 20.2
Northside Community Housing, Inc.	COL 20.2, ONSL 31.1
Northside Economic Empowerment Center	PC 20.2, PC 21.1, ONSL 20.1
Northside Regeneration, LLC	PC 44.1, CAR 20.1, COL 20.1, SLP 10.1
Northside Workshop	PC 40.2, PC 41.1, HYD 51.1, ONSL 41.1
Npower	PC 20.2
OPO Startups	PC 20.1, PC 20.2
Office of the Mayor	ONSL 11.1
Old North St. Louis Restoration Group (ONSLRG)	PC 11.4, PC 40.1, PC 41.1, HYD 30.5, ONSL 10.1, ONSL 20.1, ONSL 30.1, ONSL 30.2, ONSL 30.3, ONSL 31.1, ONSL 40.1, ONSL 41.1, ONSL 41.2, ONSL 41.3, ONSL 50.2, ONSL 50.3, ONSL 51.1, ONSL 51.2
Open Space STL	COL 40.1, HYD 30.1, HYD 42.2, HYD 42.3, ONSL 40.1
Operation Brightside	PC 21.2, PC 62.2, ONSL 40.1
Operation Food Search	PC 43.1, PC 44.1, PC 44.2
PGA Reach Foundation	JVL 41.1
Park Central Development	PC 42.1, ONSL 40.1
Parks Department	PC 61.1
Partnership for Downtown St. Louis	COL 40.2, COL 40.3
Paul Mckee (Northside Regeneration)	PC 44.1
PCs for People	COL 21.1
Peter and Paul Community Services	PC 12.1, ONSL 11.1
Phi Global Farms	JVL 40.1, JVL 40.2, JVL 42.1, JVL 50.1, JVL 50.3
Pickleball and Tennis Clubs	COL 40.4, JVL 42.1
Places for People	PC 12.1, ONSL 11.1
Plumbing Contractors and Certified Local Tradespeople	PC 62.3
Preservation Board	ONSL 50.2

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Implementation Partner	Objective(s)
Preservation Research Office	PC 50.1, HYD 50.1, HYD 50.2, HYD 51.2, HYD 51.3, ONSL 51.1
Private Affordable Housing Developers	SLP 10.1
Private Developers	HYD 11.2, JVL 10.1, JVL 10.2, ONSL 50.1, ONSL 51.2, SLP 20.3
Private Landlords and Property Management Associations	PC 10.6
Private Partners or Foundations	PC 41.1
Project Connect Implementation Team	SLP 20.1
Property Owners	JVL 30.3, SLP 10.1
Prosperity Connection	PC 10.2
Public Art and Placemaking Organizations	CAR 20.4
Ready by 21 St. Louis	PC 20.1
Real Estate Developers	PC 44.1
Rebuilding Together St. Louis	PC 10.3, HYD 10.1, HYD 11.1, HYD 11.2, HYD 50.1, ONSL 51.1
Regional Arts Commission of St. Louis (RAC)	PC 40.1, PC 40.2, PC 41.1, HYD 20.1, HYD 40.1, HYD 40.2, HYD 41.1, HYD 41.2, HYD 51.1, JVL 50.2, JVL 50.3, ONSL 10.1, ONSL 40.1, ONSL 41.1, ONSL 41.2, ONSL 41.3, SLP 40.1
Regional Clean Energy Development Agencies	COL 21.1
Resident Councils	PC 42.1, PC 42.2
Resident Leaders	JVL 40.1
Resident Led Groups	PC 41.3
Rise Community Development	PC 10.1, PC 10.2, PC 10.4, PC 10.6, PC 11.1, PC 11.3, PC 12.1, CAR 10.1, CAR 10.2, CAR 11.1, CAR 11.2, CAR 20.1, CAR 20.2, CAR 20.3, CAR 20.4, HYD 10.1, HYD 11.1, HYD 11.2, JVL 10.1, JVL 10.2, SLP 10.1
Rise STL	PC 21.1
Rung for Women	PC 22.2
Saint Louis Torchbearers 2	JVL 40.2
SAVESLPS	JVL 40.1, JVL 40.2
STEMSTL	PC 20.1, PC 20.2
STL Art Place Initiative	ONSL 41.2
STL MADE	PC 21.1, PC 40.1, HYD 20.1, HYD 41.1, HYD 41.2, JVL 50.2, JVL 50.3
STL Neighborhood Foresters (STLNF)	COL 40.1, HYD 42.2, HYD 42.3
STL Riverfront Organizations	SLP 40.1
Safe Places Initiative	PC 42.5
Salvation Army Family Haven	PC 45.1
Schnucks	PC 44.1
Schools	PC 20.1, PC 20.2, PC 22.2, PC 22.3, PC 30.2, PC 32.1, PC 40.1, PC 40.2, PC 41.1, PC 41.2, PC 42.2, PC 43.1, PC 50.1, PC 50.2, PC 61.1, PC 61.2, CAR 10.1, CAR 30.1, CAR 40.1, CAR 41.1, CAR 50.1, COL 30.1, COL 40.4, HYD 40.2, HYD 42.1, HYD 51.1, JVL 30.2, JVL 40.1, JVL 40.2, JVL 41.1, JVL 42.1, ONSL 40.1, ONSL 42.1, SLP 41.1

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Implementation Partner	Objective(s)
Seed St. Louis	PC 11.2, PC 11.3, PC 42.1, PC 61.2, HYD 42.1
Senior Organizations	PC 12.1, PC 44.2, PC 45.1, CAR 10.2
Service Providers	PC 12.1
Small Developer Collaborative STL	PC 10.4
Small Local Creative Firms and Graphic Designers	PC 40.1
Smart City STL	COL 21.1
Springboard to Learning	PC 41.3
Square One	HYD 41.1, HYD 41.2
St. Joseph Housing Initiative	PC 12.1, PC 45.1, CAR 10.2, CAR 11.1, CAR 11.2, HYD 11.2
St. Louis Affordable Housing Commission (AHC)	PC 10.2, PC 12.1, PC 45.1, CAR 10.2, CAR 11.1, CAR 11.2, CAR 20.3, CAR 20.4, HYD 11.1, JVL 10.1, JVL 10.2, ONSL 10.1
St. Louis Area Foodbank	PC 44.2
St. Louis Art Place Initiative	PC 40.2, PC 50.2, COL 40.1, HYD 20.1, JVL 50.2, ONSL 10.1, ONSL 41.1
St. Louis Artworks	PC 31.3, PC 40.1, PC 40.2, PC 41.1, CAR 50.1, HYD 40.2, HYD 41.1, HYD 41.2, HYD 51.1, JVL 50.3, ONSL 41.1
St. Louis Association of Community Organizations (SLACO)	PC 10.3, PC 11.4, PC 40.1, PC 41.1, PC 42.5, COL 41.1, HYD 20.1, HYD 51.1, ONSL 41.1, ONSL 41.2
St. Louis Community College (STCC)	PC 20.1, PC 20.2, PC 22.2, PC 22.3, PC 41.2, JVL 40.1
St. Louis Community Credit Union	PC 11.3, PC 21.1, PC 63.1, COL 20.2, JVL 20.3, ONSL 20.1
St. Louis Community Foundation (SLCF)	CAR 41.1
St. Louis Continuum of Care (CoC)	PC 12.1, ONSL 11.1
St. Louis County Department of Public Health	PC 43.1
St. Louis Development Corporation (SLDC)	PC 10.1, PC 10.2, PC 10.3, PC 10.4, PC 10.6, PC 11.1, PC 11.2, PC 11.3, PC 11.4, PC 12.1, PC 20.2, PC 21.1, PC 21.2, PC 22.1, PC 22.2, PC 22.3, PC 30.1, PC 41.1, PC 44.1, PC 44.2, PC 62.1, PC 62.3, PC 63.1, CAR 10.1, CAR 20.3, CAR 20.4, CAR 30.2, COL 20.2, COL 21.1, COL 30.1, COL 30.2, COL 30.3, COL 40.2, COL 40.3, COL 51.1, HYD 11.1, HYD 30.2, HYD 30.4, HYD 30.5, HYD 31.1, HYD 40.1, HYD 40.2, HYD 41.1, HYD 41.2, HYD 50.1, HYD 50.2, HYD 51.2, HYD 51.3, JVL 10.1, JVL 10.2, JVL 10.3, JVL 20.1, JVL 20.2, JVL 20.3, JVL 30.3, JVL 40.1, JVL 40.2, JVL 41.1, JVL 50.2, JVL 50.3, ONSL 10.1, ONSL 11.1, ONSL 20.1, ONSL 30.2, ONSL 32.2, ONSL 40.1, ONSL 40.2, ONSL 41.2, ONSL 41.3, ONSL 42.1, ONSL 50.1, ONSL 50.2, ONSL 50.3, ONSL 51.1, ONSL 51.2, SLP 10.1, SLP 20.1, SLP 20.2, SLP 20.3, SLP 21.1, SLP 30.2, SLP 41.1
St. Louis Dream Center	PC 44.2
St. Louis Economic Development Partnership (SLEDP)	PC 21.1, PC 40.1, PC 44.1, ONSL 20.1, SLP 21.1
St. Louis Equity Fund	PC 44.1
St. Louis Food Policy Coalition	PC 44.1, PC 44.2
St. Louis Housing Authority (SLHA)	PC 10.6, PC 12.1, PC 45.1
St. Louis Land Trust	PC 11.2, PC 11.3
St. Louis Learning Disabilities Association (LDA)	HYD 51.1

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Implementation Partner	Objective(s)
St. Louis Mental Health Board	PC 43.1, PC 45.1, SLP 42.1
St. Louis Metropolitan Police Department (SLMPD)	PC 30.2, PC 42.5, CAR 40.1, CAR 40.2, COL 30.1, COL 30.2, COL 40.2, COL 40.3, COL 41.1, HYD 31.1, HYD 42.1, ONSL 40.1, ONSL 40.2, SLP 31.2
St. Louis Mural Project (STLMP)	ONSL 41.1
St. Louis Philanthropic Organization	PC 41.1
St. Louis Place Community Association	PC 40.1, PC 41.1, SLP 50.1
St. Louis Public Library (SLPL)	PC 20.1, PC 41.2, PC 41.3, PC 50.2, CAR 50.1, HYD 40.1, ONSL 41.1
St. Louis Public Schools (SLPS) Foundation (St. Louis Education Fund)	CAR 50.1, JVL 40.1, JVL 40.2
St. Louis Realtors	PC 10.2
St. Louis Regional Chamber	COL 20.2
St. Louis Regional Economic Development Alliance	PC 21.1
St. Louis Shakespeare Festival	PC 42.2
Saint Louis Story Stitchers	ONSL 41.1
St. Louis Storytelling Festival	CAR 50.1
St. Louis University (SLU)	PC 41.2, ONSL 41.1
St. Louis Vacancy Collaborative (STLVC)	PC 10.1, PC 11.1, PC 11.2, PC 11.3, PC 11.4, PC 44.1, COL 20.2, COL 51.1, HYD 50.1, HYD 50.2, HYD 51.2, HYD 51.3, ONSL 12.1
St. Louis Zoning Section	COL 51.1, SLP 20.1
St. Patrick Center	PC 12.1, PC 45.1, ONSL 11.1
Storycorps or Other Oral History Platforms	PC 50.2
T-REX	PC 20.1, PC 20.2, PC 22.3
Taylor Geospatial Institute	PC 20.1
Tech and Geospatial Employers	PC 20.2
Techartista	PC 20.1, PC 20.2
Tenant Groups	JVL 10.1,
The Helix Center	PC 20.1, PC 20.2
The Musaeum	HYD 40.1, HYD 40.2, HYD 41.1, HYD 41.2
The State Historical Society of Missouri (SHSMO)	ONSL 41.1
Tillie's Corner, Inc.	JVL 40.1, JVL 40.2, JVL 42.1, JVL 50.1, JVL 50.3
Trailnet	PC 30.2, PC 30.3, PC 31.1, PC 31.2, PC 31.3, PC 32.1, PC 33.1, CAR 30.1, CAR 30.2, CAR 40.2, COL 30.1, COL 30.2, COL 40.1, HYD 30.1, HYD 30.2, HYD 30.3, HYD 30.4, HYD 30.5, HYD 31.1, JVL 30.1, JVL 30.2, JVL 42.1, ONSL 30.3, ONSL 31.1, ONSL 32.2, ONSL 40.1, ONSL 40.2, SLP 30.1, SLP 30.2, SLP 31.2, SLP 40.1, SLP 50.1
Transportation and Mobility Advocacy Organizations	PC 32.1
Trust for Public Land	PC 42.1, CAR 40.1
U.S. Department of Housing and Urban Development (HUD)	JVL 10.1, JVL 10.2

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Implementation Partner	Objective(s)
U.S. Department of Transportation (USDOT)	PC 60.1, COL 30.3
U.S. Federal Highway Administration (FHWA)	HYD 30.1
U.S. Forest Service (USFS)	PC 61.1
U.S. General Services Administration (GSA)	PC 22.3
U.S. Green Building Council Missouri Gateway Chapter	HYD 50.2
United Way of Greater St. Louis	PC 41.2, PC 41.3, PC 44.2, PC 45.1
University of Missouri Extension	PC 41.2, PC 44.2
University of Missouri St. Louis (UMSL)	PC 41.2, ONSL 41.1
Unleashing Potential	HYD 51.1
Urban Agriculture and Gardening Organizations	ONSL 42.1
Urban Harvest STL	PC 61.2
Urban Land Conservancy	PC 11.2
Urban Land Institute (ULI) St. Louis	PC 10.4, JVL 10.2, ONSL 50.2
Urban League of Metropolitan St. Louis (ULSTL)	PC 10.3, PC 10.6, PC 20.1, PC 21.1, PC 21.2, PC 22.2, PC 22.3, PC 41.1, PC 41.3, PC 42.1, PC 42.2, PC 42.5, PC 63.1, CAR 41.1, COL 41.1, HYD 11.1, HYD 41.2, HYD 51.1, ONSL 40.1, ONSL 41.1, SLP 40.1, SLP 41.1, SLP 42.1
Urban Planning and Engineering Consultants	PC 62.1
Urban Reach STL	CAR 10.1, CAR 10.2, CAR 11.1, CAR 11.2, CAR 20.1, CAR 20.2
Urban Strategies Inc. (USI)	PC 11.3, PC 22.1, PC 22.3, CAR 10.1, CAR 10.2, CAR 20.1, CAR 20.2, CAR 20.3, CAR 20.4, CAR 30.1, CAR 30.2, CAR 40.1, CAR 40.2, CAR 41.1, CAR 50.1, COL 20.2, COL 40.2, COL 40.3, COL 40.4, HYD 20.1, HYD 40.2, HYD 41.1, HYD 41.2
Utility Providors	PC 10.3, PC 21.2, COL 20.1, COL 21.1
Vacancy Collaborative	PC 61.2
Volunteer Groups and Block Units	PC 62.2
Volunteer Lawyers and Accountants for the Arts (VLAA)	PC 41.1, HYD 51.1, ONSL 41.1
Walk N Faith	JVL 40.1, JVL 40.2, JVL 42.1
Ward Level Elected Officials	ONSL 32.2
Washington University in St. Louis	PC 22.2, PC 41.2, HYD 41.1, HYD 41.2, ONSL 41.1
YMCA of Greater St. Louis	PC 41.1, HYD 51.1, JVL 42.1, SLP 41.1
YWCA of Metro St. Louis	CAR 41.1, HYD 51.1
Youth Organizations	PC 20.1, PC 41.2, PC 41.3, PC 42.5, PC 44.2, SLP 41.1
Youthbridge Community Foundation	PC 41.1, HYD 51.1
Youthbuild St. Louis	PC 20.1
Zoning and Land Use Boards	ONSL 50.1, ONSL 50.3
Zuka Arts Guild	PC 40.2, ONSL 41.1

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Specific Programs

Funding & Implementation

This table provides a comprehensive list of all the specific funding and implementation programs and sources, listed alphabetically. For each, the relevant objectives have been listed beside the programs/sources.

Specific Program	Objective(s)
21st Century Community Learning Centers (CCLC) Grant Program	CAR 42.1, JVL 40.1, SLP 41.1
Adopt-a-Park St. Louis	HYD 42.1
Advanced Industrial Manufacturing Zones	CAR 20.1, COL 40.1, HYD 20.1, HYD 30.1, SLP 50.1
Affordable Housing Assistance Program (AHAP)	CAR 11.2, CAR 20.3, CAR 20.4
Affordable Housing Commission Housing Production Program	ONSL 10.1
Alley Cleanup Initiatives	PC 62.2
Ameren Missouri Energy Efficiency Rebates and Weatherization Programs	PC 10.3
American Rescue Plan Act (ARPA)	PC 21.2, PC 22.1, CAR 10.1, CAR 10.2, CAR 11.1, CAR 11.2, CAR 20.1, CAR 20.2, CAR 20.3, CAR 20.4, CAR 30.1, CAR 30.2, CAR 40.1, CAR 41.1, CAR 41.2, CAR 42.1, CAR 50.1, COL 20.1, COL 20.2, COL 21.1, COL 30.1, COL 30.2, COL 30.3, COL 40.1, COL 40.2, COL 40.3, COL 40.4, COL 41.1, COL 50.1, COL 51.1, HYD 11.2, HYD 20.1, HYD 30.1, HYD 30.2, HYD 30.3, HYD 30.4, HYD 30.5, HYD 31.1, HYD 40.1, HYD 51.1, JVL 30.3, JVL 40.1, ONSL 12.1, SLP 10.1, SLP 20.1, SLP 50.1
American Rescue Plan Act (ARPA) Community Investment Funds	PC 22.3
American Rescue Plan Act (ARPA) Community Partnership Grants	SLP 21.1
American Rescue Plan Act (ARPA) Community-Based Public Safety Programs	PC 42.5
American Rescue Plan Act (ARPA) Cultural Recovery Programs	JVL 41.1
American Rescue Plan Act (ARPA) Demonstration Projects	PC 11.2
American Rescue Plan Act (ARPA) Early Childhood and Youth Services Expansion	PC 20.1
American Rescue Plan Act (ARPA) Homelessness Response Programs	PC 12.1
American Rescue Plan Act (ARPA) Housing and Development Grants	PC 10.4
American Rescue Plan Act (ARPA) Housing Rehabilitation	HYD 10.1

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Specific Program	Objective(s)
American Rescue Plan Act (ARPA) Housing Stabilization Funds	HYD 11.1
American Rescue Plan Act (ARPA) Local Infrastructure Grant Pools	PC 62.3
American Rescue Plan Act (ARPA) Local Service Enhancements	PC 62.2
American Rescue Plan Act (ARPA) Neighborhood Stability or Housing Navigation Programs	PC 63.1
American Rescue Plan Act (ARPA) Park Improvement Funding	JVL 42.1
American Rescue Plan Act (ARPA) Policy and Enforcement Capacity Pilots	PC 11.4
American Rescue Plan Act (ARPA) Recovery Grants for Cultural Hubs	HYD 41.2
American Rescue Plan Act (ARPA) Repair and Rehabilitation Pilot Grants	PC 10.3
American Rescue Plan Act (ARPA) Resident Land Stewardship or Demonstration Projects	PC 11.3
American Rescue Plan Act (ARPA) Small Business and Non-Profit Loan	PC 21.1
American Rescue Plan Act (ARPA) Social Services Initiatives	PC 45.1
American Rescue Plan Act (ARPA) Vacant Property Initiative	PC 11.1
American Rescue Plan Act (ARPA) Workforce Development Funds	PC 22.2
American Rescue Plan Act (ARPA) Youth Services Funding	SLP 41.1
Americorps Support for Volunteer-Based Stewardship	PC 41.3, SLP 40.1
Apprenticeship Building America	JVL 40.2
Arbor Day Foundation Tree Recovery Program	PC 61.1
Artplace America	PC 40.1, CAR 50.1
Artplace Creative Placemaking Fund	PC 40.2
Arts and Placemaking Grants	PC 31.3
Bank First-Time Homebuyer Incentives	PC 10.2
Big Brothers Big Sisters Abctoday School Partnerships	PC 20.1
Brickline Greenway Project	JVL 20.3
Brightside St. Louis Neighbors Naturescaping Program	PC 62.2
Capital Improvement Board Allocations	PC 30.1

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Specific Program	Objective(s)
Center for Disease Control and Prevention (CDC) Racial and Ethnic Approaches to Community Health (REACH Program	PC 43.1
Choice Neighborhoods Initiative	CAR 10.2, CAR 20.3, JVL 10.2
City of St. Louis Affordable Housing Commission (AHC) Homeowner Stabilization Grants	PC 10.3
City of St. Louis Affordable Housing Trust Fund (AHTF)	CAR 10.1, CAR 10.2, CAR 20.1, CAR 20.2, JVL 10.2, SLP 10.1
City of St. Louis Affordable Housing Trust Fund (AHTF) Affordable Housing Programs	HYD 11.1
City of St. Louis Affordable Housing Trust Fund (AHTF) Building Stabilization Program	PC 11.1
City of St. Louis Affordable Housing Trust Fund (AHTF) Homelessness Prevention and Housing Placement Initiatives	ONSL 11.1
City of St. Louis Affordable Housing Trust Fund (AHTF) Homeowner Assistance Program	PC 10.1
City of St. Louis Affordable Housing Trust Fund (AHTF) Homeownership Initiatives	PC 10.2
City of St. Louis Affordable Housing Trust Fund (AHTF) Housing Production Funding	HYD 10.1
City of St. Louis Affordable Housing Trust Fund (AHTF) Land Acquisition and Predevelopment Programs	PC 11.2
City of St. Louis Affordable Housing Trust Fund (AHTF) Small Developer Capacity Grants	PC 10.4
City of St. Louis Affordable Housing Trust Fund (AHTF) Tenant Advocacy and Landlord Support Programs	PC 10.6
City of St. Louis Agency on Training and Employment (SLATE) Employer Services + Hiring Events	PC 21.1
City of St. Louis Agency on Training and Employment (SLATE) Techhire and WIOA Youth Programs	PC 20.2
City of St. Louis Agency on Training and Employment (SLATE) WIOA Career Training Programs	PC 22.3
City of St. Louis Agency on Training and Employment (SLATE) Workforce Services	JVL 40.2

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Specific Program	Objective(s)
City of St. Louis Agency on Training and Employment (SLATE) Youth Services and Summer Jobs Program	PC 20.1
City of St. Louis Alley Maintenance Program	JVL 30.3
City of St. Louis Blight Removal and Reinvestment Program	JVL 10.1
City of St. Louis Board of Public Service (BPS) Annual Street Improvement Programs	PC 30.2
City of St. Louis Capital Improvement Budget	SLP 31.2
City of St. Louis Capital Improvements Program	ONSL 40.2, SLP 30.1, SLP 30.2
City of St. Louis Community Development Administration (CDA) American Rescue Plan Act (ARPA) Housing Stabilization Grant Program	PC 10.6
City of St. Louis Community Development Administration (CDA) Choice Neighborhoods Grant	COL 50.1
City of St. Louis Community Development Administration (CDA) Choice Neighborhoods Grant: Green Spaces and Recreation	HYD 42.2, HYD 42.3
City of St. Louis Community Development Administration (CDA) Community Development Administration	PC 21.2
City of St. Louis Community Development Administration (CDA) Community Development Block Grant (CDBG) Infill Housing Incentives	PC 10.4
City of St. Louis Community Development Administration (CDA) Community Development Grant	HYD 11.2, HYD 20.1, HYD 30.1, HYD 51.1
City of St. Louis Community Development Administration (CDA) Community Planning and Implementation Grants	ONSL 50.2
City of St. Louis Community Development Administration (CDA) Housing Reinvestment Funds	PC 11.4
City of St. Louis Community Development Administration (CDA) Neighborhood Capacity Building Grant Administration	HYD 11.2, HYD 20.1, HYD 30.1, HYD 51.1
City of St. Louis Community Development Administration (CDA) Neighborhood Plan Implementation NOFA	HYD 20.1, HYD 51.1
City of St. Louis Community Development Administration (CDA) Neighborhood Transformation Grants	HYD 30.1, HYD 51.1, JVL 30.3, ONSL 40.1

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Specific Program	Objective(s)
City of St. Louis Community Development Administration (CDA) PSH and Rapid Rehousing Initiatives	PC 12.1
City of St. Louis Community Development Block Grant (CDBG)	HYD 40.2
City of St. Louis Cultural Resources Office (CRO) Pre-Approved Design Guidelines	HYD 10.1
City of St. Louis Emergency Solutions Grant (ESG) Programs	PC 12.1, ONSL 11.1
City of St. Louis Emergency Solutions Grant (ESG) Rapid Re-Housing and Street Outreach Programs	CAR 10.1, CAR 10.2, CAR 20.1, CAR 20.2, COL 20.1, COL 50.1, HYD 11.2, HYD 20.1, ONSL 12.1, SLP 10.1, SLP 20.1
City of St. Louis Façade Improvement Program	HYD 50.1, ONSL 51.2, SLP 20.1
City of St. Louis Land Clearance for Redevelopment Authority (LCRA)	COL 51.1
City of St. Louis Land Clearance for Redevelopment Authority (LCRA) Tax Abatement and Stabilization Tools	PC 10.1
City of St. Louis Land Reutilization Authority (LRA) Dollar Lot Program	PC 11.3
City of St. Louis Land Reutilization Authority (LRA) Garden Lease Program	PC 11.3
City of St. Louis Land Reutilization Authority (LRA) Homeownership Assistance	HYD 10.1
City of St. Louis Land Reutilization Authority (LRA) Mow-to-Own and Dollar Lot Programs	PC 11.2
City of St. Louis Land Reutilization Authority (LRA) Mow-to-Own Program	PC 11.3
City of St. Louis Land Reutilization Authority (LRA) Prop NS Program	PC 11.1, PC 11.2
City of St. Louis Land Reutilization Authority (LRA) Property Disposition Program	PC 11.1, HYD 11.1
City of St. Louis Land Reutilization Authority (LRA) Side Lot and Redevelopment Programs	SLP 10.1
City of St. Louis Metropolitan Police Department (SLMPD) Community Engagement and Outreach Division	PC 42.5, ONSL 40.1, ONSL 40.2
City of St. Louis Neighborhood Traffic Calming Program	SLP 31.2
City of St. Louis Ordinance 71989: Administrative Fines and Effective Code Enforcement for Vacant and Deteriorated Property	PC 11.4

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Specific Program	Objective(s)
City of St. Louis Ordinance 71990: Vacant Building Initiative Fund	PC 11.4
City of St. Louis Parks Allocation	SLP 40.1
City of St. Louis Planning and Development Agency (PDA) Zoning and Land Use Review Initiative	PC 10.4, ONSL 50.3
City of St. Louis Property Tax Collection Reform Initiatives	PC 11.4
City of St. Louis Public Information Campaigns	ONSL 40.2
City of St. Louis Small Business Grant Fund	JVL 20.1
City of St. Louis Treasurer/Assessor's Office Property Tax Collection Reform Initiatives	PC 11.4
City of St. Louis Vacant Building Registration Fee	PC 11.4
City of St. Louis Zoning Code Rewrite - Advocate for Form-Based Codes and Context-Sensitive Infill Standards	HYD 50.2
Claim Academy Software and Data Bootcamps	PC 20.2
Community Advantage Loan Program	JVL 20.2
Community Arts Training Institute (CAT)	ONSL 41.1
Community Conservation Grant (MDC)	COL 40.1
Community Development Financial Institution (CDFI) and Low Income Investment Fund (LIIF) Healthy Food Financing Initiative (HFFI)	PC 44.1, PC 44.2
Community Development Financial Institutions (CDFI) Fund	PC 22.2
Community Development Financial Institutions (CDFI) Fund Equitable Recovery Program (ERP)	PC 21.1
Community Development Financial Institutions (CDFI) Fund New Markets Tax Credit (NMTC) Program	PC 21.2, PC 44.1, CAR 10.1, CAR 10.2, CAR 20.1, CAR 20.2, CAR 20.3, CAR 20.4, COL 20.1, COL 20.2, COL 50.1, HYD 11.2, HYD 20.1, HYD 40.1, HYD 51.1, JVL 20.2, JVL 20.3, JVL 20.4, JVL 40.1, ONSL 12.1, SLP 10.1, SLP 20.1
Community Food Programs	ONSL 42.1
Community Improvement District (CID) Revenue Mechanisms	CAR 10.1, CAR 10.2, CAR 20.1, CAR 20.2, CAR 20.3, CAR 20.4, CAR 30.1, CAR 30.2, CAR 41.1, COL 20.1, COL 20.2, COL 40.1, COL 50.1, HYD 11.2, HYD 20.1, HYD 30.1, HYD 51.1, JVL 20.2, JVL 20.3, JVL 20.4, JVL 50.1, JVL 50.2, ONSL 12.1, ONSL 40.2, SLP 10.1, SLP 20.1, SLP 50.1
Community Improvement Districts (CIDs) Matching Grant Programs and Façade Improvement Programs	SLP 21.1
Community Violence Intervention and Prevention Initiative (CVIPI)	ONSL 40.1

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Specific Program	Objective(s)
Cool-Down St. Louis Utility Assistance	PC 10.3
Corporate and Philanthropic Small Business Community Funds	SLP 21.1
CRA Community Financial Education Initiatives	PC 63.1
Creative Enterprise Hub Support From Kranzberg Arts Foundation	ONSL 41.2
Creative Reaction Lab Civic Design Programs	PC 40.1, PC 40.2
Cure Violence Implementation Support	ONSL 40.1, SLP 42.1
Deaconess Foundation Capacity-Building Grants	SLP 41.1
Deaconess Foundation Youth Wellness and Leadership Grants	PC 41.3
Direct Appropriations	CAR 10.1, CAR 10.2, CAR 20.1, CAR 20.2, COL 20.1, COL 40.1, COL 50.1, HYD 11.2, HYD 20.1, HYD 30.1, HYD 51.1, JVL 20.2, JVL 20.3, JVL 20.4, JVL 50.1, JVL 50.2, ONSL 12.1, SLP 10.1, SLP 20.1, SLP 50.1
East-West Gateway Council of Governments (EWGCOG) Great Streets Initiative	PC 31.3, HYD 20.1
East-West Gateway Transportation Improvement Program (TIP) Grants	PC 30.3, PC 31.1, PC 31.2, PC 32.1
Enterprise Community Partners Equitable Transit-Oriented Development (eTOD) Initiatives	PC 33.1
Expediting Approvals	CAR 10.1, CAR 10.2, CAR 20.1, CAR 20.2, COL 20.1, COL 40.1, COL 50.1, HYD 11.2, HYD 20.1, HYD 30.1, HYD 51.1, JVL 10.1, JVL 10.2, JVL 10.3, ONSL 12.1, SLP 10.1, SLP 20.1, SLP 50.1
Façade Improvement Grant Program	JVL 20.1, JVL 20.2, JVL 20.3, ONSL 51.1
Farmers Market Network Expansion	ONSL 42.1
Federal Historic Preservation Tax Incentives	CAR 10.1, CAR 10.2, COL 50.1, HYD 11.2, HYD 51.1, JVL 10.1, JVL 10.2, JVL 10.3, JVL 40.1, JVL 40.2, JVL 50.1, JVL 50.2, JVL 50.3, ONSL 12.1, SLP 10.1, SLP 20.1
Federal Historic Tax Credit Program	PC 50.1
Federal Section 106 Review Process	HYD 50.1
Federal TOD Planning Grants	SLP 20.2
Gateway Foundation	COL 40.4
Gateway Global High School Geospatial Pathways	PC 20.2
Geofutures STL Strategic Roadmap Initiatives	PC 20.2
Geofutures Strategic Roadmap Implementation Projects	PC 22.3
Grantmakers for Education Network Support	SLP 41.1
Great Rivers Greenway (GHG) Community Partnerships	JVL 41.1

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Specific Program	Objective(s)
Great Rivers Greenway (GHG) Community Stewardship Program	HYD 42.1
Great Rivers Greenway (GHG) Funding Streams for Greenway Extensions	ONSL 40.2
Great Rivers Greenway (GHG) Gateway Program	ONSL 41.3
Great Rivers Greenway (GHG) Grant Programs	HYD 40.2
Great Rivers Greenway (GHG) Matching Grant Program	PC 42.1, PC 42.2, JVL 42.1
Great Rivers Greenway (GHG) Partnership Projects	HYD 30.2
Great Rivers Greenway (GHG) Redevelopment Initiatives	ONSL 50.1
Great Rivers Greenway (GHG) Regional Bikeways Plan	PC 32.1
Great Rivers Greenway (GHG) Sales Tax Funding	COL 40.1
Great Rivers Greenway (GHG) Strategic Implementation Fund	ONSL 31.1
Great Rivers Greenway (GHG) Trailhead Activation Funding	ONSL 41.2
Habitat for Humanity Homeownership Program	JVL 10.1, JVL 10.2, JVL 10.3, SLP 10.1
Heat-Up/Cool-Down St. Louis Utility Assistance	PC 10.3
Hospital-Based Food Insecurity Initiatives	PC 44.2
Housing Opportunities for Persons with AIDS (HOPWA)	CAR 10.1, CAR 10.2, CAR 20.1, CAR 20.2, COL 20.1, COL 50.1, HYD 11.2, HYD 20.1, JVL 10.1, JVL 10.2, JVL 10.3, ONSL 12.1, SLP 10.1, SLP 20.1
Hyde Park Historic District Ordinance Enforcement	HYD 10.1
Industrial Development Bonds	CAR 10.1, CAR 10.2, CAR 20.1, COL 20.1, COL 50.1, HYD 11.2, HYD 20.1, JVL 20.3, ONSL 12.1, SLP 10.1, SLP 20.1
Infrastructure for Physical Activity	ONSL 42.1
Infrastructure Investment and Jobs Act (IIJA)	PC 21.2, PC 22.1, COL 20.1, COL 21.1
Infrastructure Investment and Jobs Act (IIJA) Bike Infrastructure Funds	PC 32.1
Infrastructure Investment and Jobs Act (IIJA) Complete Streets Programs	PC 30.1, PC 30.2, PC 30.3, PC 31.2, PC 31.3
Infrastructure Investment and Jobs Act (IIJA) Green Infrastructure Grants	COL 40.1
Infrastructure Investment and Jobs Act (IIJA) Local Infrastructure Grants	PC 62.1
Infrastructure Investment and Jobs Act (IIJA) Pedestrian Safety Grants	PC 31.1

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Specific Program	Objective(s)
Infrastructure Investment and Jobs Act (IIJA) Streetscape and Transit Access Projects	PC 22.3
Infrastructure Investment and Jobs Act (IIJA) Transit Accessibility and Planning Grants	PC 33.1
Insurance Literacy Workshops	PC 63.1
Invest STL Community Land Ownership Tools and Place-Based Reinvestment Programs	PC 11.1, PC 11.2
Invest STL Community Wealth-Building Initiatives	PC 11.3
Invest STL Place-Based Community Investment Grants	PC 22.3
Jobs for America's Graduates Missouri (JAG-Missouri)	COL 41.1, JVL 40.2
Justice40 Initiative Funding	HYD 42.2, HYD 42.3
Justine Petersen Homeownership Promotion Services	JVL 10.1, JVL 20.2, JVL 20.3, JVL 20.3
Justine Petersen Microenterprise Loan Program	PC 10.2, PC 21.1, ONSL 20.1
Kaboom!	COL 40.2
Kranzberg Artist Residencies and Public Mural Sponsorships	PC 40.2
Kranzberg Arts Foundation Cultural Asset Programs	ONSL 10.1
Kresge Arts and Culture Initiative	PC 40.1, PC 41.1
Landmarks Association of St. Louis Preservation Training and Funding	JVL 10.2, JVL 50.1, JVL 50.2, ONSL 51.2
LaunchCode LC101 STL Course	JVL 40.2
LaunchCode Tech Apprenticeship Program	PC 20.1, PC 20.2
Legal Services of Eastern Missouri	PC 10.1, PC 10.2, PC 10.6, PC 11.3
Live Near Your Work Incentives	JVL 20.1, JVL 20.4, SLP 20.2
Local Initiatives Support Corporation (LISC) Creative Placemaking Program	CAR 50.1, ONSL 10.1
Local Initiatives Support Corporation (LISC) Financial Opportunity Centers	PC 63.1
Local Utility Investment Partnerships	PC 21.2
Made Makers Market	HYD 41.1
Main Street America Technical Assistance Programs	HYD 50.1, JVL 20.1
Medicaid Waiver Programs for Care Coordination	PC 43.1

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Specific Program	Objective(s)
Metropolitan St. Louis Equal Housing and Opportunity Council (EHOC) Fair Housing Education and Enforcement Program	PC 10.6
Metropolitan St. Louis Sewer District (MSD) Cleanout and Sewer Lateral Repair Assistance Program	PC 62.3
Metropolitan St. Louis Sewer District (MSD) Project Clear	COL 40.2, COL 40.3
Metropolitan St. Louis Sewer District (MSD) Project Clear Implementation Fund	PC 62.1
Metropolitan St. Louis Sewer District (MSD) Project Clear Rainscaping Small Grants Program	ONSL 30.1
Missouri Affordable Housing Assistance Program (AHAP)	CAR 10.1, CAR 10.2, CAR 11.1, CAR 20.1, CAR 20.2, COL 20.1, COL 50.1, HYD 11.2, HYD 20.1, JVL 10.1, JVL 10.2, JVL 10.3, ONSL 12.1, SLP 10.1, SLP 20.1
Missouri Afterschool Network - Capacity-Building and Technical Assistance	PC 41.3
Missouri Alliance for Historic Preservation (Missouri Preservation) Grant/Loan Programs	HYD 50.1, JVL 10.2, JVL 40.1, JVL 40.2, JVL 50.1, JVL 50.2, JVL 50.3
Missouri Alliance for Historic Preservation Grant	HYD 50.1, JVL 10.2, JVL 40.1, JVL 40.2, JVL 50.1, JVL 50.2, JVL 50.3
Missouri and Federal Historic Tax Credits	CAR 10.2, JVL 10.2, JVL 40.1, JVL 40.2, JVL 50.1, JVL 50.2, JVL 50.3
Missouri Arts Council (MAC) Arts Education and Capacity-Building Programs	HYD 41.2
Missouri Arts Council (MAC) Arts Education and Express Grants	HYD 41.1
Missouri Arts Council (MAC) Community Arts Program	PC 42.2
Missouri Arts Council (MAC) Cultural Partner Programs	PC 41.1
Missouri Arts Council (MAC) Programs	CAR 50.1
Missouri Arts Council (MAC) Public Art Grants	PC 40.2
Missouri Department of Conservation (MDC) Community Conservation Program	PC 61.2
Missouri Department of Conservation (MDC) Tree Resource Improvement and Maintenance (TRIM) Grant	COL 40.1
Missouri Department of Conservation (MDC) TRIM Grants	PC 61.1
Missouri Department of Conservation (MDC) Urban Community Conservation Grants	PC 42.1

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Specific Program	Objective(s)
Missouri Department of Economic Development (MO DED)	PC 21.2
Missouri Department of Economic Development (MO DED) Broadband Equity, Access, and Deployment (BEAD Program	COL 21.1
Missouri Department of Economic Development (MO DED) Chapter 353 Tax Abatement	CAR 11.1, CAR 11.2, CAR 20.3, CAR 20.4, CAR 30.1, CAR 30.2, COL 30.3, COL 51.1, HYD 50.2
Missouri Department of Economic Development (MO DED) Development Finance Board (MDFB)	COL 20.1
Missouri Department of Economic Development (MO DED) Development Finance Board (MDFB) Infrastructure Development Program	SLP 20.3
Missouri Department of Economic Development (MO DED) Development Finance Board (MDFB) Tax Credit for Contribution Program	SLP 20.2
Missouri Department of Economic Development (MO DED) Enhanced Enterprise Zone (EEZ) Incentives	CAR 20.1, CAR 20.2, HYD 20.1
Missouri Department of Economic Development (MO DED) Historic Preservation Tax Credit (HTC Program	PC 11.1, HYD 10.1, HYD 40.1, HYD 50.1, HYD 51.1, JVL 40.1, ONSL 50.2
Missouri Department of Economic Development (MO DED) Missouri Works Program	PC 21.1
Missouri Department of Economic Development (MO DED) Works Program	PC 22.2, CAR 10.1, CAR 10.2, CAR 20.1, CAR 20.2, CAR 20.3, CAR 20.4, COL 20.1, COL 50.1, HYD 11.2, HYD 20.1, HYD 51.1, ONSL 12.1, SLP 10.1, SLP 20.1
Missouri Department of Natural Resources (MO DNR)	ONSL 30.1
Missouri Department of Natural Resources (MO DNR) Capital Improvements Grants	PC 42.1
Missouri Department of Natural Resources (MO DNR) Clean Water State Revolving Fund (CWSRF) Loan Program	PC 62.1
Missouri Department of Natural Resources (MO DNR) Climate Pollution Reduction Grant (CPRG) Program	ONSL 50.1
Missouri Department of Natural Resources (MO DNR) Onsite Wastewater Financial Assistance Programs	PC 62.3
Missouri Department of Natural Resources (MO DNR) Outdoor Recreation Legacy Partnership (OLRP Grants	PC 42.1, HYD 42.2, HYD 42.3

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Specific Program	Objective(s)
Missouri Department of Natural Resources (MO DNR) Recreational Trails Program (RTP Grants	HYD 30.2, HYD 30.4, HYD 42.2, HYD 42.3
Missouri Department of Natural Resources (MO DNR) Trail Grants	HYD 30.2
Missouri Department of Natural Resources (MO DNR) Volkswagen Trust Fund	PC 60.1
Missouri Department of Public Safety (MO DPS) Safety Grants	COL 41.1
Missouri Department of Public Safety (MO DPS) STOP Violence Grant	SLP 42.1
Missouri Department of Transportation (MO DOT) Cost-Share Program	PC 22.1, ONSL 30.2, ONSL 30.3, ONSL 31.1
Missouri Department of Transportation (MO DOT) Funds	CAR 30.1
Missouri Department of Transportation (MO DOT) Highway Safety Grants	COL 30.2
Missouri Department of Transportation (MO DOT) Local Public Agency (LPA Program	PC 30.1, PC 30.2, PC 30.3, PC 31.1, PC 31.2, ONSL 32.2, SLP 30.1, SLP 30.2
Missouri Department of Transportation (MO DOT) Traffic Safety Grants	COL 30.1
Missouri Department of Transportation (MO DOT) Transportation Development Districts (TDD)	CAR 10.1, CAR 10.2, CAR 20.1, CAR 20.2, COL 20.1, COL 40.1, COL 50.1, HYD 11.2, HYD 20.1, HYD 30.1, HYD 51.1, ONSL 12.1, SLP 10.1, SLP 20.1, SLP 50.1
Missouri Early Childhood Development, Education, and Care (ECDEC) Missouri Preschool Project (MPP) and Head Start	PC 20.1
Missouri Foundation for Health Community Health Grants	PC 43.1, PC 45.1
Missouri Foundation for Health Healthy Eating Active Living (HEAL) Program	PC 44.2
Missouri Highways and Transportation Commission (MHTC) Community Revitalization Grants	PC 50.1
Missouri Historic Preservation Tax Credit Program	CAR 10.1, CAR 10.2, COL 50.1, HYD 11.1, HYD 11.2, HYD 51.1, JVL 50.2, ONSL 12.1, ONSL 51.2, SLP 10.1, SLP 20.1
Missouri Housing Development Commission (MHDC) and City of St Louis Community Development Administration (CDA) Down Payment Assistance	JVL 10.1
Missouri Housing Development Commission (MHDC) Housing Development and Operating Assistance Programs	ONSL 11.1
Missouri Housing Development Commission (MHDC) Rental Production Program	JVL 10.2

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Specific Program	Objective(s)
Missouri Housing Trust Fund (MHTF)	PC 12.1, CAR 10.1, CAR 10.2, CAR 11.1, CAR 11.2, CAR 20.1, CAR 20.2, COL 20.1, COL 50.1, HYD 11.2, HYD 20.1, JVL 10.1, JVL 10.2, JVL 10.3, ONSL 12.1, SLP 10.1, SLP 20.1
Missouri Humanities Council Grant Program	PC 50.2, CAR 50.1, HYD 40.1, HYD 40.2, JVL 41.1, JVL 50.3
Missouri Infrastructure Bank	COL 30.3
Missouri Land Clearance for Redevelopment Law (Chapter 99) Program	CAR 10.1, CAR 10.2, CAR 11.1, CAR 11.2, CAR 20.1, COL 20.1, COL 50.1, HYD 11.2, HYD 20.1, HYD 50.2, JVL 10.1, JVL 20.4, JVL 20.2, ONSL 12.1, SLP 10.1, SLP 20.1
Missouri Main Street Revitalization Program	PC 31.3, JVL 20.1, JVL 20.2, JVL 20.3
Missouri Neighborhood Assistance Program (NAP) Tax Credits	PC 22.3, CAR 40.1
Missouri One Start Customized Workforce Training	PC 20.1, PC 20.2, PC 22.2, JVL 40.2
Missouri Recreational Trails Program	CAR 41.2
Missouri Safer Communities Grant Program	PC 42.5
Missouri School Safety Grant Program	JVL 30.2
Missouri State Historic Preservation Office (SHPO) Planning and Designation Support	JVL 10.2, JVL 40.1, JVL 40.2, JVL 50.1, JVL 50.2, JVL 50.3, ONSL 41.2
Missouri State Historic Tax Credit Program	PC 50.1
Missouri State Parks Land and Water Conservation Fund (LWCF)	PC 42.1, CAR 41.1, COL 40.1, COL 40.2, COL 40.3, COL 40.4, HYD 42.2, HYD 42.3, JVL 42.1, ONSL 40.1, SLP 40.1
Missouri Technology Corporation'S IDEA Fund	ONSL 20.1
Missouri Urban and Community Forestry Grant	ONSL 40.1
Modifications to Hyde Park Historic District Standards	HYD 50.2
Municipal Parks Grant Commission of St. Louis County Programs	COL 40.4, ONSL 40.1, SLP 40.1
Mural and Public Art Installation Grant Programs	ONSL 41.1
National Council of State Housing Agencies (NCSHA) Healthy Housing, Healthy Communities Partnerships (H3C)	JVL 10.2
National Education Association (NEA) "Our Town" Grant Program	PC 40.1, PC 40.2, PC 41.1, PC 42.2, PC 50.2, COL 40.1, HYD 40.2, HYD 41.2, JVL 20.1, JVL 20.2, JVL 20.3, JVL 50.2, ONSL 10.1, ONSL 41.2, ONSL 41.3, SLP 40.1
National Education Association (NEA) Arts Education Grants	PC 41.3, JVL 41.1
National Education Association (NEA) Grants	CAR 50.1, HYD 40.1
National Endowment for the Humanities (NEH)	PC 50.2, JVL 41.1, JVL 50.3

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Specific Program	Objective(s)
National Environmental Education Foundation (NEEF) Capacity Building Grants for Community-Based Organizations	PC 61.2
National Fund for Sacred Places	PC 50.1
National Historic Preservation Act (NHPA) Section 106	ONSL 51.1
National Housing Trust Fund (NHTF)	CAR 10.1, CAR 10.2, CAR 20.1, CAR 20.2, COL 20.1, COL 50.1, HYD 11.2, HYD 20.1, JVL 10.1, JVL 10.2, JVL 10.3, ONSL 12.1, SLP 10.1, SLP 20.1
National Recreation and Park Association	CAR 40.1, HYD 42.1, HYD 42.2, HYD 42.3, JVL 42.1, ONSL 40.1
National Science Foundation (NSF) Education Grants	PC 22.2
National Trust for Historic Preservation Johanna Favrot Fund	JVL 50.2, JVL 50.3
National Trust for Historic Preservation Storytelling Initiatives	PC 50.2
Natural Resources Conservation Service	PC 61.1
Neighborhood Assistance Program (NAP)	JVL 40.1
Neighborhood Assistance Program (NAP) Homeownership Counseling	PC 10.2
Neighborhood Assistance Program (NAP) Technical Assistance Initiatives	PC 10.4
Neighborhood Branding Campaigns	ONSL 41.3
Neighborhood Matching Grants or Beautification Mini-Grants	PC 62.2
Neighborhood Parks Partnership Initiative (Local Philanthropy)	HYD 42.1, JVL 42.1
Neighborhood Plan Adoption Process	HYD 50.2
Neighborhood-Based Capital Improvement Plans	PC 30.1
New or Proposed Community Land Trust (CLT) Initiatives	PC 11.2
Nine Network Early Learning Initiatives	JVL 40.1
Northside Economic Empowerment Center Business Support	PC 21.1
Npower IT Training and Support Services	PC 20.2, JVL 40.2
Operation Brightside Grants	JVL 20.1, JVL 20.2, JVL 20.3, ONSL 40.1
Operation Clean Sweep	PC 62.2
Owner-Occupant Tax Abatement	PC 10.2
Petsafe Bark for Your Park	COL 40.3

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Specific Program	Objective(s)
Philanthropic Equity	CAR 10.1, CAR 10.2, CAR 20.1, CAR 20.2, COL 20.1, COL 40.1, COL 50.1, HYD 11.2, HYD 20.1, HYD 30.1, HYD 51.1, ONSL 12.1, SLP 10.1, SLP 20.1, SLP 50.1
Placemaking and Signage Initiative	ONSL 41.3
Port Improvement Districts	CAR 10.1, CAR 10.2, CAR 20.1, CAR 20.2, COL 20.1, COL 40.1, COL 50.1, HYD 11.2, HYD 20.1, HYD 30.1, ONSL 12.1, SLP 10.1, SLP 20.1, SLP 50.1
Private Grants and Philanthropic Support	PC 22.1, PC 22.2, COL 40.1
Prop 1 Sales Tax Fund for Park Improvements	SLP 40.1
Prop P (2013) Extensions	CAR 20.1, CAR 20.2, COL 40.1, HYD 20.1, HYD 30.1, SLP 50.1
Proposition Neighborhood Stabilization Program	HYD 11.2
Prosperity Connection Financial Education Programs	PC 10.2
Public-Private Partnership Initiatives Tied to Redevelopment Efforts	ONSL 41.1
Rams Settlement Funds	PC 10.1, PC 11.4, PC 21.2, PC 22.1, PC 22.2, PC 41.3, PC 42.1, PC 42.2, CAR 10.1, CAR 10.2, CAR 11.1, CAR 11.2, CAR 20.1, CAR 20.2, CAR 20.3, CAR 20.4, CAR 30.1, CAR 30.2, CAR 41.1, CAR 41.2, COL 20.1, COL 40.1, COL 50.1, HYD 11.2, HYD 20.1, HYD 30.1, HYD 51.1, JVL 20.1, JVL 20.2, JVL 20.3, JVL 20.4, JVL 30.1, JVL 30.2, JVL 40.1, JVL 42.1, ONSL 12.1, SLP 10.1, SLP 20.1, SLP 50.1
Reading Opens the World in the Lou	JVL 40.1, JVL 40.2, JVL 42.1
Ready by 21 Career Readiness Network	PC 20.1
Rebuilding Together Homeowner Repair Assistance	HYD 11.1
Rebuilding Together STL for Residential Improvements	ONSL 50.2
Rebuilding Together Stl'S Safe and Healthy Housing Program	PC 10.3
Recast STL	COL 41.1
Regional Arts Commission of St. Louis (RAC) Artist Organization Support Grant	HYD 41.2
Regional Arts Commission of St. Louis (RAC) Artist Support and Community Arts Grants	CAR 40.1
Regional Arts Commission of St. Louis (RAC) Artist Support and Creative Impact Fund	PC 40.1
Regional Arts Commission of St. Louis (RAC) Artist Support Grants	PC 40.2, HYD 40.2, HYD 41.1, JVL 50.2, JVL 50.3, ONSL 41.1
Regional Arts Commission of St. Louis (RAC) Community Arts Grants	ONSL 41.3
Regional Arts Commission of St. Louis (RAC) Creative Impact Fund	PC 41.1

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Specific Program	Objective(s)
Regional Arts Commission of St. Louis (RAC) General Operating Support or Artist Support Grants	PC 50.2
Regional Arts Commission of St. Louis (RAC) Gyo Obata Fellowship or Artists Count Grants	ONSL 41.2
Regional Arts Commission of St. Louis (RAC) Public Art Initiatives	HYD 40.1, HYD 40.2
Regional Community Development Entities (CDES) New Markets Tax Credits (NMTC)	HYD 41.2, SLP 20.1
Rise CDC Affordable Homeownership Initiatives	JVL 10.1
Rise CDC Affordable Rental Development Tools	PC 10.6
Rise CDC Rehab and Infill Framework	PC 11.1
Safe Routes to School (SRTS)	CAR 30.1, JVL 40.1, JVL 40.2
Seed St. Louis Garden Development Program	PC 11.2, PC 61.2
Small Developer Collaborative Workshops	PC 10.4
St. Louis Arts Collaborative Initiatives	PC 50.2
St. Louis Community College GIS and IT Certificates	PC 20.2
St. Louis Community Foundation (SLCF) Grant Programs	CAR 42.1
St. Louis County Continuum of Care (COC) Coordinated Entry System (CES)	PC 12.1, JVL 10.2, JVL 40.1, JVL 40.2, JVL 50.1, JVL 50.2, JVL 50.3, ONSL 11.1
St. Louis Cultural Resource Office Programs	ONSL 41.2
St. Louis Development Corporation (SLDC)	PC 21.2
St. Louis Development Corporation (SLDC) Business Development Grants	PC 21.1
St. Louis Development Corporation (SLDC) Commercial Corridor and Small Business Assistance Programs	JVL 20.1, JVL 20.2, JVL 20.3, JVL 20.4, ONSL 20.1
St. Louis Development Corporation (SLDC) Commercial Corridor Program	JVL 20.1, JVL 20.2, SLP 20.2
St. Louis Development Corporation (SLDC) Community Development Programs	PC 41.1
St. Louis Development Corporation (SLDC) Façade and Storefront Improvement Grants	PC 31.3
St. Louis Development Corporation (SLDC) Façade Grant Program	COL 20.2, JVL 20.1, JVL 20.2, JVL 20.3, JVL 20.4

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Specific Program	Objective(s)
St. Louis Development Corporation (SLDC) Infill Housing Programs	JVL 10.2, SLP 10.1
St. Louis Development Corporation (SLDC) Land Reutilization Authority (LRA) Redevelopment Incentives	ONSL 50.2
St. Louis Development Corporation (SLDC) Land Reutilization Strategy	ONSL 32.2
St. Louis Development Corporation (SLDC) Marketing and Branding Grants	ONSL 40.2
St. Louis Development Corporation (SLDC) Neighborhood Commercial District Improvement Program	ONSL 50.3
St. Louis Development Corporation (SLDC) Neighborhood Commercial District Program	SLP 20.1, SLP 21.1
St. Louis Development Corporation (SLDC) Neighborhood Safety Initiative	ONSL 40.2
St. Louis Development Corporation (SLDC) Neighborhood Transformation Initiative	CAR 10.1, JVL 50.2, JVL 50.3
St. Louis Development Corporation (SLDC) Permitting Support Pilot for Adus	PC 10.4
St. Louis Development Corporation (SLDC) Real Estate and Development Incentives	ONSL 51.2
St. Louis Development Corporation (SLDC) Real Estate Development Loan Program	PC 22.3, PC 44.1
St. Louis Development Corporation (SLDC) Real Property Tax Abatement	ONSL 50.1
St. Louis Development Corporation (SLDC) Redevelopment Incentive Programs	PC 11.4
St. Louis Development Corporation (SLDC) Site Assembly and Preparation Fund	SLP 20.3
St. Louis Development Corporation (SLDC) Tax Abatement for Mixed-Income Projects	PC 10.6
St. Louis Development Corporation (SLDC) Tax Credit Programs Via or the State of Missouri	PC 41.1
St. Louis Economic Adjustment Strategy Programs	ONSL 20.1
St. Louis Economic Development Partnership (SLEDP) Microenterprise Development Fund	HYD 41.2

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Specific Program	Objective(s)
St. Louis Economic Development Partnership (SLEDP) Small Business Grant Program	HYD 41.1
St. Louis Equitable Development Initiative	ONSL 50.1
St. Louis Mental Health Board (MHB) System of Care Grant Program	PC 45.1
St. Louis Mental Health Board (MHB) Violence Prevention Grants	PC 42.5
St. Louis Public Safety American Rescue Plan Act (ARPA) Investments	SLP 42.1
St. Louis Public Schools (SLPS) Foundation (St. Louis Education Fund)	CAR 42.1, JVL 40.1, JVL 40.2
St. Louis Vacancy Collaborative Development Toolkit and Support Services	PC 11.3, HYD 50.2
St. Louis Vacancy Collaborative Policy Reform Workgroup Initiatives	PC 11.4
St. Louis Vacancy Collaborative Toolkits	PC 11.2
St. Louis YouthBuild	PC 20.1, CAR 42.1, SLP 41.1
St. Patrick Center Housing First and ACT Programs	PC 12.1
State and Federal Main Street Revitalization Programs	ONSL 50.3
State Farm Neighborhood Assist Program	PC 63.1
State Historic Preservation Office (SHPO) Certified Local Government (CLG) Program	PC 50.1, JVL 50.1, JVL 50.2, ONSL 51.1
State Preservation Funds for Key Assets	ONSL 51.1
State Supplemental Tax Increment Financing	CAR 10.1, CAR 10.2, CAR 20.1, CAR 20.2, COL 20.1, COL 40.1, COL 50.1, HYD 11.2, HYD 20.1, HYD 30.1, HYD 51.1, ONSL 12.1, SLP 10.1, SLP 20.1, SLP 50.1
STEMSTL Career Exploration Network	PC 20.2
STL Artworks Programming Grants	PC 41.1
STL Artworks Youth Arts Employment Program	ONSL 41.1
STL Artworks Youth Employment and Mural Programs	PC 40.2
STL Brand Toolkit	PC 40.1
STL Made	PC 40.1, HYD 41.1
STL Small Business Assistance Center	ONSL 50.3
STL Youth Jobs - for Youth Workforce Readiness	PC 41.3
T-REX Innovation Hub Geospatial Accelerator	PC 20.2

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Specific Program	Objective(s)
Tax Increment Financing (TIF)	CAR 10.1, CAR 10.2, CAR 20.1, CAR 20.2, CAR 20.3, CAR 20.4, CAR 30.1, CAR 30.2, CAR 40.1, COL 20.1, COL 20.2, COL 21.1, COL 40.1, COL 50.1, COL 51.1, HYD 11.2, HYD 20.1, HYD 30.1, HYD 42.2, HYD 42.3, HYD 51.1, ONSL 12.1, ONSL 30.2, ONSL 30.3, ONSL 31.1, ONSL 40.2, SLP 10.1, SLP 20.1, SLP 50.1
The Urban League of Metropolitan St. Louis, Inc. Women's Business Center (ULSTLWBC)	PC 21.1
Trailnet Calm Streets and Protected Bike Lane Projects	PC 32.1
Trailnet Calm Streets Planning Toolkit and Implementation Support	PC 30.2, PC 30.3
Trailnet Livable Streets Initiatives	PC 30.1
Trailnet Safe Routes to Parks Initiative	JVL 42.1
Trailnet Streetscape Design Guides	PC 31.3
Trailnet Walk Audits and Advocacy Support	PC 31.1
Trailnet Walkability and Sidewalk Planning Tools	PC 31.2
U.S Department of Education (DOE) The Strengthening Career and Technical Education for the 21st Century Act (Perkins V)	JVL 40.2
U.S. Bipartisan Infrastructure Law (BIL)	COL 20.1
U.S. Centers for Disease Control and Prevention (CDC) Public Health AmeriCorps Program	SLP 42.1
U.S. Department of Agriculture (USDA) Community Food Projects Competitive Grant Program	PC 44.2
U.S. Department of Agriculture (USDA) Healthy Food Financing Initiative (HFFI)	PC 44.1
U.S. Department of Agriculture (USDA) Urban Agriculture Program	PC 61.2
U.S. Department of Agriculture (USDA) Urban and Community Forestry Grant Program	PC 60.1
U.S. Department of Defense (DOD) Defense Community Infrastructure Pilot (DCIP) Grants	PC 22.3
U.S. Department of Energy (DOE) Energy Efficiency and Conservation Block Grants (EECBG)	COL 21.1
U.S. Department of Energy (DOE) Property Assessed Clean Energy (PACE) Loan	COL 20.1, COL 50.1, HYD 11.2, HYD 20.1, ONSL 12.1, SLP 10.1
U.S. Department of Energy (DOE) Weatherization Assistance Program	PC 10.3

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Specific Program	Objective(s)
U.S. Department of Health and Human Services (HHS) Low Income Home Energy Assistance Program (LIHEAP) Utility Support	PC 10.3
U.S. Department of Health and Human Services (HHS) Office of the Administration for Children and Families (ACF) Early Head Start Expansion Grants	PC 20.1
U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Program	PC 10.1, PC 10.2, PC 10.4, PC 10.6, PC 11.1, PC 11.2, PC 11.3, PC 21.2, PC 22.1, PC 30.1, PC 30.2, PC 30.3, PC 31.1, PC 31.2, PC 31.3, PC 32.1, PC 33.1, PC 40.1, PC 40.2, PC 41.1, PC 41.3, PC 42.1, PC 42.2, PC 42.5, PC 43.1, PC 44.1, PC 44.2, PC 45.1, PC 61.2, PC 62.1, PC 62.2, PC 62.3, PC 63.1, CAR 10.1, CAR 10.2, CAR 11.1, CAR 11.2, CAR 20.1, CAR 20.2, CAR 20.3, CAR 20.4, CAR 30.1, CAR 30.2, CAR 40.1, CAR 41.1, CAR 41.2, CAR 42.1, CAR 50.1, COL 20.1, COL 20.2, COL 21.1, COL 30.1, COL 30.2, COL 30.3, COL 40.2, COL 40.3, COL 40.4, COL 41.1, COL 50.1, COL 51.1, HYD 10.1, HYD 11.1, HYD 11.2, HYD 20.1, HYD 30.2, HYD 30.3, HYD 30.4, HYD 30.5, HYD 31.1, HYD 40.1, HYD 40.2, HYD 42.1, HYD 42.2, HYD 42.3, HYD 51.1, JVL 20.3, JVL 30.1, JVL 30.2, JVL 30.3, JVL 40.1, JVL 42.1, ONSL 10.1, ONSL 12.1, ONSL 20.1, ONSL 30.1, ONSL 30.2, ONSL 30.3, ONSL 31.1, ONSL 32.2, SLP 10.1, SLP 20.1, SLP 20.2, SLP 20.3, SLP 21.1, SLP 41.1
U.S. Department of Housing and Urban Development (HUD) Community Parks Revitalization Act	HYD 42.2, HYD 42.3
U.S. Department of Housing and Urban Development (HUD) Continuum of Care Program	PC 12.1, PC 45.1, ONSL 11.1
U.S. Department of Housing and Urban Development (HUD) Empowerment Zone Tax Incentives and Grants	CAR 10.1, CAR 10.2, CAR 20.1, CAR 20.2, COL 20.1, COL 40.1, COL 50.1, HYD 11.2, HYD 20.1, HYD 30.1, HYD 51.1, JVL 20.1, JVL 20.2, JVL 20.3, JVL 20.4, ONSL 12.1, SLP 10.1, SLP 20.1, SLP 50.1
U.S. Department of Housing and Urban Development (HUD) Federal Housing Administration (FHA) Section 221(d)(4) Mortgage Insurance	COL 50.1, HYD 11.2, ONSL 12.1, SLP 10.1, SLP 20.1
U.S. Department of Housing and Urban Development (HUD) HOME Investment Partnerships (HOME) Program	PC 10.1, PC 10.2, PC 10.3, PC 10.4, PC 10.6, PC 11.1, CAR 10.1, CAR 10.2, CAR 11.1, CAR 11.2, CAR 20.1, CAR 20.2, CAR 20.4, COL 20.1, COL 50.1, HYD 11.2, HYD 20.1, JVL 10.1, ONSL 11.1, ONSL 12.1, ONSL 51.1, SLP 10.1, SLP 20.1
U.S. Department of Housing and Urban Development (HUD) Housing Counseling and Homebuyer Education	JVL 10.1
U.S. Department of Housing and Urban Development (HUD) Low-Income Housing Tax Credit (LIHTC) Program	PC 10.1, PC 10.6, PC 12.1, CAR 10.1, CAR 10.2, CAR 11.1, CAR 11.2, CAR 20.1, CAR 20.2, CAR 20.3, CAR 20.4, COL 20.1, COL 50.1, HYD 11.1, HYD 11.2, HYD 20.1, ONSL 12.1, SLP 10.1, SLP 20.1
U.S. Department of Housing and Urban Development (HUD) Section 108 Loan Guarantee Program	CAR 10.1, CAR 10.2, CAR 11.1, CAR 11.2, CAR 20.1, CAR 20.2, CAR 40.1, COL 20.1, COL 40.1, COL 50.1, HYD 11.2, HYD 20.1, HYD 30.1, HYD 51.1, JVL 20.2, ONSL 12.1, SLP 10.1, SLP 20.1, SLP 50.1
U.S. Department of Housing and Urban Development (HUD) Section 202 Program	CAR 10.1
U.S. Department of Housing and Urban Development (HUD)-Approved Housing Counseling Agencies	PC 63.1

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Specific Program	Objective(s)
U.S. Department of Justice (DOJ) Byrne Criminal Justice Innovation (BCJI Grant Program	PC 42.5, ONSL 40.1
U.S. Department of Justice (DOJ) Office of Juvenile Justice and Delinquency Prevention (OJJDP) Youth Violence Prevention Programs	SLP 42.1
U.S. Department of Labor (DOL) Workforce Innovation and Opportunity Act (WIOA)	PC 22.2, CAR 40.1, JVL 40.2
U.S. Department of the Treasury Emergency Rental Assistance (ERA) Program	PC 10.6
U.S. Department of Transporation (DOT) Infrastructure for Rebuilding America (INFRA) Grant Program	COL 30.3
U.S. Department of Transportation (DOT) Better Utilizing Investments to Leverage Development (BUILD Grants Workshops and Charrettes Led by Local Design Schools	ONSL 50.2
U.S. Department of Transportation (DOT) Better Utilizing Investments to Leverage Development (BUILD) Grants	PC 21.1, CAR 40.1, COL 20.1, COL 40.1, COL 50.1, HYD 11.2, HYD 20.1, HYD 30.1, HYD 42.2, HYD 42.3, ONSL 10.1, ONSL 12.1, ONSL 50.2, SLP 10.1, SLP 20.1, SLP 50.1
U.S. Department of Transportation (DOT) Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grants	PC 21.2, PC 22.1, PC 30.1, PC 30.2, PC 30.3, PC 60.1, COL 21.1, COL 30.1, COL 30.2, COL 30.3, HYD 30.4, HYD 30.5, HYD 31.1, ONSL 30.1, ONSL 30.2, ONSL 30.3, SLP 30.2
U.S. Department of Transportation (DOT) Reconnecting Communities Pilot Grant Program	PC 33.1, CAR 41.2, COL 20.1, COL 40.1, COL 50.1, HYD 11.2, HYD 20.1, HYD 30.1, ONSL 12.1, ONSL 32.2, ONSL 40.2, SLP 10.1, SLP 20.1, SLP 50.1
U.S. Department of Transportation (DOT) Safe Streets and Roads for All (SS4A) Program	PC 30.2, PC 30.3, PC 31.1, PC 31.2, PC 31.3, PC 32.1, PC 33.1, CAR 41.1, CAR 41.2, COL 30.1, COL 30.2, COL 30.3, HYD 30.1, HYD 30.5, HYD 31.1, JVL 30.1, JVL 30.2, ONSL 30.1, ONSL 30.2, ONSL 30.3, ONSL 31.1, ONSL 40.1, SLP 30.1, SLP 31.2
U.S. Department of Transportation (DOT) Transportation Infrastructure Finance and Innovation Act (TIFIA)	COL 20.1, COL 40.1, COL 50.1, HYD 11.2, HYD 20.1, HYD 30.1, ONSL 12.1, SLP 10.1, SLP 20.1, SLP 50.1
U.S. Economic Development Administration (EDA) Public Works and Economic Adjustment Assistance Programs	PC 22.2, PC 22.3, PC 50.1, ONSL 20.1
U.S. Economic Development Administration (EDA) Public Works Program Adaptive Reuse Grants	PC 50.1
U.S. Environmental Protection Agency (EPA) Brownfields Multipurpose, Assessment, and Cleanup (MAC) Grants	CAR 10.1, CAR 20.1, CAR 20.2, COL 20.1, COL 40.1, COL 50.1, HYD 11.2, HYD 20.1, HYD 30.1, HYD 40.1, ONSL 12.1, SLP 10.1, SLP 20.1, SLP 50.1
U.S. Environmental Protection Agency (EPA) Brownfields Program	PC 11.2, CAR 10.1, CAR 10.2, CAR 20.1, CAR 20.2, COL 20.1, COL 40.1, COL 50.1, HYD 11.2, HYD 20.1, HYD 30.1, HYD 51.1, JVL 30.3, ONSL 12.1, SLP 10.1, SLP 20.1, SLP 20.3, SLP 50.1

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Specific Program	Objective(s)
U.S. Environmental Protection Agency (EPA) Building Energy Performance Standard (BEPS) Support Tools	HYD 50.2
U.S. Environmental Protection Agency (EPA) Clean Water State Revolving Fund (CWSRF) Green Infrastructure or Individual Assistance Set-Asides	PC 62.3
U.S. Environmental Protection Agency (EPA) Environmental Education Grants	PC 61.2
U.S. Environmental Protection Agency (EPA) Environmental Justice Collaborative Problem-Solving Cooperative Agreement Program	PC 60.1, PC 61.1
U.S. Environmental Protection Agency (EPA) Environmental Justice Small Grants Program	PC 62.2
U.S. Environmental Protection Agency (EPA) Green Infrastructure Grants	PC 62.1
U.S. Environmental Protection Agency (EPA) Greenhouse Gas Reduction Fund (GGRF)	COL 20.1, COL 40.1, COL 50.1, HYD 11.2, HYD 20.1, HYD 30.1, ONSL 12.1, SLP 10.1, SLP 20.1, SLP 50.1
U.S. Environmental Protection Agency (EPA) Water Infrastructure Finance and Innovation Act (WIFIA)	COL 21.1
U.S. Federal Emergency Management Agency (FEMA) Building Resilient Infrastructure and Communities (BRIC) Program	PC 21.2, PC 62.1
U.S. Federal Highway Administration (FWHA) Congestion Mitigation and Air Quality Improvement (CMAQ) Program	HYD 30.1, HYD 30.3, HYD 30.4, HYD 30.5, HYD 31.1, SLP 30.1, SLP 30.2, SLP 31.2
U.S. Federal Highway Administration (FWHA) Highway Safety Improvement Program (HSIP)	HYD 30.3, JVL 30.1, JVL 30.2
U.S. Federal Highway Administration (FWHA) Noise Abatement Program	PC 60.1
U.S. Federal Highway Administration (FWHA) Surface Transportation Block Grant (STBG) Program	CAR 30.2, CAR 41.2, COL 30.1, COL 30.2, COL 30.3, HYD 30.1, HYD 30.2, HYD 30.3, HYD 30.4, HYD 30.5, HYD 31.1, ONSL 30.1, ONSL 30.2, ONSL 30.3, ONSL 31.1, SLP 30.2, SLP 31.2
U.S. Federal Highway Administration (FWHA) Transportation Alternatives Program (TAP)	PC 32.1, CAR 30.1, CAR 30.2, CAR 41.2, COL 30.1, COL 30.2, COL 40.1, HYD 30.1, HYD 30.2, HYD 30.3, HYD 30.4, HYD 30.5, JVL 30.1, JVL 30.2, ONSL 30.1, ONSL 30.2, ONSL 30.3, ONSL 31.1, SLP 30.1
U.S. Federal Reserve Board (FRB) Community Reinvestment Act (CRA) Programs	JVL 10.2
U.S. Federal Transit Administration (FTA) Areas of Persistent Poverty Program	PC 33.1
U.S. Federal Transit Administration (FTA) Capital Investment Grants	PC 22.1

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Specific Program	Objective(s)
U.S. Federal Transit Administration (FTA) Section 5309	PC 33.1
U.S. Forest Service (USFS) Urban and Community Forestry Program	PC 61.1, JVL 30.1
U.S. Forest Service (USFS) Urban Forestry Assistance Programs	ONSL 30.1
U.S. Health Resources and Service Administration (HRSA) Community Health Center Grants	PC 43.1
U.S. Internal Revenue Service (IRS) Opportunity Zone Incentives	PC 44.1, CAR 20.1, CAR 20.2, COL 20.1, COL 50.1, HYD 11.2, HYD 20.1, JVL 20.1, JVL 20.2, JVL 20.3, JVL 20.4, ONSL 12.1, SLP 10.1, SLP 20.1
U.S. National Park Service (NPS) "Preserve America" Grant Program	PC 50.1
U.S. National Park Service (NPS) Federal Historic Tax Incentives Program	ONSL 51.2
U.S. National Park Service (NPS) Historic Preservation Fund (HPF)	ONSL 51.1
U.S. National Park Service (NPS) Rivers, Trails, and Conservation Assistance (RTCA Program	COL 40.1
U.S. National Park Service (NPS) Urban Parks and Recreation Recovery Program (UPARR)	COL 40.2, ONSL 40.2
U.S. Small Business Administration (SBA) 504 Loan Program	JVL 20.2
U.S. Small Business Administration (SBA) Community Advantage Program	JVL 20.1
U.S. Small Business Administration (SBA) Microloan Program	ONSL 20.1
U.S. Small Business Administration (SBA) Women's Business Center (WBC)	PC 21.1
U.S. Substance Abuse and Mental Health Services Administration (SAMHSA) Community Mental Health Services Block Grant (MHBG)	PC 45.1, SLP 42.1
U.S. Substance Abuse and Mental Health Services Administration (SAMHSA) Projects for Assistance in Transition from Homelessness (PATH)	ONSL 11.1
U.S. Treasury State Small Business Credit Initiative (SSBCI)	PC 21.1, COL 20.2
United Way of Greater St. Louis Community Investment Program	PC 43.1
Urban Agriculture Initiatives	ONSL 42.1
Urban Greening and Stewardship Grants	HYD 42.1

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Specific Program	Objective(s)
Urban Greening Program Grants	COL 40.1, SLP 40.1
Urban League of Metropolitan St. Louis, Inc. (ULSTL) Housing Assistance Programs	PC 62.3
Urban League of Metropolitan St. Louis, Inc. (ULSTL) Save Our Sons	PC 20.1
Urban Redevelopment Corporations	CAR 10.1, CAR 10.2, CAR 20.1, CAR 20.2, COL 20.1, COL 40.1, COL 50.1, HYD 11.2, HYD 20.1, HYD 30.1, HYD 51.1, JVL 10.3, ONSL 12.1, SLP 10.1, SLP 20.1, SLP 50.1
Violence Prevention Research Program (NIH)	SLP 42.1
Voluntary Cleanup Program	SLP 20.3
Waive City Project Fees	CAR 10.1, CAR 10.2, CAR 20.1, CAR 20.2, COL 20.1, COL 40.1, COL 50.1, HYD 11.2, HYD 20.1, HYD 30.1, HYD 51.1, JVL 10.1, JVL 10.3, ONSL 12.1, SLP 10.1, SLP 20.1, SLP 50.1
Walkability Improvement Grants	ONSL 50.2
Washington University Cre^2 Artist and Research Grants	HYD 41.1
Whitaker Foundation Parks Grants	HYD 42.2, HYD 42.3

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Implementation Tools

Funding & Implementation

City Tools (Locally Administered)

The following descriptions provide an overview of a variety of incentives and financing tools available to development projects in the City.

American Rescue Plan Act (ARPA)

Type	Program Priorities/Focus Areas
Flexible Funding Sources	• Elimination of Blight • Economic Development • Transportation and Infrastructure • Job Creation • Brownfields • Sustainability • Historic Preservation • Affordable/Specialized Housing • Serving Disadvantaged Communities

Pandemic-related funding for various initiatives including broadband, digital literacy, and community development.

Rams Settlement Funding

Type	Program Priorities/Focus Areas
Flexible Funding Sources	• Elimination of Blight • Economic Development • Transportation and Infrastructure • Job Creation • Brownfields • Sustainability • Historic Preservation • Affordable/Specialized Housing • Serving Disadvantaged Communities

$224 million settlement fund for various city improvements including infrastructure, housing, and workforce development.

Local Tax Abatement Approval Process

The St. Louis Development Corporation (SLDC) offers various economic incentives, including real property tax abatement. The process for receiving approval for tax abatement can take time and requires a willingness from public entities to collaborate and build relationships with developers

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through public private partnerships. While this only outlines the approval process specific to tax abatements, other local funding sources may follow a similar process. Additionally, while state and federal funds may not all require local approvals, they often look to see that projects receive local support. This further emphasizes the importance of developing relationships between the development community and public entities.

The following list generally outlines the steps required to receive real property tax abatement in the City of St. Louis through SLDC.

1. Initial consultation with SLDC and review of program guidelines
2. Developer submits application to SLDC for Review
3. SLDC reviews application
    - Applications are scored using the Community Benefits Scorecard. A project's score will determine its eligibility for incentives, the maximum term, and the amount of tax abatement a project can receive. Projects must meet a minimum score to be eligible.
    - A rate of return analysis is performed as a "but-for" test, comparing project returns with and without incentives to market averages.
    - The projected impact of the incentives on taxing jurisdictions and the development's projected net benefit are evaluated.
    - Developers are vetted based on their work on previous projects, their compliance with previous development agreements, and ensure that they have no outstanding tax liabilities.
4. SLDC and developer negotiations
    - SLDC staff and developer meet to identify any additional community benefits and determine any modifications that could affect the project's score.
5. Neighborhood Engagement
    - Depending on the scale and score of a project, a developer may be required to participate in a neighborhood engagement process to ensure community input is considered on the proposed project.
6. SLDC provides a recommendation to the relevant development board for their review
    - These boards include the Planned Industrial Expansion Authority (PIEA), the Port Authority, the Land Clearance for Redevelopment Authority (LCRA), and the Enhanced Enterprise Zone Board.
7. Development board approves project
8. SLDC shares analysis of the project with St. Louis Public Schools
9. If the project falls under the authority of the PIEA or the LCRA, the project must be reviewed by the Planning and Urban Design Agency.
10. The project proceeds to the Board of Alderman for a series of reviews and votes on a board bill approving the project area and redevelopment plan. Board bills may be introduced by the Mayor or be sponsored by an alderperson or chair of a specific committee.
    - Introduction/First Reading
    - Public Hearing/Committee Vote
    - Second Reading
    - Perfection
    - Third and Final Reading
    - Board of Alderman Vote
11. The Mayor signs or vetoes the bill within 30 days.
12. If the project went through the PIEA or the LCRA, the project will return to that board for developer designation.
    - The board advertises for redevelopers and any developers can submit a proposal.
    - Typically, the original developer will be selected if they have site control.
13. Once a developer is selected, the development agreement is finalized and signed between the development board and the developer. This also includes the signing of community benefits agreements (if any), MWBE

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and prevailing wage requirements, design guidelines, and other agreements.
14. Before construction begins, the developer submits its MWBE Utilization Plan, building permits, and design plans for review and approval by SLDC.
15. When construction is substantially complete and the terms of the development agreement are satisfied, SLDC requests that the assessor activates the incentive.
16. The developer will be required to submit annual reports and documentation for ongoing compliance throughout the duration of the incentive.

Prop P (2013) – Ordinance 69372 / Board Bill 258

Type	Program Priorities/Focus Areas
Tax Incentives and Bonds	• Economic Development • Transportation and Infrastructure

In 2013, voters approved Proposition P, , which proposed the Safe and Accessible Arch and Public Parks Initiative, which became part of Ordinance #69372 and Board Bill No. 258. The ordinance instituted a three-sixteenths of one cent sales tax on all taxable retail sales made within the City of St. Louis. The proceeds of this tax then funded the operation and maintenance of the Metropolitan Park and Recreation District and parks owned by and located in the City. There could be consideration for whether this sales tax percentage could be increased or redirected through potentially additional public approvals to allow for funds to flow to additional operational and community development considerations related to the Trestle and corridor-enhancement catalyst projects.

Waive City Project Fees / Expediting Approvals

Type	Program Priorities/Focus Areas
Grant, Equity, and other Sources	• Elimination of Blight • Economic Development • Transportation and Infrastructure • Job Creation • Brownfields • Sustainability • Historic Preservation • Affordable/Specialized Housing • Serving Disadvantaged Communities

The City could also consider ways in which administrative fees and processes can be tailored to support the redevelopment of these sites. The City and/or utilities could waive or cap permitting fees, tap fees, or other administrative and project review fees. These administrative and approval processes could also be prioritized and expedited in order to minimize the length of time required to complete the project. This can translate into crucial project cost savings. While this may seem like a small source of funding in comparison to the overall project cost, it should not be overlooked.

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Philanthropic Equity

Type	Program Priorities/Focus Areas
• Flexible Funding Sources • Philanthropic • Grant, Equity, and other Sources	• Elimination of Blight • Economic Development • Transportation and Infrastructure • Job Creation • Brownfields • Sustainability • Historic Preservation • Affordable/Specialized Housing • Serving Disadvantaged Communities

The redevelopment of the aforedescribed catalyst projects may need to be as much of a civic project as they will need to be a real estate investment. While return on investment will be an important factor for some parties involved in these projects, philanthropic funders will focus on the potential for this project to be a catalytic transformation of the community. While this money would be the last out of a deal and with low likelihood of seeing a direct return, civic projects provide opportunities for indirect returns to be realized.

North of Downtown Cincinnati, Ohio lies Over-the-Rhine, a neighborhood that has seen significant transformation since the early 2000s. Initially funded with $17 million from the Cincinnati Business Committee and an additional $50 million from major Cincinnati corporations through the New Markets Tax Credit program, the Cincinnati Center City Development Corp ("3CDC") leveraged substantial resources to drive urban renewal. 3CDC operates with a board comprised entirely of corporate executives, with no public officials, and has been bolstered by city partnerships offering tax incentives and access to grants.

Port Improvement Districts (Chapter 68)

Type	Program Priorities/Focus Areas
Tax Incentives and Bonds	• Economic Development • Sustainability

Chapter 68 of the Revised Statutes of Missouri allows for the creation of Port Improvement Districts within the boundary of a port authority. These districts are created to support projects that involve public improvements, environmental cleanup, energy conservation, increased energy efficiency, or the furthering of history, architecture, archeology, or culture. A Port Improvement District can institute a sales and use tax of up to 1% on retail transactions within the district, a real property tax, or issue bonds or other obligations. Districts do not have a limitation on the number of years of operation. The statute does not limit the term of the real property tax or sales tax levy, but the ballot proposition must state the number of years that each tax will be imposed.

- Legislation: Chapter 68 of the Revised Statutes of Missouri.
- Revenue Source: Real property tax, sales and use tax.
- Purpose: To assist in funding projects within the boundary of a local port authority, including projects that involve public improvements, environmental cleanup, energy conservation, increased energy efficiency, or furthering history, architecture, archaeology, or culture.
- Approval Procedure: Port authority drafts a petition with consent from real property owners that collectively amount to owning more than 60% of assessed value of real property within the district, or more than 60% per capita of the owners of all real property within the district. The port authority then holds a public hearing. The port authority board must approve resolution by majority. The circuit court then certifies the petition establishing the district. Approval by a majority of qualified voters within the district is required for any real

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property tax levy to be instituted.

- Eligible Land Use(s): All land uses
- Eligible Location(s): Must be located within an existing port authority's boundary
- Funding Amount: Funding will depend on the specific mechanisms utilized by the district but could include revenue generated from a sales and use tax of up to 1% on retail transactions within the district or a real property tax (no limit). A Port Improvement District may also issue bonds, notes, and other obligations.
- Term: No term limits for the district or issued taxes; however, the ballot for voter approval of any real property tax or sales and use tax levy must state the number of years that the tax will be in effect.
- Special Considerations: If the local port authority owns all of the real property within a proposed district, no consent is required for the initial petition and no vote is required prior to instituting a real property tax.

Land Clearance for Redevelopment Law (Chapter 99)

Type	Program Priorities/Focus Areas
Tax Incentives and Bonds	• Elimination of Blight

Sections 99.300 to 99.715 of the Revised Statutes of Missouri permit the creation of a Land Clearance for Redevelopment Authority (LCRA) to incentivize the redevelopment of blighted or insanitary areas for residential, recreational, commercial, industrial, or public use. Prior to the creation of an LCRA, the municipality must first determine that the area is a within a "blighted area" which is defined by statute as "an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, 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, or welfare in its present condition and use." The City of St. Louis currently has an LCRA in operation. In order to support the redevelopment or blighted areas, an LCRA may issue bonds, approve a 10-year tax abatement on up to 100% of the incremental increase in property value on private property, or take ownership of real and/or personal property and lease such property back to the developer to abate taxes up to 100% of the property's value.

- Legislation: Sections 99.300 to 99.715 of the Revised Statutes of Missouri
- Revenue Source: local real property tax abatement, bond financing
- Purpose: to incentivize the redevelopment of blighted or insanitary areas for residential, recreational, commercial, industrial, or public use through the creation of a Land Clearance for Redevelopment Authority (LCRA).
- Approval Procedure: Since an LCRA is already in place in the City of St. Louis, projects seeking to utilize Chapter 99 must submit a qualifications study finding the project to be located within a "blighted area" as defined by statute. The City must approve the redevelopment area and the redevelopment plan.
- Eligible Land Use(s): All land uses
- Eligible Location(s): Property must be located within a "blighted area" as defined by statute.
- Funding Amount: The LCRA may issue bonds secured by real property and/or any projected revenue from fees, rents, or other sources. A 10-year tax abatement of up to 100% of incremental increase in real property taxes is also available in constitutional charter cities, including St. Louis.
- Additionally, property could be transferred to the LCRA's ownership to receive tax abatement for the length of the bond's repayment period.
- Term: Tax abatements are limited to 10 years if they remain under private ownership. If a property is transferred to the LCRA and leased back to the developer for the purposes of receiving tax abatement, this financing arrangement would have the same term as the bonds issued.
- Special Considerations: The LCRA may use the power of eminent domain to acquire any interest in any real

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property that is necessary to the redevelopment plan and may convey that property via sale or lease to a private entity carrying out a redevelopment project in accordance with an approved urban redevelopment plan.

Industrial Development Bonds (Chapter 100)

Type	Program Priorities/Focus Areas
Tax Incentives and Bonds	• Economic Development

Article VI, Section 27(b) of the Missouri Constitution and Sections 100.010 to 100.200 of the Revised Statutes of Missouri allow municipalities to issue revenue bonds to finance private industrial or commercial development projects. In a typical transaction, the municipality will hold title of the property with a lease back to the benefited company. As a result of municipal ownership of the property, it will also be exempt from real and personal property taxes; however, a payment in lieu of taxes (PILOT) may be required if the municipality only desires a partial tax abatement. Additionally, sales and use tax exemption on materials used in the construction of the development project or specific personal property purchases relating to the project may also be utilized.

- Legislation: Article VI, Section 27(b) of the Missouri Constitution and Sections 100.010 to 100.200 of the Revised Statutes of Missouri
- Revenue Source: revenue bonds (tax-exempt and non-tax-exempt), local real property tax abatement, personal property tax abatement, sales and use tax exemption
- Purpose: To incentivize the investment in industrial or commercial properties
- Approval Procedure: Requires approval of the development plan by majority vote of the entity issuing bonds for the project. Notice must be provided to all affected taxing bodies. The property owner must convey to the municipality the title to the site concurrently with bond issuance. The site is then leased back to the former property owner for the duration of the abatement period.
- Eligible Land Use(s): Industrial and commercial
- Eligible Location(s): statewide
- Funding Amount: Property tax abatement can amount to up to 100% of value. Sales and use tax exemptions can reduce construction costs.
- Term: determined by the governing body issuing the bonds.

Urban Redevelopment Corporations (Chapter 353)

Type	Program Priorities/Focus Areas
Tax Incentives and Bonds	• Elimination of Blight

Chapter 353 of the Revised Statutes of Missouri allows cities to incentivize the redevelopment of blighted areas through the abatement of real property taxes for up to 25 years. A development plan that references how the area qualifies as blighted, along with the proposed redevelopment projects is required, alongside a tax impact statement that estimates the impact of the tax abatement on all affected taxing jurisdictions. An Urban Redevelopment Corporation must be created that will take title of the blighted area and carry out the redevelopment plan, which is outlined in a redevelopment agreement approved by the municipality.

- Legislation: Chapter 353 of the Revised Statutes of Missouri (City Code Section: Chapter 11.06 of the Revised Code of the City of St. Louis)
- Revenue Source: Real property tax abatement
- Purpose: to incentivize the redevelopment of blighted areas

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- Approvals Procedure: Urban Redevelopment Corporation must be incorporated with the Secretary of State. Requires a redevelopment plan and tax impact statement. A public hearing must be held before approval by the appropriate city or county.
- Eligible Land Use(s): All land uses
- Eligible Location(s): Property must be located within a blighted area, defined as "that portion of the city within which the legislative authority of such city determines that by reason of age, obsolescence, inadequate or outmoded design or physical deterioration have become economic and social liabilities, and that such conditions are conducive to ill health, transmission of disease, crime or inability to pay reasonable taxes." Not all properties within a blighted area have to exhibit blighting factors if the properties are needed to enable a properly planned redevelopment project for the area.
- Funding Amount: Up to 25 years of property tax abatement. Up to 100% abatement of the incremental increase in real property taxes on the land and up to 100% abatement of the real property taxes on all improvements during the first 10 years. During the next 15 years, between 50% and 100% of real property taxes on all land and improvements may be abated.
- Term: Up to 25 years.
- Special Considerations: The city or county may use eminent domain to acquire properties for subsequent conveyance via sales or lease for use by designated redevelopment corporations for purposes of carrying out a redevelopment project as part of a redevelopment plan.

Tax Increment Financing (TIF)

Type	Program Priorities/Focus Areas
Tax Incentives and Bonds	• Elimination of Blight

Tax Increment Financing (TIF) allows cities and counties can establish a redevelopment plan for an area and utilize growth in incremental property tax and economic activity tax (EAT) revenues to fund public improvements, land acquisition, or site development. Bonds may be issued that are payable from the TIF special allocation fund to provide upfront funding for the redevelopment project. A TIF may designate multiple redevelopment project areas within its boundaries that correspond to different redevelopment projects occurring over time. Redevelopment project areas may be "activated" within the first 10 years following approval of a redevelopment plan, initiating a 23-year period for capturing incremental revenue within that area.

- Legislation: Real Property Tax Increment Allocation Redevelopment Act of Missouri (Sections 99.865 of the Revised Statutes of Missouri).
- Revenue Source: Real property tax, local sales tax, earnings and payroll tax, restaurant gross receipts tax, parking gross receipts tax, utility taxes, and amusement tax.
- Purpose: To assist in funding the redevelopment of areas designated as blighted or conservation areas.
- Approval Procedure: The municipality must create a TIF commission made up of representatives of all affected taxing districts. Requires a redevelopment plan and cost-benefit analysis. A public hearing must be held by the TIF commission before making a recommendation to the municipality regarding the designation of the TIF. The municipality must then approve the TIF. A municipality may override a TIF commission recommendation against approval; however, funds may only be spent on building demolition and site clearance and grading in this case.
- Eligibility Land Use(s): All land uses
- Eligible Locations(s): The municipality must find the site is a "blighted area" or a "conservation area" as defined under Missouri law.
- Funding Amount: Payments in Lieu of Taxes equivalent to the property tax on any incremental increase in property value above the base value at the time the TIF is adopted will be paid into the special allocation fund, along with 50% of incremental sales and utility tax revenue (also referred to as economic activity taxes

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or EATs) for the life of the TIF. All or a portion of the fund may then be utilized for redevelopment costs, bond payments, or other debt obligations.

- Term: 23 years.
- Special Considerations: If a TIF overlaps with a pre-existing CID or TDD, 50% of any incremental increase in the CID or TDD sales tax will be collected by the TIF as an economic activity tax. If the CID or TDD is created after the TIF is approved, incremental CID or TDD sales taxes may, at the option of the CID or TDD, as applicable, be collected by the TIF. Likewise, any tax increases approved after the adoption of the TIF will not be collected by the TIF unless the applicable taxing jurisdiction consents.

Community Improvement District (CID)

Type	Program Priorities/Focus Areas
Tax Incentives and Bonds	• Economic Development

Following a petition of property owners within a specified area, a city or county can create a Community Improvement District (CID) that can be utilized to finance a broad range of improvements that could include facilities and amenities for public use, beautification, public safety, streetscape and site improvements, and the provision of certain public services. If a CID is located within a "blighted area" the CID can also finance the costs of demolition or rehabilitation of existing structures. A CID can operate as either a political subdivision or a nonprofit corporation, which determines the funding mechanisms available. A political subdivision CID can levy a real property tax, a sales tax of up to 1%, or a special assessment, while a nonprofit CID may only impose a special assessment. CIDs also have the ability to issue bonds, notes, or other obligations for up to 20 years. A CID can operate for a maximum of 27 years unless it is extended by the city or county that created it.

- Legislation: Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri (Community Improvement District Act)
- Revenue Source: real property tax, special assessment, sales tax, bonds
- Purpose: to fund specific services and improvements within a designated area that supplement those provided by the local government.
- Approval Procedure: A signed petition including a five-year plan must be filed with the municipality in which the CID will be located. The petition must be signed by property owners that collectively own at least 50% of the assessed value of the real property within the proposed CID and more than 50% of all owners of real property within the proposed CID. The municipality must hold a public hearing prior to issuing an ordinance to establish the CID.
- Eligible Land Use(s): All land uses, though it is most commonly used in commercial corridors and business districts
- Eligible Location(s): statewide
- Types of Projects: a broad range of public improvements can be financed with a CID including
- Pedestrian or shopping malls and plazas
- Parks, lawns, trees and any other landscape
- Convention centers, arenas, aquariums, aviaries and meeting facilities
- Sidewalks, streets, alleys, bridges, ramps tunnels, overpasses and underpasses, traffic signs and signals, utilities, drainage, water, storm and sewer systems and other site improvements
- Parking lots, garages or other facilities
- Music, news and child-care facilities
- Provision of certain public services
- Funding Amount: Funding will depend on the specific mechanisms utilized by the CID but could include

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revenue generated from a sales tax of up to 1% on retail transactions, a real property tax (no limit), or a special assessment levy on real property. A CID may also issue bonds, notes, and other obligations. The majority of CIDs are funded by sales tax.

- Term: maximum of 27 years
- Special Considerations: CID revenues cannot be spent on improvements to private property unless the CID area is within a "blighted area."

Transportation Development District (TDD)

Type	Program Priorities/Focus Areas
Tax Incentives and Bonds	• Transportation and Infrastructure

A Transportation Development District (TDD) is a separate political jurisdiction that is created to financially support the construction, operations, or maintenance of a transportation-related project. A TDD can be funded through several methods including a sales tax of up to 1% on retail sales, special assessments, a property tax of up to $0.10 per $100 of assessed value, or tolls or fees collected on the project. A TDD may also issue bonds for up to 40 years.

- Legislation: Sections 238.200 to 238.280 of the Revised Statutes of Missouri (The Missouri Transportation Development District Act)
- Revenue Source: real property tax, special assessment, sales tax, tolls and fees, bonds
- Purpose: to financially support the planning, design, construction, operations, or maintenance of transportation-related projects.
- Approval Procedure: A TDD may be created by a city or county or by the petition of registered voters, property owners, or a local transportation authority. The establishment of the TDD must be approved by a majority vote by qualified voters within the boundary of the proposed TDD. If the petition is filed by property owners, at least one public hearing must be held.
- Eligible Land Use(s): TDDs can supplement the transportation assets associated with any land use.
- Eligible Location(s): statewide
- Types of Projects: a broad range of transportation-related projects can be financed through a TDD, including:
- Streets, roads, highways, and access roads
- Interchanges, intersections, signage, and signalization
- Public mass transportation systems
- Airports, railroads, light rail, bus stations, and bus stops
- Parking lots or garages
- Bridges, wharfs, docks, and ports
- Funding Amount: Funding will depend on the specific mechanisms utilized by the TDD, but could include revenue generated from a sales tax of up to 1% on retail transactions, a real property tax (up to $0.10 per $100 assessed value), or a special assessment levy on real property. A TDD may also issue bonds, notes, and other obligations. The majority of TDDs are funded by sales tax.
- Term: TDD obligations have a maximum term of 40 years.
- Special Considerations: If a TIF overlaps with a TDD, 50% of any incremental increase in the TDD sales tax would be collected by the TIF (TDD revenue is considered an economic activity tax), unless the TIF agrees to forgo the TDD revenue.

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Property Assessed Clean Energy (PACE)

Type	Program Priorities/Focus Areas
• Tax Incentives and Bonds • Loans, Credit Assistance, Insurance	• Sustainability

Property Assessed Clean Energy (PACE) is a program authorized by Missouri state statute that assists property owners in paying for energy efficiency improvements or renewable energy systems. PACE financing is a fixed-rate loan that is paid back over time through a special assessment added to the annual property tax bill and is secured by a lien on the property that transfers with the property if it is sold. Loans can have a term of up to 20 years and can cover up to 100% of the upfront costs of the energy improvements; however, loans are typically sized in an amount equal to the estimated savings that will be realized on the energy efficiency over the life of the building systems. There are currently two types of PACE programs in Missouri, Residential PACE (R-PACE) and Commercial PACE (C-PACE). R-PACE has faced recent legislative changes in Missouri which essentially phase out the program. CPACE can be used for commercial, industrial, and multifamily (typically over 5 units) properties. Projects must be located in a city or county that has approved an ordinance authorizing it to join a PACE district. In the City of St. Louis, the Clean Energy Development Board is authorized to utilize PACE financing to support sustainability projects in the city through the Set the PACE St. Louis program, which is then administered by the Missouri Energy Initiative. Applications for C-PACE are required to be reviewed and approved by the Missouri Energy Initiative and the board of Set the PACE St. Louis.

HUD Community Planning and Development Formula Block Grant Programs

The U.S. Department of Housing and Urban Development (HUD) provides formula grants to states and local jurisdictions through the Office of Community Planning and Development (CPD). These grants are issued annually based on a formula to entitlement jurisdictions, including the City of St. Louis. The city's Community Development Administration (CDA) administers four programs of these programs:

- HOME Investment Partnerships (HOME)
- Community Development Block Grants (CDBG)
- Housing Opportunities for Persons with Aids (HOPWA)
- Emergency Solutions Grant (ESG)

All of these funds must be utilized in a way that meets one of three HUD objectives: serving low to moderate income households, eliminating slums and blight, and responding to urgent needs. Every five years, entitlement jurisdictions must create a Consolidated Plan that provides a framework for how HUD funds will be utilized to address housing and community development priorities. The CDA is currently drafting the 2025-2029 Consolidated Plan, which is due to HUD by November 15, to finalize how the city will utilize the approximately $25M in funding it receives.

HOME Investment Partnership Program (HOME)

Type	Program Priorities/Focus Areas
• Loans, Credit Assistance, Insurance • Formula Block Grants	• Affordable/Specialized Housing • Serving Disadvantaged Communities

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The purpose of HOME is to fund activities relating to the acquisition, rehabilitation, or development of affordable rental or for-sale housing or direct rental assistance to low-income individuals. Funds are flexible and may be used for grants, direct loans, loan guarantees or other forms of credit enhancements, or rental assistance or security deposits. HOME requires a 25% match from participating jurisdictions.

Community Development Block Grant (CDBG)

Type	Program Priorities/Focus Areas
Formula Block Grants	• Elimination of Blight, Job Creation, Sustainability, Affordable/Specialized Housing, Serving Disadvantaged Communities

The purpose of CDBG is to support the development of viable urban communities through the provision of decent housing and a suitable living environment, and by expanding economic opportunities, primarily for low-and moderate-income individuals. CDBG funds must be utilized in a way that meets one of three HUD objectives: serving low to moderate income households, eliminating slums and blight, and responding to urgent needs. CDBG can generally be used for the acquisition, demolition, and rehabilitation of properties, construction of public facilities and improvements, provision of public services, provision of assistance to businesses for economic development, and activities relating to energy conservation and renewable energy. New, residential, market rate construction is typically ineligible for funding.

Housing Opportunities for Persons with AIDS (HOPWA)

Type	Program Priorities/Focus Areas
Formula Block Grants	• Affordable/Specialized Housing • Serving Disadvantaged Communities

HOPWA funds are intended to support projects benefiting low-income persons living with HIV/AIDS and their families. Funds can be used for a wide range of housing, social services, program planning, and development costs.

Emergency Solutions Grant (ESG)

Type	Program Priorities/Focus Areas
Formula Block Grants	• Affordable/Specialized Housing

ESG is intended to support the homeless population by providing funding for outreach, emergency shelters, essential services, rapid re-housing, and homelessness prevention. Metropolitan city and urban county recipients of ESG funding must match grant funds with an equal amount of contributions, which could include cash, donated buildings or materials, and volunteer services.

Section 108 Loan Guarantee Program

Type	Program Priorities/Focus Areas
Loans, Credit Assistance, Insurance	• Elimination of Blight • Serving Disadvantaged Communities

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Section 108 Loan Guarantee Program allows municipalities to leverage CDBG funds into federally guaranteed, low-cost loans for community and economic development projects. Current and future CDBG allocations are pledged as security for the loan, though ideally the project will have sufficient cash flow to repay the debt without utilizing CDBG funds. Section 108 loans are relatively flexible as they can fund a wide range of projects relating to economic development, housing, infrastructure, public facilities, among others. CDBG eligibility and rules still apply to Section 108 loans, requiring projects and activities funded by the program to principally benefit low-and moderate-income households, aid in the prevention of slums and blight, or meet urgent needs of the community.

Advanced Industrial Manufacturing Zones (AIM Zones)

Type	Program Priorities/Focus Areas
Tax Incentives and Bonds	• Economic Development

Advanced Industrial Manufacturing Zones (AIM Zones) may be created by a local port authority to support the development or redevelopment of an area within their jurisdiction that creates new quality jobs. Once an AIM Zone is established, 50% of the state withholding tax from new jobs created within the zone after the project is started will be deposited into a fund to be used for expenses related to continued development, redevelopment, and expansion of the AIM Zone. The local port authority must approve any projects that receive money from the fund. In order to create an AIM Zone, the local municipality must hold a public hearing prior to approving a resolution or ordinance establishing the AIM Zone. The local port authority must then work with the Missouri Department of Revenue and the Missouri Department of Economic Development to establish the base employment within the AIM Zone.

State Administered Tools

State Supplemental Tax Increment Financing (State TIF or Super TIF)

Type	Program Priorities/Focus Areas
Tax Incentives and Bonds	• Elimination of Blight

The State Supplemental Tax Increment Financing program (State TIF) is intended to supplement local TIF revenue with state tax revenue to facilitate the redevelopment of "blighted" areas. The project must be located in a local TIF district that is utilizing all funding mechanisms available, including 100% of incremental real property tax revenue and at least 50% of incremental local sales and income tax revenue generated by the project. Funds can be used for a variety of expenses, including public improvements, land acquisition, site preparation, rehabilitation of existing buildings, and professional services. To receive funding, the Missouri Department of Economic Development and the Commissioner of the Office of Administration must approve a municipality's application, and sufficient appropriations must be available from the state or increased by the General Assembly. Consequently, approval for State TIF funding can be difficult to obtain and is applied to a very limited number of developments.

- Legislation: Section 99.800, and Sections 99.845.4 to 99.845.14 of the Revised Statutes of Missouri
- Revenue Source: state sales tax or withholding tax revenue
- Purpose: to facilitate the redevelopment of blighted areas by supplementing local TIF revenues with state tax revenue.

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- Approval Procedure: Municipality applies to Missouri Department of Economic Development (DED). Approval required from director of the DED and the Commissioner of the Office of Administration: Requires availability of state appropriations funding or the General Assembly must increase appropriations.
- Eligible Land Use(s): All land uses
- Eligible Location(s): Project must be located within a local TIF district. The project must also be located in a state enterprise zone, a federal empowerment zone, an urban core area, or a central business district. The site must also include at least one building that is 50 years of age or older and have generally experienced declining population or declining property taxes.
- Funding Amount: A redevelopment project cannot receive more than 50% of the incremental increase in state sales tax or income tax generated by the project. Funding is also limited by the amount appropriated by the General Assembly and does not allow an annual appropriation to exceed $32M.
- Term: Standard term of up to 15 years. A longer period may be requested but may not exceed 23 years.
- Special Considerations: State TIF may only be utilized after local TIF funding has been exhausted.
- The local TIF must dedicate at least 50% of the incremental increase in local sales tax and earnings tax revenue generated by the project and 100% of the incremental increase in real property tax revenue generated by the project.

National Housing Trust Fund (NHTF)

Type	Program Priorities/Focus Areas
• Loans, Credit Assistance, Insurance • Grant, Equity, and other Sources	• Affordable/Specialized Housing

The National Housing Trust Fund (NHTF) is a federally funded program through the Department of Housing and Urban Development (HUD) that is administered by the Missouri Housing Development Commission (MHDC). The program strives to increase and preserve affordable housing for extremely low-income and very low-income households, including the homeless. At least 80% of NHTF funds must be used for rental housing. All assisted units must remain affordable for a period of 30 years. NHTF funds can provide assistance in the form of equity investments, interest-bearing loans or advances, noninterest-bearing loans or advances, interest subsidies, deferred payment loans, or grants.

Missouri Housing Trust Fund (MHTF)

Type	Program Priorities/Focus Areas
Loans, Credit Assistance, Insurance	• Affordable/Specialized Housing

The Missouri Housing Trust Fund (MHTF) is administered by the Missouri Housing Development Commission (MHDC) and designated for projects that address the housing needs of very low-income households earning at or below 50% of the area median income. MHTF can be used for the rehabilitation or new construction of affordable rental housing, rental assistance programs, homelessness prevention, and home repair programs. MHTF is funded by a fee on all real estate documents filed within the state and eligible funding varies annually as a result.

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Missouri Affordable Housing Assistance Program (AHAP)

Type	Program Priorities/Focus Areas
Tax Credits	• Affordable/Specialized Housing

The Missouri Housing Development Commission (MHDC) also administers the Missouri Affordable Housing Assistance Program (AHAP), a state tax credit program that incentivizes affordable housing productions. Donors that contribute to a non-profit community-based organization for the purpose of providing affordable housing assistance or market-rate housing in distressed communities may be eligible for AHAP tax credits. Donations related to construction, rehabilitation, or rental assistance activities are eligible for production credits, while donations intended to cover operating expenses for the non-profit are eligible for operating assistance credits. AHAP tax credits can amount to up to 55% of the value of an eligible donation, and $10M in production credits and $1M in operating assistance credits are issued annually.

Missouri Works Program

Type	Program Priorities/Focus Areas
• Tax Incentives and Bonds • Tax Credits	• Economic Development • Job Creation

The Missouri Works Program through the Missouri Department of Economic Development (DED) is an incentive tool that facilitates the creation of quality jobs through targeted business projects. The program benefits for businesses include the retention of the state withholding tax of the new jobs and/or state tax credits. Applications for the program must be approved by the DED and no benefits will be issued to a business until the minimum thresholds for the number of new jobs, average wage, and health insurance benefits are met. Tax credits may be applied to state income tax and financial institution tax liabilities and must be applied in the year they were earned. Credits may also be transferred and sold.

Enhanced Enterprise Zone (EEZ)

Type	Program Priorities/Focus Areas
• Tax Incentives and Bonds • Tax Credits	• Elimination of Blight • Economic Development • Job Creation

The Enhanced Enterprise Zone (EEZ) program is intended to encourage job creation in blighted areas. Businesses within the EEZ that have a capital investment of at least $100,000 and create and maintain at least two new jobs may be eligible for both state and local incentives. Eligible projects could receive a 10-year local real property tax abatement of 50%, a 50% state income tax exemption, and/or state tax credits. Businesses earning Business Facility, Quality Jobs, Rebuilding Communities, or Brownfield Jobs and Investment tax credits are not eligible for EEZ tax credits for the same project for the same tax period.

Missouri Historic Preservation Tax Credit Program (State HTC)

Type	Program Priorities/Focus Areas
Tax Credits	• Historic Preservation

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The State of Missouri authorizes the use of state tax credits on projects that involve the redevelopment of commercial and residential structures of historic significance. These projects could include properties listed individually on the National Register of Historic Places, properties certified by the Missouri Department of Natural Resources as a contributing property to a certified historic district on the National Register, or properties within a local historic district certified by the U.S. Department of the Interior. The state tax credit can amount to 25% of eligible rehabilitation costs, but all projects receiving more than $275,000 in tax credits are subject to an annual cap for all historic tax credit awards statewide. Historic tax credits are authorized and issued by the Missouri Department of Economic Development, and additional state or federal agencies are responsible for determining if the proposed and completed rehabilitation meets the standards of the U.S. Department of the Interior. Tax credits are applicable to state income tax and financial institution tax liability. The tax credits may be sold or transferred and must be used in the year in which they are issued. If there is any excess, credits may be carried back as far as three (3) years and carried forward for 10 years.

- Legislation: Sections 253.545 to 253.559 of the Revised Statutes of Missouri
- Revenue Source: state tax credits
- Purpose: To incentivize the redevelopment of commercial and residential structures in Missouri.
- Approval Procedure: The Missouri Department of Economic Development authorizes and issues the tax credits. The Missouri Department of Natural Resources, State Historic Preservation Office, or the National Park service is responsible for determining whether the rehabilitation as proposed and as completed meets the standards of the U.S. Department of the Interior.
- Eligible Land Use(s): All land uses
- Eligible Location(s): Properties must be listed individually on the National Register of Historic Places, certified by the Missouri Department of Natural Resources as a contributing property to a certified historic district on the National Register, or be in a local historic district that has been certified by the U.S. Department of the Interior.
- Funding Amount: State tax credits equal to 25% of eligible rehabilitation costs. Non-income producing single family, owner-occupied residential projects cannot receive more than $250,000 in tax credits. The current annual cap for all projects receiving more than $275,000 in tax credits is just over $104M.
- Term: Rehabilitation must commence within nine (9) months of preliminary approval.
- Special Considerations: The tax credits may be sold or transferred and must be used in the year in which they are issued. If there is any excess, credits may be carried back as far as three (3) years and carried forward for 10 years.
- Recent Legislative Changes: on July 9, 2024 House Bill 2062 included changes to the Historic Preservation Tax Credit Program. Projects with a single historic structure of over one million square feet and eligible for over $60M in tax credits will collect tax credits over six years rather than one. Projects outside of St. Louis and Kansas City can receive tax credits of up to 35% of eligible costs rather than 25%.

Low Income Housing Tax Credits (LIHTC)

Type	Program Priorities/Focus Areas
Tax Credits	• Affordable/Specialized Housing • Serving Disadvantaged Communities

The Missouri Housing Development Commission (MHDC) administers the federal and state Low Income Housing Tax Credit (LIHTC) programs. Missouri's State LIHTC program considers any development that is eligible for a Federal LIHTC allocation is also eligible for a State LIHTC allocation. There are two different types of LIHTC allocations. The competitive 9% tax credits are awarded to projects based upon their alignment with the state's priorities outlined in its Qualified Allocation Plan (QAP). Federal 9% credits amount to approximately 70% of a project's eligible basis. The noncompetitive 4% tax credits are awarded to projects financed with tax-exempt private activity bonds. Federal 4% credits amount to approximately 30% of a project's eligible basis. For both 9%

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and 4% credits, state awards may not exceed the federal awards.

- Legislation: Section 42 of the Internal Revenue Code and Sections 135.350 to 135.363 of the Revised Statutes of Missouri
- Revenue Source: Federal and state tax credits
- Purpose: to incentivize the creation and maintenance of quality market-appropriate affordable housing that strengthens communities and resident lives.
- Approval Procedure: State and federal LIHTC allocations are managed through the Missouri Housing Development Commission (MHDC). Applications for funding are reviewed and scored based on eligibility criteria, program priorities, and other factors. Approved projects receive a conditional reservation of the tax credit award. Once the project is placed in service, tax credits are awarded over a 10-year period and there is a 15-year compliance period during which credits can be recaptured for non-compliance.
- Eligible Land Use(s): Low-income rental housing
- Eligible Location(s): MHDC's qualified allocation plan indicates any geographic areas that may be prioritized for LIHTC projects.
- Funding Amount: Federal 9% and 4% tax credit awards amount to approximately 70% and 30% of a project's eligible basis respectively.
- Term: Projects must be placed in service within two years otherwise credits can be recaptured. Tax credits are claimed over a period of 10 years. Projects are subject to a 15-year compliance period where it must maintain affordability and other related requirements.
- Special Considerations: There are some limitations regarding combining LIHTC with other funding programs under the jurisdiction of HUD housing assistance programs. Funding sources that pair well with LIHTC include HOME, CDBG, NHTF, state housing trust funds, and AHP. Tax credits are used by investors with an ownership interest in the development since the tax credit is non-transferable.

Missouri Brownfields Remediation Program (Brownfield Tax Credits)

Type	Program Priorities/Focus Areas
Tax Credits	• Brownfields • Sustainability

The Brownfield Remediation Program incentivizes the redevelopment of properties that have been abandoned or underutilized for at least three years through the award of state tax credits. Projects must have a positive economic impact on the state through job creation or retention. Tax credits may be issued for up to 100% of remediation costs and up to 100% of demolition costs but may not exceed the projected economic impact of the project. Tax credits may be sold or transferred and may be carried forward up to 20 years. Tax credits are applicable to state income tax and financial institution tax liability.

- Legislation: Sections 447.700 to 447.718 of the Revised Statutes of Missouri
- Revenue Source: state tax credits
- Purpose: to incentivize the redevelopment of properties that have been abandoned or underutilized for at least three years for industry, commerce, distribution, and/or research.
- Approval Procedure: Approval is required from both the Missouri Department of Economic Development and the Missouri Department of Natural Resources. Projects on property that are not owned by a public entity must be endorsed by the local municipality.
- Eligible Land Use(s): projects must result in one or more eligible businesses that create at least 10 new jobs or retain 25 jobs. Eligible businesses include those involved in industry, commerce, distribution, research, or any combination thereof. Ineligible business may still be part of the project but will not be factored into the determination of the projected state economic impact of the project and the cap on the value of the tax credits.

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- Eligible Location(s): statewide
- Funding Amount: Tax credits may be issued for up to 100% of the cost of remediation of the project property and up to 100% of the costs of on-site demolition that are not directly part of remediation activities provided that the demolition is necessary to accomplish the planned re-use of the site and is part of an approved redevelopment plan. The state costs of the tax credits must be less than the projected state economic impact of the project.
- Term: Remediation activities must occur within a period of four years.
- Special Considerations: Tax credits may be sold or transferred and may be carried forward for 20 years. If the property is sold within five years of receipt of tax credits, a portion may need to be repaid.

Direct Appropriations

Type	Program Priorities/Focus Areas
Grant, Equity, and other Sources	• Elimination of Blight • Economic Development • Transportation and Infrastructure • Job Creation • Brownfields • Sustainability • Historic Preservation • Affordable/Specialized Housing • Serving Disadvantaged Communities

Federally Administered Tools

Transportation Infrastructure Finance and Innovation Act (TIFIA)

Type	Program Priorities/Focus Areas
Loans, Credit Assistance, Insurance	• Transportation and Infrastructure

The Transportation Infrastructure Finance and Innovation Act (TIFIA) is a program offered through the U.S. Department of Transportation (DOT). The program provides credit assistance in the form of direct loans, loan guarantees, and standby lines of credit to projects of national or regional significance in order to stimulate investment in transportation infrastructure. Eligible projects include highways, bridges, transportation facilities and vehicles, pedestrian and bicycle infrastructure, and transit-oriented development. Projects must have a minimum total cost of $10M for transit-oriented development, local, and rural projects, $15M for intelligent transportation system projects, and $50M for all other eligible surface transportation projects. Credit assistance cannot exceed 33% of eligible project costs, though in a few unique cases it can reach up to 49%. The project must have a dedicated revenue source pledged to secure TIFIA and senior debt financing.

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FHA 221(d)(4) Mortgage Insurance (FHA Loan)

Type	Program Priorities/Focus Areas
Loans, Credit Assistance, Insurance	• Affordable/Specialized Housing • Serving Disadvantaged Communities

Section 221 (d) (4) provides FHA mortgage insurance for the construction or rehabilitation of multifamily (5 or more units), cooperative, and single room occupancy projects that provide housing for moderate-income families, the elderly, and the handicapped. The program allows for long-term mortgages of up to 40 years and has statutory limits on the mortgage amount based on the unit sizes, type of structure, and location of the project. Mortgage insurance commitments are issued through the U.S. Department of Housing and Urban Development.

Federal Historic Preservation Tax Incentives (Federal HTC)

Type	Program Priorities/Focus Areas
Tax Credits	• Historic Preservation

Federal historic preservation tax credits are available for projects that preserve and rehabilitate historic structures. The tax credits can amount to 20% of the qualified rehabilitation expenditures (QREs) and properties must be utilized for income-producing uses, such as commercial, industrial, agricultural, or rental residential purposes. Properties must remain in use and under the same ownership for at least five (5) full years following rehabilitation. To be eligible, buildings must be listed individually in the National Register of Historic Places or be located within a registered historic district and certified by the National Park Service as contributing to the historical significance of that district. A state historic district may qualify as a registered historic district if the district and its enabling statute is certified by the Secretary of the Interior. Approvals for federal historic tax credits go through the State Historic Preservation Officer, the National Park Service, and the IRS.

- Legislation: Treasury Regulation Section 1.48-12 and Internal Revenue Code Section 47.
- Revenue Source: Federal tax credits
- Purpose: To encourage the preservation and rehabilitation of historic buildings.
- Approval Procedure: Approval occurs in three stages: certification of historic status, certification of proposed rehabilitation, and certification of completed rehabilitation. In all three stages, the State Historic Preservation Officer (SHPO) is the primary contact, receiving and reviewing applications, advising owners and developers, and providing recommendations to the National Park Service (NPS). The NPS is responsible for reviewing all projects for conformance to the Secretary of the Interior's Standards for Rehabilitation. All decisions made by the NPS are sent to the Internal Revenue Service (IRS) which is responsible for regulations and procedures relating to receipt and utilization of the tax credits.
- Eligible Land Use(s): Properties must be rehabilitated for an income-producing use, such as commercial, industrial, agricultural, or rental residential purposes. Owner-occupied residential properties are not eligible.
- Eligible Location(s): Buildings must be listed individually in the National Register of Historic Places or be located within a registered historic district and certified by the National Park Service as contributing to the historical significance of that district. A state historic district may qualify as a registered historic district if the district and its enabling statute is certified by the Secretary of the Interior.
- Funding Amount: Tax credits amount to 20% of the qualified rehabilitation expenditures.
- Term: Substantial rehabilitation measurement within 24 months (or 60 months for a phased project) and five-year compliance period
- Special Considerations: Owners must hold the building and maintain its use for five full years after completing rehabilitation or the tax credits may be recaptured. Tax credits are claimed on the year in which the rehabilitated building is placed in service. For phased projects or projects where the building remains in service throughout rehabilitation, credits are claimed when "substantial rehabilitation" has been met. Unused tax credits may be carried back one (1) year and carried forward for 20 years.

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New Markets Tax Credits (NMTC)

Type	Program Priorities/Focus Areas
Tax Credits	• Serving Disadvantaged Communities

The New Markets Tax Credit program is run through the Community Development Financial Institutions Fund of the U.S. Department of the Treasury. The NMTC program offers federal tax credits to encourage private investment that promotes community development and economic growth. The program is designed to fill the financial gap of projects by providing investors with a federal tax credit equal to 39% of the total equity investment amount over seven years. NMTC funding typically amounts to approximately 20-25% of the total project funding sources after accounting for program fees, tax credit pricing, and other factors.

- Legislation: Community Renewal Tax Relief Act of 2000, IRC §45D
- Revenue Source: Low-interest loans (for project) / Federal tax credit (for investor)
- Purpose: encourage private investment that promotes community development and economic growth for low-income communities.
- Approvals Procedure: Community Development Entities (CDEs) apply for allocations of NMTCs. Individual CDEs will then distribute NMTC to eligible projects using their own criteria and approval processes, such as a Request for Proposals or an application process.
- Eligible Land Use(s): Commercial, office, industrial, and mixed-use land uses.
- Eligibility Location(s): Projects must be located within census tracts that have either: a median family income at or below 80% of AMI or a poverty rate of 20% or greater.
- Types of Projects: typically funds commercial, industrial, mixed-use, or community facility projects. Examples include:
    - Job training centers
    - Community health clinics
    - Green commercial buildings
    - Grocery stores
    - Daycares
    - High impact projects that create a large number of jobs or high-quality jobs, provide needed goods or services to low-income communities, foster minority business ownership, create environmentally sustainable outcomes, and/or promote other related impacts.
- Funding Amount: Typically amounts to no more than 20-25% of total project funding
- Special Considerations: NMTC cannot be combined with LIHTC unless the development has a separate condo structure

Renewable/Clean Energy Tax Credits/Incentives

Type	Program Priorities/Focus Areas
Tax Credits	• Sustainability

There are several federal tax incentives available for projects with clean energy components. These incentives include both federal tax credits and deductions. Incentives area available for energy generation and carbon capture, clean vehicles, manufacturing, housing, commercial buildings, and clean fuels. Several of the most-applicable federal tax incentives that are included in the Internal Revenue Code are highlighted here.

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Clean Electricity Production Tax Credit

The Clean Electricity Production Tax Credit (Internal Revenue Code Section 45Y) provides a technology-neutral tax credit for facilities that generate clean electricity with net-zero greenhouse gas emissions. This tax credit is for projects placed in service starting in January 2025 and replaces the Production Tax Credit for Electricity from Renewables (Internal Revenue Code Section 45) which sunsets on December 31, 2024. The base value of the tax credit is 0.3 cents per kWh but can reach up to 1.5 cents per kWh if prevailing wage and apprenticeship requirements are met.

Clean Electricity Investment Tax Credit

The Clean Electricity Investment Tax Credit (Internal Revenue Code Section 48E) provides a technology-neutral tax credit for investments in facilities that generate electricity with net-zero greenhouse gas emissions. The tax credit is for projects placed in service starting in January 2025 and replaces the Investment Tax Credit for Energy Property (Internal Revenue Code Section 48) which sunsets on December 31, 2024. The tax credit is approximately 6% of the qualified investment but could be as high as 30% if specific requirements are met.

Low-Income Communities Bonus Credit

The Low-Income Communities Bonus Credit (Internal Revenue Code Sections 48(e) and 48(h)) provides a 10-percentage point increase in the investment tax credit for investments in qualified projects located on Indian land, in low-income communities. A 20-percentage point increase in the investment tax credit is available for investments in qualified low-income residential buildings or low-income economic benefit projects.

Energy Community Bonus

Projects that are located within an energy community may be eligible for increased credit amounts. An energy community includes brownfield sites, certain metropolitan and non-metropolitan statistical areas based on unemployment rates, and census tracts with either a coal mine that closed after 1999 or a coal-fired electric generating unit was retired after 2009. The credit amount for the Clean Electricity Production Tax Credit could be increased by 10% and the Clean Electricity Investment Tax Credit could be increased by 10 percentage points if they are located within an energy community.

New Energy Efficient Homes Credit

The New Energy Efficient Homes Credit (Internal Revenue Code Section 45L) provides a tax credit to eligible contracts that build or substantially reconstruct new energy-efficient single-family or multifamily homes. Multi-family homes must, at a minimum, meet the energy efficiency requirements of the Energy Star Multifamily New Construction National and Regional programs. The amount of tax credit can range from $500 to $5,000 per unit depending on the level of energy efficiency and the type of housing.

Energy Efficient Commercial Buildings Deduction

The Energy Efficient Commercial Buildings Deduction (Internal Revenue Code Section 179D) provides a federal tax deduction for energy efficiency improvements in commercial buildings. The deduction is available to owners of eligible properties or designers of the eligible properties if they are owned by specific tax-exempt entities. The energy efficiency improvements must be part of the building envelope, interior lighting systems, or HVAC and hot water systems. The deduction ranges at $S0.50 to $1 per square foot, depending on the increase in efficiency and the cost of the improvements. The deduction is provided over a three-or four-year period.

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Federal Brownfield Cleanup Grants

Type	Program Priorities/Focus Areas
Grant, Equity, and other Sources	• Brownfields • Sustainability

The Environmental Protection Agency's (EPA) Brownfields Program offers several types of funding to support the identification and cleanup of brownfields as defined by section 101(39) of the Comprehensive Environmental Response Compensation and Liability Act (CERCLA). In addition to state, tribal, community-wide, and coalition assessment grants which fund brownfield inventories, planning, environmental assessments, and community outreach, the EPA also issues Brownfield Cleanup Grants. Cleanup Grants are categorized into three funding increments: grants up to $500,000; grants between $500,001 and $2,000,000; and grants between $2,000,001 and $4,000,000. Funds can be used to address hazardous substances and/or petroleum contamination on one or more brownfield sites. Applicants must already have a Phase II environmental site assessment completed before applying for funding. A 20% match may be required in the form of money, labor, materials, or services for eligible activities. Brownfields grants are awarded on a competitive basis following review by EPA staff and other federal agency representatives.

Empowerment Zone Employer Credit

Type	Program Priorities/Focus Areas
• Tax Incentives and Bonds • Grant, Equity, and other Sources	• Economic Development • Job Creation • Serving Disadvantaged Communities

The Empowerment Zone Employer Credit is a federal tax credit available to businesses located within an Empowerment Zone that hire residents living within the Empowerment Zone. The tax credit is equivalent to 20% of the qualified zone wages paid to employees that reside within the Empowerment zone and cannot exceed $3,000 in credits per employee per year. Empowerment Zones are designated by the Department of Housing and Urban Development (HUD) and the Department of Agriculture (USDA).

Opportunity Zones

Type	Program Priorities/Focus Areas
	• Elimination of Blight • Economic Development • Job Creation • Serving Disadvantaged Communities

The Opportunity Zones program encourages investment in distressed areas throughout the United States that can drive economic growth and job creation. Opportunity Zones are low-income census tract that meets specific qualification criteria based on poverty rate or median family income. There are currently 161 Opportunity Zones in the State of Missouri, and each of the Sites are included within an Opportunity Zone. Through the Opportunity Zones program, investors can re-invest unrealized capital gains into an Opportunity Fund and receive tax benefits. Developers of projects in Opportunity Zones can connect with Opportunity Funds to attract investors to their projects.

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Reconnecting Communities Pilot Grant Program

Type	Program Priorities/Focus Areas
Grant, Equity, and other Sources	• Transportation and Infrastructure • Sustainability • Serving Disadvantaged Communities

The U.S. Department of Transportation has issued three rounds of the Reconnecting Communities Pilot Grant Program (RCP) which focuses on improving access to jobs, education, healthcare, food, nature, and recreation. The goal of the RCP program is to reconnect communities by removing, mitigating, or altering transportation facilities like highways or rail lines that create barriers to community connectivity, mobility, access, or economic development. Projects could include pedestrian walkways or overpasses, capping highways, linear parks and trails, or roadway redesigns. The program includes two types of grants: capital construction grants and community planning grants. The capital construction grants focus on funding projects that involve reconnecting communities, improving access in disadvantaged communities, or reducing environmental harm. Community planning grants focus on funding planning activities for future construction projects that address localized transportation challenges.

Nationally Significant Federal Lands & Tribal Projects Program (NSFLTP)

Type	Program Priorities/Focus Areas
Grant, Equity, and other Sources	• Transportation and Infrastructure • Serving Disadvantaged Communities

Greenhouse Gas Reduction Fund (GGRF)

Type	Program Priorities/Focus Areas
• Loans, Credit Assistance, Insurance • Grant, Equity, and other Sources	• Sustainability • Serving Disadvantaged Communities

The Greenhouse Gas Reduction Fund is a $27B program authorized by the Environmental Protection Agency (EPA) as a way to mobilize financing and private capital for greenhouse gas-reducing and air pollution-reducing projects nationwide. The program is administered through three grants: the National Clean Investment Fund, the Clean Communities Investment Accelerator, and Solar for All. All three grants are intended to achieve the objectives of reducing greenhouse gas emissions and other air pollutants; ensuring that communities throughout the country, particularly low-income and disadvantaged communities, see the benefits of the pollutant-reducing projects; and mobilizing financing and capital to stimulate additional projects.

National Clean Investment Fund (NCIF)

The National Clean Investment Fund (NCIF) is a $14B program as part of the GGRF was awarded to three grant recipients to establish financing institutions that would deliver accessible and affordable financing for clean technology projects nationwide. 40% of NCIF funds must provide financial assistance to low-income and disadvantaged communities. The three grant recipients of NCIF are Climate United, Coalition for Green Capital, and Power Forward. Projects can receive funding directly from these grant recipients, from subgrantees of the program, or from community lenders who received assistance from the grantees or subgrantees.

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Clean Communities Investment Accelerator

The Clean Communities Investment Accelerator (CCIA) is a $6B program within the GGRF. Five (5) grant recipients received funding to establish hubs that provide funding and technical assistance to community lenders that work in low-income and disadvantaged communities. The goal of CCIA is to build capacity of community lenders to finance future projects as well as support more immediate projects. 100% of CCIA funds must go to projects enabling the decarbonization of buildings or transportation, or distributed power generation and storage. Opportunity Finance Network, Inclusiv, Justice Climate Fund, Appalachian Community Capital, and Native CDFI Network received CCIA funds that can then be deployed to communities and projects throughout the country.

Solar for All

Solar for All is a $7B program within the GGRF which was awarded to 60 grant recipients. The goal of the program is to expand the number of low-income and disadvantaged communities that are primed for distributed solar investment. These recipients will expand or create low-income solar programs to enable households to benefit from solar energy. The Missouri Environmental Improvement and Energy Resources Authority (EIERA) was one of the 60 grantees of Solar for all and received more than $156M. The EIERA plans to provide forgivable loans and low-interest loans through a revolving loan fund, as well as mobilize private capital and financing.

Build to Scale (B2S) Program

Type	Program Priorities/Focus Areas
Grant, Equity, and other Sources	• Economic Development • Job Creation • Serving Disadvantaged Communities

The Build to Scale (B2S) program is run through the U.S. Economic Development Administration (EDA). B2S provides funding to develop or strengthen entrepreneurial ecosystems that can build capacity for entrepreneurs and innovators, accelerate regional economic growth, empower communities to explore innovative new products and services, and equitably increase access to capital for entrepreneurs. The FY2024 Notice of Funding Opportunity anticipates the EDA will issue 40 to 50 awards of up to $5M. Funds cannot be used toward construction, equity investments, or to issue debt, but rather are intended to fund programmatic and operational costs associated with entrepreneurial ecosystems. If the intended final uses of any of the Opportunity Site redevelopments were to include an entrepreneurship incubator or other related use, the B2S program could be considered for funding to establish that programming.

Direct Appropriations

Type	Program Priorities/Focus Areas
Grant, Equity, and other Sources	• Elimination of Blight • Economic Development • Transportation and Infrastructure • Job Creation • Brownfields • Sustainability • Historic Preservation • Affordable/Specialized Housing • Serving Disadvantaged Communities

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6.1

Shared Framework
Funding & Implementation

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PC-10.1

Strengthen and promote policies and programs that protect and keep existing and long-time residents in the neighborhood and minimize displacement.

OBJECTIVE: PC-10.1

Primary Core Topic: Housing & Vacancy

Secondary Core Topic:

- Economic Development (Jobs, Employment, & Businesses)
- Historic Preservation, Architecture, Landscape Design, & Urban Design

Type: Land Use/Zoning, Policy, Programming

Timeframe: Short, Medium

Implementation Partners

- Affordable Housing Trust Fund (AHTF) Coalition
- Community Development Administration (CDA)
- Land Clearance for Redevelopment Authority (LCRA)
- Legal Services of Eastern Missouri (LSEM)
- Low-Income Home Energy Assistance Program (LIHEAP)
- Neighborhood associations (e.g., ONSLRG, HPNA, Carr Square Neighborhood Association)
- Planning and Urban Design Agency (PDA)
- Rise Community Development
- St. Louis Development Corporation (SLDC)
- St. Louis Vacancy Collaborative (STLVC)
- Board of Aldermen
- City of St. Louis Comptroller Division
- City of St. Louis Budget Division
- State of Missouri

Implementation Partners Rationale

City agencies like PDA and SLDC are key for updating zoning and land use policies. LCRA administers tax abatement tools and redevelopment agreements tied to anti-displacement goals.

- CDA helps administer HUD-funded programs like CDBG and HOME, which directly support low- and moderate-income households.
- LSEM and the Neighborhood Vacancy Initiative (NVI) provide legal services and anti-displacement strategies.
- AHTF Coalition and Rise are experienced in housing stabilization and capacity-building for community-led development.
- The STL Vacancy Collaborative aligns directly with efforts to stabilize existing residents and reduce speculative displacement.
- Neighborhood associations bring critical insight and organizing capacity for community-driven implementation.

Sources of Funding

- Affordable Housing Trust Fund (AHTF)
- American Rescue Plan Act (ARPA)
- Community Development Block Grants (CDBG)
- HOME Investment Partnerships (HOME)
- Low-Income Housing Tax Credits (LIHTC)
- Missouri Housing Trust Fund (MHTF)
- Rams Settlement Funds

Specific Programs

- AHTF Homeowner Assistance Program
- CDBG Housing Programs
- HOME Affordable Housing Program
- LCRA tax abatement and stabilization tools
- LIHTC (State and Federal)
- LSEM's Neighborhood Vacancy Initiative (NVI)
- Rams Settlement – Housing Stability Grants
- Senior Citizen Property Tax Freeze Credit Program

Funding Rationale

The objective of preventing displacement and supporting long-time residents aligns directly with federal and local funding programs aimed at affordable housing, neighborhood stabilization,

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and equitable development. These sources were selected for their flexibility and proven applicability in low- to moderate-income urban areas:

- Community Development Block Grants (CDBG): Administered by the Community Development Administration (CDA), CDBG funds can support property rehabilitation, homeowner assistance, and anti-displacement efforts such as tenant protections and stabilization programs. The program's focus on serving low- and moderate-income residents makes it a primary funding mechanism.
- HOME Investment Partnerships (HOME): Also administered by CDA, HOME provides flexible funding for acquisition, rehab, and homeowner assistance, directly aligning with strategies like strengthening anti-displacement supports and preserving housing stock.
- Affordable Housing Trust Fund (AHTF): Locally managed and community-driven, AHTF funds programs like foreclosure prevention, home repair, and rental assistance. It also supports nonprofit-led housing initiatives focused on long-term affordability and stability.
- Missouri Housing Trust Fund (MHTF): Administered by the Missouri Housing Development Commission (MHDC), MHTF supports very low-income households with direct housing support, including homelessness prevention and housing preservation.
- Low-Income Housing Tax Credits (LIHTC): Though typically associated with new construction, LIHTC (especially 4% non-competitive credits) can be paired with preservation efforts for naturally occurring affordable housing (NOAH), supporting affordability in legacy neighborhoods.
- American Rescue Plan Act (ARPA): These funds offer flexible support for anti-displacement, equity-focused development, and housing stabilization — and have already been used in St. Louis for housing-related initiatives.
- Rams Settlement Funds: As a large, one-time resource, these funds present a powerful opportunity to seed or expand anti-displacement programs and to fill funding gaps for stabilization and redevelopment without resident displacement.

PC-10.2

Promote homeownership and increase the ratio of residents owning their homes.

OBJECTIVE: PC-10.2

Primary Core Topic: Housing & Vacancy

Secondary Core Topic:

- Economic Development (Jobs, Employment, & Businesses)

Type: Policy, Programming

Timeframe: Medium

Implementation Partners

- Beyond Housing
- Community Development Administration (CDA)
- Habitat for Humanity St. Louis
- Justine Petersen
- Land Clearance for Redevelopment Authority (LCRA)
- Legal Services of Eastern Missouri (LSEM)
- Prosperity Connection
- Rise Community Development
- St Louis Development Corporation (SLDC)
- St. Louis Affordable Housing Commission (AHC)
- St. Louis Realtors
- Local banks and credit unions
- Neighborhood associations (e.g., ONSLRG, HPNA, Carr Square Neighborhood Association)

Implementation Partners Rationale

- SLDC and CDA are key city agencies for managing housing initiatives and funding sources like HOME and CDBG.
- AHC plays a leading role in distributing funds from the Affordable Housing Trust Fund for homeownership promotion.
- Habitat for Humanity, Rise, and Beyond Housing develop affordable for-sale housing and provide wraparound homebuyer support.
- Justine Petersen is a critical partner for micro-

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loans, credit-building products, and innovative loan tools targeting disinvested areas.
- Prosperity Connection specializes in financial literacy and one-on-one financial coaching.
- Legal Services of Eastern Missouri (LSEM) promotes the use of beneficiary deeds and helps residents prevent generational displacement.
- St. Louis Realtors and financial institutions are essential for expanding access to mortgage products and aligning with CRA (Community Reinvestment Act) goals.
- Neighborhood associations can serve as trusted local conduits for outreach, referrals, and feedback.

Sources of Funding

- Affordable Housing Trust Fund (AHTF)
- Community Development Administration (CDA)
- Community Development Block Grants (CDBG)
- Enterprise Bank
- HOME Investment Partnerships (HOME)
- Housing Options Provided for the Elderly (HOPE)
- Land Clearance for Redevelopment Authority (LCRA)
- Local Bank CRA Funds
- Midland States Bank
- Midwest BankCentre
- Missouri Housing Trust Fund (MHTF)
- Neighborhood Assistance Program (NAP Tax Credits)
- New Markets Tax Credits (NMTC)
- Rams Settlement Funds
- St Louis Development Corporation (SLDC)

Specific Programs

- AHTF Homeownership Initiatives
- Bank-sponsored First-Time Homebuyer Incentives
- CDBG-funded Down Payment Assistance
- HOME Homebuyer Assistance
- Justine Petersen Loan Products
- LSEM's Beneficiary Deed Clinics
- NAP-supported Homeownership Counseling
- Owner-Occupant Tax Abatement
- Prosperity Connection Financial Education Programs

Funding Rationale

- CDBG and HOME are the most commonly used federal tools for homeownership support in legacy urban neighborhoods, supporting homebuyer education, down payment assistance, and housing development.
- Affordable Housing Trust Fund (AHTF) programs can support both supply-side efforts (like new construction of affordable for-sale homes) and demand-side efforts (homebuyer assistance, closing costs, etc.).
- Missouri Housing Trust Fund (MHTF) supports low-income housing needs, including homeownership supports.
- Neighborhood Assistance Program (NAP) tax credits incentivize private donations to nonprofits delivering homeownership counseling and support.
- New Markets Tax Credits (NMTC) may support the development of mixed-use or for-sale housing that includes commercial activity, especially near planned hubs.
- CRA funds from local banks (especially CDFIs and minority-focused institutions) are often targeted toward underserved neighborhoods and can underwrite innovative lending tools.
- Rams Settlement Funds could be used to seed a citywide homeownership push or pilot down payment assistance programs tailored to high-vacancy neighborhoods.
- Specific programs like Justine Petersen loan products, Prosperity Connection's education offerings, and LSEM's clinics on property transfer and title clearing are already active in St. Louis and highly aligned with this objective.

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PC-10.3

Institute programs to support existing homeowners with the upkeep, maintenance, and stewardship of their properties.

OBJECTIVE: PC-10.3

Primary Core Topic: Housing & Vacancy

Secondary Core Topic:

- Arts, Culture, & Community Assets and Programs
- Historic Preservation, Architecture, Landscape Design & Urban Design
- Economic Development

Type: Policy, Programming

Timeframe: Short, Medium

Implementation Partners

- Affordable Housing Commission (AHC)
- Ameren Missouri (for energy efficiency programs)
- Community Development Administration (CDA)
- Habitat for Humanity St. Louis
- Heat-Up St. Louis / Cool-Down St. Louis
- Neighborhood associations and local CDCs
- Rebuilding Together St. Louis
- St. Louis Association of Community Organizations (SLACO)
- St. Louis Building Division
- St. Louis Development Corporation (SLDC)
- Urban League of Metropolitan St. Louis

Implementation Partners Rationale

Supporting homeowners with repair and upkeep requires coordination across city agencies, nonprofit service providers, utilities, and community-based groups.

- CDA and AHC are central to delivering funding for repairs and upgrades to low-and moderate-income homeowners.
- The Building Division oversees permitting and inspections, and can help streamline processes for homeowner-led repairs.
- SLDC and local CDCs play a role in structuring incentive programs and connecting residents to resources.
- Nonprofits like Habitat for Humanity and Rebuilding Together STL have strong track records in home repair delivery (particularly for older adults and low-income residents) and can scale their programs with additional funding.
- Urban League, SLACO, and neighborhood associations can help with outreach, application support, and program design rooted in neighborhood priorities.
- Ameren Missouri and Heat-Up/Cool-Down STL are key for utility and weatherization assistance, helping reduce long-term maintenance burdens.
- Federal and state weatherization agencies (administering DOE and LIHEAP programs) provide vital services that improve home health and lower energy costs — especially for older housing stock.

Sources of Funding

- ARPA (American Rescue Plan Act)
- Affordable Housing Trust Fund (AHTF)
- Community Development Administration (CDA)
- Community Development Block Grants (CDBG)
- Enterprise Bank
- HOME Investment Partnerships Program (HOME)
- Housing Options Provided for the Elderly (HOPE)
- Low Income Home Energy Assistance Program (LIHEAP)
- Midland States Bank
- Midwest BankCentre
- Mission: St. Louis
- Missouri Housing Trust Fund (MHTF)
- Rams Settlement Funds
- United States Department of Housing and Urban Development (HUD)
- Weatherization Assistance Program (DOE/WAP)

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Specific Programs

- AHC Homeowner Stabilization Grants
- ARPA-funded Repair and Rehabilitation Pilot Grants
- Ameren Missouri Energy Efficiency Rebates & Weatherization Programs
- CDA's Home Repair Program (CDBG-funded)
- Community Development Administration (CDA) Healthy Home Repair Program
- DOE-funded Weatherization Assistance Program (via local agencies)
- Habitat for Humanity Home Repair Program
- Heat-Up/Cool-Down St. Louis Utility Assistance
- LIHEAP Utility Support
- Rebuilding Together STL's Safe and Healthy Housing Program
- Urban League's Emergency Home Repair Assistance

Funding Rationale

Home repair and maintenance support is a highly impactful (but underfunded) need in many north St. Louis neighborhoods. Fortunately, a wide range of federal, state, local, and philanthropic sources can be aligned to deliver comprehensive support.

- CDBG, HOME, and the Affordable Housing Trust Fund are long-standing sources for housing stabilization programs. These can be used to fund grants or low-interest loans to homeowners for critical repairs, code compliance, or modernization work. Programs like CDA's Home Repair Program and AHC grants already exist but can be scaled or adapted with added resources.
- ARPA and Rams Settlement Funds offer rare, flexible capital that could fund pilot projects or bundle services (e.g., combining repairs with weatherization or accessibility upgrades).
- Weatherization and energy efficiency resources such as DOE's Weatherization Assistance Program, LIHEAP, and Ameren Missouri programs help reduce long-term energy burdens, while nonprofits like Heat-Up STL offer stopgap utility relief.
- Delivery partners like Habitat for Humanity, Rebuilding Together STL, and the Urban League are experienced with repair logistics and can access additional philanthropic support to stretch public dollars. Together, this ecosystem allows for immediate intervention to preserve the city's aging housing stock and prevent displacement of long-time residents due to repair needs.

PC-10.4

Promote a variety of housing types and streamline the building process to attract and retain residents of varying financial statuses.

OBJECTIVE: PC-10.4

Primary Core Topic: Housing & Vacancy

Secondary Core Topic:

- Arts, Culture, & Community Assets and Programs
- Historic Preservation, Architecture, Landscape Design & Urban Design

Type: Policy, Programming

Timeframe: Short, Medium

Implementation Partners

- AIA St. Louis (American Institute of Architects)
- Affordable Housing Commission (AHC)
- Building Division (City of St. Louis)
- Community Development Administration (CDA)
- Habitat for Humanity St. Louis
- Neighborhood associations (e.g., ONSLRG, HPNA, Carr Square Neighborhood Association)
- Planning and Urban Design Agency (PDA)
- Rise Community Development
- Small Developer Collaborative STL
- St. Louis Development Corporation (SLDC)
- Urban Land Institute (ULI) St. Louis

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Implementation Partners Rationale

- PDA, SLDC, and CDA are the city's central players in zoning reform, permitting, and housing incentives. AHC manages trust fund allocations, and the Building Division oversees permitting and pre-approved design plans.
- Rise and Habitat for Humanity are deeply experienced in small-scale housing development and infill strategies.
- AIA St. Louis and the Small Developer Collaborative STL bring crucial design, pre-approval, and developer support capacity, especially for ADUs and duplexes.
- Neighborhood associations are essential for promoting neighborhood character and gaining support for zoning flexibility.
- ULI St. Louis offers technical support, networking, and training programs geared toward small developers and infill builders.

Sources of Funding

- ARPA (American Rescue Plan Act)
- Affordable Housing Trust Fund (AHTF)
- Community Development Block Grants (CDBG)
- HOME Investment Partnerships (HOME)
- Missouri ADU Pilot Program (if reauthorized)
- Neighborhood Assistance Program (NAP Tax Credits)
- New Markets Tax Credits (NMTC)
- Rams Settlement Funds

Specific Programs

- AHTF-funded Small Developer Capacity Grants
- ARPA Housing & Development Grants
- CDBG-supported Infill Housing Incentives
- HOME-funded Pre-approved Plan Incentive Program
- NAP-funded Technical Assistance Initiatives
- PDA Streamlined Zoning Toolkit (in development)
- SLDC Permitting Support Pilot for ADUs/Infill
- Small Developer Collaborative Workshops (via ULI STL)

Funding Rationale

- CDBG and HOME provide stable funding for infill, permitting support, and technical assistance initiatives.
- AHTF can support small builder incentives and homebuyer outreach in mixed-income projects.
- NAP Tax Credits are a powerful tool for nonprofits to raise money for homeowner education and resource development.
- NMTC can be used in mixed-use housing developments or where commercial uses are planned as part of infill efforts.
- Missouri ADU Pilot Program (used in other Missouri cities) could support demonstration ADU projects if reauthorized or matched with local funds.
- ARPA and Rams Settlement Funds are flexible and can help pilot new tools like pre-approved housing plans or gap financing for small developers.

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PC-10.6

Increase the quality and supply of rental housing while ensuring strong protections of renters' rights.

OBJECTIVE: PC-10.6

Primary Core Topic: Housing & Vacancy

Secondary Core Topic:

- Historic Preservation, Architecture, Landscape Design & Urban Design
- Arts, Culture, & Community Assets and Programs
- Economic Development

Type: Policy

Timeframe: Short, Medium

Implementation Partners

- Affordable Housing Commission (AHC)
- Community Development Administration (CDA)
- Habitat for Humanity St. Louis
- Legal Services of Eastern Missouri (LSEM)
- Metropolitan St. Louis Equal Housing and Opportunity Council (EHOC)
- Neighborhood Associations (e.g., ONSLRG, HPNA, Carr Square Neighborhood Association)
- Private Landlords and Property Management Associations
- Rise Community Development
- St. Louis Building Division
- St. Louis Development Corporation (SLDC)
- St. Louis Housing Authority (SLHA)
- Urban League of Metropolitan St. Louis

Implementation Partners Rationale

Successfully increasing the supply and quality of rental housing while protecting renters' rights requires coordination across policy, development, enforcement, legal aid, and community engagement sectors. The listed partners bring key capabilities in each of these areas.

- Community Development Administration (CDA) and St. Louis Development Corporation (SLDC) manage and deploy housing-related funding (e.g., HOME, CDBG, ARPA) and can structure financial tools to support both construction and tenant support.
- Affordable Housing Commission (AHC) is a critical player in channeling Affordable Housing Trust Fund resources toward both physical development and services like legal support or rental assistance.
- St. Louis Building Division plays a pivotal role in enforcing housing codes and ensuring that rehabilitated or newly built rental units meet safety and habitability standards.
- Legal Services of Eastern Missouri (LSEM) leads legal defense and counseling programs for tenants, helping prevent eviction, address habitability issues, and clarify renters' rights.
- Metropolitan St. Louis Equal Housing and Opportunity Council (EHOC) serves as a fair housing watchdog and educator, helping enforce anti-discrimination protections and educating both tenants and landlords.
- Urban League of Metropolitan St. Louis has a strong track record in administering emergency rental assistance and supporting residents in crisis, especially during and after the COVID-19 pandemic.
- Rise Community Development and Habitat for Humanity are experienced nonprofit developers that produce and manage affordable rental units, and can model mixed-income or community-led development approaches.
- St. Louis Housing Authority (SLHA) is central to managing public and voucher-based housing programs and is key to aligning city policy with HUD-funded rental support.
- Private landlords and property management associations are essential partners for scaling up quality rental supply and maintaining open communication between tenants and owners.
- Neighborhood associations offer hyper-local insight into housing needs, vacant properties, and community priorities. Their involvement is vital for shaping policy that reflects lived experience and for building support for new developments or programs.

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Together, this ecosystem of public agencies, legal advocates, nonprofit developers, and community organizations can collaboratively advance rental housing quality, equity, and stability across the Project Connect area.

Sources of Funding

- ARPA (American Rescue Plan Act)
- Affordable Housing Trust Fund (AHTF)
- Community Development Block Grants (CDBG)
- Emergency Rental Assistance funds (ERA – if reauthorized or renewed)
- HOME Investment Partnerships (HOME)
- Low-Income Housing Tax Credits (LIHTC – 4% and 9%)
- Missouri Housing Trust Fund (MHTF)
- Rams Settlement Funds

Specific Programs

- AHTF-funded Tenant Advocacy and Landlord Support Programs
- CDA's ARPA-funded Housing Stabilization Grant Program
- CDBG Rental Rehabilitation Program
- EHOC Fair Housing Education & Enforcement Program
- ERA-funded Rent Relief Programs (Stabilization)
- HOME Multifamily Housing Development Assistance
- LIHTC-financed New Construction or Preservation Projects
- LSEM's Housing Justice Initiative
- Rise CDC's Affordable Rental Development Tools
- SLDC Tax Abatement for Mixed-Income Projects

Funding Rationale

Addressing both the supply and stability of rental housing requires a blend of financing tools, legal support services, and capacity-building efforts targeting both landlords and tenants.

- Federal sources like CDBG and HOME offer direct assistance for the rehabilitation of deteriorated rental housing and the development of new affordable and mixed-income units. These programs can be paired with LIHTC — especially 4% credits — to attract private investment and finance long-term affordable developments.
- The Affordable Housing Trust Fund (AHTF) is key to supporting both sides of the rental market: helping landlords with property upkeep and offering grants to nonprofits providing tenant legal assistance, education, and advocacy. The Missouri Housing Trust Fund (MHTF) similarly supports rental stabilization programs and can be directed toward eviction prevention and property repairs.
- Programs like Legal Services of Eastern Missouri's Housing Justice Initiative and EHOC's fair housing enforcement efforts are critical for educating tenants, supporting renters' rights, and reducing displacement. Meanwhile, SLDC's tax incentive programs can be structured to encourage new rental supply that includes affordable units, particularly in mixed-income developments.
- Emergency Rental Assistance (ERA) and ARPA-funded stabilization programs — administered locally by CDA and Urban League — have already demonstrated effectiveness in preventing eviction and maintaining housing security for vulnerable renters. Rams Settlement Funds offer a flexible source to extend these efforts or pilot innovative landlord-tenant support models in the Project Connect area.
- This mix of programs and funding ensures the ability to not only build and preserve affordable rentals but also to support a more stable and equitable rental housing market across north St. Louis.

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Catalyst Project

PC-11.1

Focus demolition, stabilization, and rehabilitation of vacant buildings and properties in existing nodes of activity.

OBJECTIVE: PC-11.1

Primary Core Topic: Housing & Vacancy

Secondary Core Topic:

- Historic Preservation, Architecture, Landscape Design & Urban Design
- Arts, Culture, & Community Assets and Programs
- Economic Development

Type: Policy, Programming

Timeframe: Medium

Implementation Partners

- Banks and Community Development Financial Institutions (CDFIs)
- CDA (Vacancy Strategy Initiative)
- City Counselor's Office (for legal clearance of title issues)
- City of St. Louis Building Division
- Community Builders Network (CBN)
- Community Development Administration (CDA)
- Green City Coalition (GCC)
- Habitat for Humanity St. Louis
- Invest STL
- Land Clearance for Redevelopment Authority (LCRA)
- Land Reutilization Authority (LRA)
- Missouri Department of Conservation
- Neighborhood associations and local CDCs
- Rise Community Development
- St. Louis Development Corporation (SLDC)
- St. Louis Vacancy Collaborative (STLVC)

Implementation Partners Rationale

A successful strategy to address vacancy in north St. Louis requires coordination between public agencies, nonprofit developers, legal experts, and neighborhood-based organizations.

- Banks and CDFIs (such as Regions Bank, Carrollton Bank, or community-focused branches of national banks) are important partners that may offer dedicated financing tools, below-market loan products, or community reinvestment funds that support redevelopment in low- to moderate-income areas. MHDC brings technical and funding expertise for affordable housing development.
- Bank-Led Affordable Loan Products: Partner with local banks to offer affordable acquisition-rehab loans or bridge loans for redevelopment.
- SLDC, CDA, and the Building Division coordinate permitting, funding, and compliance efforts related to demolition and rehab.
- LRA, as the city's land bank, owns much of the vacant property in the area and is a gatekeeper for property disposition and redevelopment.
- The Vacancy Collaborative serves as a key convener of residents, city departments, and nonprofits working to reduce the negative impact of vacant properties through data-driven, equity-focused strategies.
- City Counselor's Office plays a vital role in clearing title issues and resolving property ownership and lien complications — often a barrier to redevelopment.
- Nonprofit developers such as Habitat for Humanity, Rise, and funders like Invest STL bring the capacity, tools, and financing to stabilize or rehabilitate homes and buildings.
- Community Builders Network can offer technical assistance and ensure community-based organizations are equipped to participate in stabilization efforts.

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- Neighborhood associations and CDCs are critical for prioritizing which nodes are most viable and how demolition and stabilization align with community vision.

Sources of Funding

- ARPA (American Rescue Plan Act)
- Affordable Housing Trust Fund (AHTF)
- Community Development Block Grants (CDBG)
- HOME Investment Partnerships Program (HOME)
- Land Reutilization Authority (LRA)
- Missouri Housing Trust Fund (MHTF)
- Neighborhood Stabilization Program (NSP) (if reauthorized or similar created)
- Rams Settlement Funds
- State and Federal Historic Tax Credits

Specific Programs

- AHTF-funded Building Stabilization Program
- ARPA-funded Vacant Property Initiative (via CDA)
- CDBG-funded Property Stabilization and Demolition Grants
- HOME-funded Rehab Assistance Programs
- Historic Tax Credit Rehab Projects (Federal and MO)
- Invest STL's Place-Based Reinvestment Programs
- LRA Property Disposition Program
- Prop NS Program (LRA)
- Rise CDC's Rehab and Infill Framework

Funding Rationale

Tackling vacancy requires both flexible demolition funding and targeted investment in rehab and reuse. CDBG and HOME are foundational resources for this work — they can fund both demolition of unsalvageable structures and the rehabilitation of buildings worth saving.

- Affordable Housing Trust Fund (AHTF) provides local dollars to support stabilization, interim maintenance, and modest rehab work. Programs like CDBG-funded stabilization grants and HOME rehab assistance can directly support property transformation.
- The Land Reutilization Authority (LRA) operates programs that allow developers and individuals to purchase city-owned vacant properties, but these must be paired with funding and technical support to encourage reinvestment. Meanwhile, ARPA and Rams Settlement Funds are highly flexible and well-suited to pilot programs that bundle properties, offer subsidies, or support large-scale rehab efforts — especially in identified nodes.
- State and federal historic tax credits are also crucial where buildings have architectural value or lie within historic districts. These credits can make rehab financially viable where market rents alone wouldn't support the cost of reuse.
- Organizations like Invest STL and Rise CDC already lead or support programs that center reinvestment around "nodes of activity," aligning perfectly with this objective's geographic targeting. Leveraging these programmatic models — alongside property disposition tools and capital subsidies — ensures that demolition and stabilization aren't scattershot, but instead reinforce long-term redevelopment in key areas.

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Funding & Implementation Phasing

OBJECTIVE: PC-11.1
Funding & Implementation Phasing

	Phase	Description	Timeline
1	**Inventory & Prioritization of Vacant Structures**	Conduct a parcel-level analysis to identify concentrations of vacant buildings, prioritizing those near active corridors, schools, parks, and community anchors. Classify buildings based on need: demolition, stabilization, or rehab potential. Coordinate with SLDC, CDA, LRA, and the Vacancy Collaborative.	Year 1
2	**Structural Assessments & Historic Value Review**	Complete safety inspections, environmental assessments, and historic evaluations. Work with cultural heritage groups to determine which buildings merit preservation. Flag properties eligible for State and Federal Historic Tax Credits.	Year 1-2
3	**Secure Funding & Tax Credit Packages**	Apply for available funding such as Prop NS, CDBG, LIHTC, Neighborhood Transformation Grants, and Federal/State HTCs. Engage CDA, MHDC, and Missouri SHPO. Partner with developers and nonprofits to bundle parcels for greater leverage.	Year 2
4	**Early Action Demolition & Stabilization**	Initiate stabilization for buildings with reuse potential and emergency demolition for hazards. Activate side lot programs and greening efforts for cleared parcels. Coordinate with BPS and Open Space STL.	Year 2-3
5	**Rehabilitation and Adaptive Reuse**	Begin phased redevelopment of salvageable buildings for housing, live/work space, or small business use. Collaborate with Rise, Habitat for Humanity, SHED, and local CDCs. Encourage community ownership models where feasible.	Year 3-4
6	**Clustered Infill & Activation**	Develop new construction on adjacent vacant lots that aligns with the character of stabilized buildings. Focus on walkable, mixed-use nodes around 20th St, St. Louis Ave, and Cass Ave. Include pop-ups, art, and public space enhancements to attract foot traffic.	Year 4-6
7	**Ongoing Monitoring & Maintenance**	Establish block-level property management strategies through land trusts, land banks, or stewardship coalitions. Monitor vacancy and conditions with neighborhood ambassadors and tech tools like STL Vacancy Portal. Continue fundraising and adaptation.	Year 5 onward

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PC-11.2

Redevelop vacant lots through a mix of short- and long-term strategies that promote community ownership, support infill housing and economic development, and lay the groundwork for uses that align with the goals of the neighborhoods.

OBJECTIVE: PC-11.2

Primary Core Topic: Housing & Vacancy

Secondary Core Topic:

- Historic Preservation, Architecture, Landscape Design & Urban Design
- Economic Development

Type: Policy, Programming, Physical

Timeframe: Short, Medium

Implementation Partners

- Community Development Administration (CDA)
- Seed St. Louis and local garden networks
- Invest STL
- Land Reutilization Authority (LRA)
- Neighborhood associations and local CDCs
- Perennial STL, STL ArtWorks, and similar creative placemaking organizations
- St. Louis City Planning and Urban Design Agency (PDA)
- St. Louis Development Corporation (SLDC)
- St. Louis Land Trust (or local land trust partners if developed)
- St. Louis Vacancy Collaborative
- Urban Land Conservancy (or similar model partners)

Implementation Partners Rationale

Implementation depends on collaboration between city departments (LRA, CDA, SLDC), nonprofits (Invest STL, Seed St. Louis), and community stakeholders (CDCs, neighborhood groups). Together, they guide planning, ownership, and redevelopment at a neighborhood scale.

Sources of Funding

- ARPA (American Rescue Plan Act)
- Affordable Housing Trust Fund (AHTF)
- Community Development Block Grants (CDBG)
- Environmental Justice or Urban Agriculture Grants (USDA, EPA)
- Land Reutilization Authority (LRA)
- Low-Income Investment Fund (LIIF)
- Missouri Housing Trust Fund (MHTF)
- New Markets Tax Credits (NMTC)
- Private and philanthropic funding (e.g., Invest STL, community foundations)
- Rams Settlement Funds

Specific Programs

- AHTF-funded land acquisition and predevelopment programs
- ARPA-funded demonstration projects (temporary uses, site prep)
- CDBG-funded Vacant Lot Activation grants
- EPA Brownfields or Urban Greening Pilot Programs
- Seed St. Louis's Garden Development Program
- Invest STL's Community Land Ownership tools and place-based investments
- LRA's Mow-to-Own and Dollar Lot programs
- New or proposed Community Land Trust (CLT) initiatives
- Prop NS Program (LRA)
- St. Louis Vacancy Collaborative Toolkits

Funding Rationale

- Funding must support both temporary activations and long-term reuse. Public funds like CDBG and AHTF can cover land acquisition and improvement. ARPA and Rams Settlement Funds are well-suited for pilots and innovation. Programs like Mow-to-Own and land trusts offer equity-based models for community control.

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PC-11.3

Expand, institute, and raise awareness about programs that empower communities and property owners to activate, steward, and redevelop vacant properties.

OBJECTIVE: PC-11.3

Primary Core Topic: Housing & Vacancy

Secondary Core Topic:

- Historic Preservation, Architecture, Landscape Design & Urban Design
- Economic Development
- Arts, Culture, & Community Assets and Programs

Type: Policy, Programming

Timeframe: Short, Medium

Implementation Partners

- Alliance Credit Union
- Alltru Credit Union
- Community Development Administration (CDA)
- Gateway CDFI (now defunct?)
- Green City Coalition
- Seed St. Louis and local garden networks
- IFF
- IICDC
- Invest STL
- Justine Petersen
- Land Clearance for Redevelopment Authority (LCRA)
- Land Reutilization Authority (LRA)
- Legal Services of Eastern Missouri (LSEM)
- Neighborhood associations and local CDCs
- Rise CDFI
- Rise Community Development
- St. Louis CDFI Coalition - is a partnership among nine Community Development Financial Institutions (CDFIs)
- St. Louis Community Credit Union
- St. Louis Development Corporation (SLDC)
- St. Louis Land Trust (or local land trust partners if developed)
- St. Louis Planning & Urban Design Agency (PDA)
- St. Louis Vacancy Collaborative (STLVC)

Implementation Partners Rationale

Empowering residents and local organizations to reclaim vacant properties demands both institutional support and community-facing resources.

- LRA plays a central role by holding and disposing of most vacant land in the city; expanding access to their programs is essential.
- SLDC and PDA help develop policies and administer planning tools that support community land reuse, while CDA can channel funding to neighborhood-serving reuse programs.
- The Vacancy Collaborative offers best practices, toolkits, and visibility to amplify outreach and foster collaboration across sectors.
- Neighborhood associations and CDCs serve as trusted anchors that can promote participation, host programming, and lead stewardship models.
- Seed St. Louis and similar groups offer a framework for using vacant land for gardens and community green space.
- Invest STL, Rise, and the Urban League help residents and organizations overcome capital and legal barriers to participating in reuse efforts.
- Legal Services of Eastern Missouri (LSEM) plays a crucial role in helping residents resolve title issues and navigate legal complexities that often block land acquisition or reuse.

Sources of Funding

- ARPA (American Rescue Plan Act)
- Affordable Housing Trust Fund (AHTF)
- Community Development Block Grant (CDBG)
- Land Reutilization Authority (LRA)
- Missouri Housing Trust Fund (MHTF)
- Private foundation and philanthropic funding (e.g.,

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Invest STL, local foundations)
- Rams Settlement Funds

Specific Programs

- ARPA-funded resident land stewardship or demonstration projects
- CDBG-funded community land stewardship pilots
- Invest STL Community Wealth-building Initiatives
- LRA Dollar Lot Program
- LRA Garden Lease Program
- LRA Mow-to-Own Program
- Legal Services of Eastern Missouri – Land Title and Transfer Assistance Program
- Vacancy Collaborative's Community Toolkits and support services

Funding Rationale

Activating and stewarding vacant properties at the neighborhood scale requires accessible funding and user-friendly programs.

- CDBG and AHTF can fund capacity-building, legal support, and land stewardship pilots led by residents or nonprofits. ARPA and Rams Settlement Funds are well-suited to fund new awareness campaigns, demonstration projects, and toolkits that help demystify the land reuse process.
- Existing programs like LRA's Mow-to-Own, Dollar Lot, and Garden Lease provide valuable frameworks but often lack the outreach and support systems necessary to reach and retain participants. Partnering these tools with the Vacancy Collaborative's toolkits and outreach materials will make these programs more accessible and widely used.
- Legal and technical aid from groups like LSEM is critical, as many potential community users of vacant land face legal barriers like tangled titles or inheritance issues. Philanthropic support (via Invest STL, for example) can help cover these service gaps and fund pilot programs for long-term stewardship models like land trusts or community cooperatives.

PC-11.4

Disincentivize prolonged vacancy by implementing policies that promote and enable timely redevelopment and generate funding targeted to support housing initiatives and neighborhood reinvestment.

OBJECTIVE: PC-11.4

Primary Core Topic: Housing & Vacancy

Secondary Core Topic:
- Historic Preservation, Architecture, Landscape Design & Urban Design
- Economic Development
- Arts, Culture, & Community Assets and Programs

Type: Policy, Programming

Timeframe: Medium

Implementation Partners

- Carr Square Neighborhood Association
- Carr Square Tenant Management Corporation
- City Counselor's Office
- City of St. Louis Treasurer's Office (re: tax collection systems)
- Community Development Administration (CDA)
- Hyde Park Neighborhood Association (HPNA)
- Land Reutilization Authority (LRA)
- Legal Services of Eastern Missouri's (LSEM) Neighborhood Vacancy Initiative (NVI)
- Neighborhood associations and local CDCs
- Old North St. Louis Restoration Group (ONSLRG)
- Planning and Urban Design Agency (PDA)
- St. Louis Association Of Community Organizations (SLACO)

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- St. Louis Board of Aldermen
- St. Louis Building Division
- St. Louis City Assessor's Office
- St. Louis Collector of Revenue
- St. Louis Development Corporation (SLDC)
- St. Louis Vacancy Collaborative

Implementation Partners Rationale

Disincentivizing long-term vacancy and redirecting penalties into community reinvestment requires coordination between policy, legal, and enforcement entities.

- SLDC, LRA, and CDA are positioned to lead redevelopment strategy and manage reinvestment funds.
- The Treasurer's Office, Assessor's Office, and Collector of Revenue are essential for implementing vacancy-related tax tools, tracking delinquencies, and ensuring transparency in land ownership.
- The Building Division and City Counselor's Office are critical to enforcing maintenance standards and bringing legal action against egregious vacancy cases.
- PDA and Vacancy Collaborative can support policy research and community alignment around financial tools like land value taxes or vacant lot fees.
- Neighborhood associations, CDCs, and Legal Services of Eastern Missouri (LSEM) ensure residents understand their rights, provide technical support to navigate ownership issues, and keep enforcement equitable.
- Coordination among these entities ensures that vacancy fees and penalties are not only collected, but strategically redirected to stabilize neighborhoods and incentivize redevelopment.

Sources of Funding

- ARPA (American Rescue Plan Act)
- CDBG (for housing reinvestment portions)
- Missouri Housing Trust Fund (MHTF)
- Private foundation funds for advocacy and pilot design
- Property tax penalties from delinquent or vacant land
- Rams Settlement Funds
- Revenue generated from vacancy fines or fees

Specific Programs

- ARPA-funded policy and enforcement capacity pilots
- CDA-managed Housing Reinvestment Funds
- City of St. Louis Vacant Building Registration Fee
- Ordinance 71989: Administrative Fines and Effective Code Enforcement for Vacant and Deteriorated Property
- Ordinance 71990: Vacant Building Initiative Fund
- Property Tax Collection Reform Initiatives (via Treasurer/Assessor's Office)
- Rams Settlement-funded vacancy enforcement demonstration projects
- SLDC Redevelopment Incentive Programs
- Vacancy Collaborative's Policy Reform Workgroup Initiatives

Funding Rationale

Vacancy fees, fines, and tax penalties can be transformed from reactive tools into proactive sources of funding for neighborhood reinvestment — but this requires structure, transparency, and coordination.

- Revenue from programs like the Vacant Building Registration Fee or penalties assessed through the Collector of Revenue can be redirected into housing stabilization or affordable housing trust funds. If managed well, these policies provide both a stick (disincentive for speculative vacancy) and a carrot (support for community-aligned redevelopment).
- ARPA and Rams Settlement Funds offer a rare opportunity to pilot new approaches like land value taxation, reform vacant property ordinances, or improve the backend systems needed to manage and track fines. These funds can also support added legal and staffing capacity, ensuring consistent enforcement and equitable implementation.
- Meanwhile, CDBG and MHTF remain relevant for the housing investment side, especially if new revenue streams are paired with long-term repair, rehab, or infill housing programs. The Vacancy Collaborative, particularly its Policy Reform Workgroup, offers strong community alignment and national best practices that can guide St. Louis through implementation.

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Funding & Implementation Phasing

OBJECTIVE: PC-11.4
Funding & Implementation Phasing

	Phase	Description	Timeline
1	**Vacancy Audit & Opportunity Mapping**	Conduct a detailed audit of vacant properties within the six Project Connect neighborhoods. Leverage data from the LRA, CDA, and the St. Louis Vacancy Collaborative to identify high-priority clusters for intervention.	Year 1
2	**Local Policy Tool Design**	Collaborate with the St. Louis Planning and Urban Design Agency (PDA), SLDC, and the City Counselor's Office to draft tailored anti-vacancy tools for the Project Connect area. Explore options like vacancy registration, time-bound ownership requirements, expedited lien sales, and small-area vacancy taxes.	Year 1-2
3	**Community Engagement & Policy Refinement**	Conduct workshops and stakeholder interviews with residents, CDCs, property owners, and neighborhood associations (e.g., HPNA, JVL partners, Urban Reach STL) to co-design fair and effective policies. Ensure feedback loops to align enforcement with equitable redevelopment.	Year 2
4	**Ordinance Introduction & Neighborhood Launch**	Introduce anti-vacancy ordinances for Board of Aldermen approval, scoped specifically to the Project Connect area. Launch pilot implementation in 2–3 neighborhoods with strong CDC capacity and vacancy concentration.	Year 2-3
5	**Activate Incentives & Supportive Infrastructure**	Pair enforcement mechanisms with development incentives: waived permitting fees, targeted rehab grants, technical assistance for small developers, and access to land via LRA or Urban Redevelopment Corporations (Chapter 353).	Year 3-4
6	**Redirect Revenues to Local Housing Funds**	Dedicate all revenues from vacancy-related fines or taxes into a Project Connect Housing Reinvestment Fund to support housing stabilization, infill, and affordability efforts. Administer through CDA and local CDCs.	Year 4-5
7	**Evaluation & Targeted Expansion**	Use neighborhood-level metrics to track reuse, rehab, and reinvestment outcomes. Adjust policies as needed and consider expanding successful interventions to other parts of North City.	Year 5 onward

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PC-12.1

Increase access to affordable, dignified transitional and supportive housing by expanding housing-first strategies and strengthening connections to community-based services.

OBJECTIVE: PC-12.1

Primary Core Topic: Housing & Vacancy

Secondary Core Topic:

- Historic Preservation, Architecture, Landscape Design & Urban Design
- Arts, Culture, & Community Assets and Programs
- Economic Development

Type: Land Use/Zoning, Policy, Programming

Timeframe: Short, Medium, Long

Implementation Partners

- ArchCity Defenders (legal advocacy)
- BJC Behavioral Health / Affinia Healthcare / Places for People
- Carpenters for Christ / Rise Community Development
- City Hope St. Louis
- City of St. Louis Department of Human Services (DHS)
- Community Development Administration (CDA)
- Gateway 180 Homeless Services
- Habitat for Humanity
- Housing Authority of St. Louis (HASLC)
- Housing Options Provided for the Elderly (HOPE)
- Land Reutilization Authority (LRA)
- Mission: St. Louis
- Missouri Housing Development Commission (MHDC)
- Neighborhood associations and service providers
- Peter & Paul Community Services / St. Patrick Center
- St Patrick Center
- St. Joseph Housing Initiative
- St. Louis Affordable Housing Commission
- St. Louis Continuum of Care (CoC)
- St. Louis Development Corporation (SLDC)
- St. Louis Housing Authority
- Sustainable Housing & Equitable Development (SHED)

Implementation Partners Rationale

Effective supportive housing requires strong collaboration between housing agencies, healthcare providers, nonprofit organizations, and legal and policy advocates.

- DHS and the Continuum of Care lead the city's homelessness strategy and fund rapid rehousing and shelter diversion programs.
- Healthcare and behavioral health providers like Affinia, Places for People, and BJC Behavioral Health are essential partners for integrated supportive services.
- Nonprofit housing-first leaders such as St. Patrick Center, Peter & Paul, and Rise provide proven models and boots-on-the-ground capacity.
- SLDC, CDA, and MHDC help fund or facilitate housing development, including PSH units.
- ArchCity Defenders supports legal interventions and rights-based advocacy for unhoused and precariously housed residents.
- Neighborhood organizations can be instrumental in site identification, public support, and ensuring dignified integration into the community.

Sources of Funding

- ARPA (American Rescue Plan Act)
- CDBG
- Continuum of Care (CoC) Program (HUD)
- Emergency Solutions Grant (ESG)
- HOME Investment Partnerships Program (HOME)
- LIHTC (for new construction of PSH units)
- Missouri Housing Trust Fund (MHTF)
- Private foundations (e.g., Robert Wood Johnson Foundation, United Way)
- Rams Settlement Funds

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Specific Programs

- ARPA-supported homelessness response programs
- CDA-funded PSH and rapid rehousing initiatives
- City of St. Louis ESG Program
- HUD Continuum of Care (CoC) Program
- MHDC LIHTC allocations for supportive housing
- Missouri Housing Trust Fund PSH set-asides
- St. Louis CoC Coordinated Entry System (CES)
- St. Patrick Center's Housing First and ACT programs

Funding Rationale

Supportive and transitional housing often requires braided funding from federal, state, local, and philanthropic sources. Programs like HUD's CoC Program, ESG, and HOME provide foundational funding for rapid rehousing, outreach, and wraparound services.

- CDBG and MHTF offer flexible capital that can be used to preserve or convert existing structures into PSH, especially when paired with LIHTC for new builds. ARPA and Rams Settlement Funds represent timely opportunities to address gaps in outreach, coordinated entry, and capital improvements to supportive housing infrastructure.
- Locally, CDA and MHDC can direct housing investments toward the Project Connect area through PSH-friendly allocations. Programs like the St. Louis CES, run by the CoC, ensure equitable access and prioritization of residents based on need, particularly those most vulnerable to chronic homelessness. Partner organizations such as St. Patrick Center and Peter & Paul Community Services are well-positioned to deploy these funds quickly, with a proven record in housing-first programming.

PC-20.1

Expand access to early education, youth mentorship, and career readiness programs to build long-term capacity and community wellbeing.

OBJECTIVE: PC-20.1

Primary Core Topic: Economic Development

Secondary Core Topic:

- Arts, Culture, & Community Assets and Programs
- Sustainability, Climate Resiliency, Mitigation, Adaptation

Type: Physical, Policy, Programming

Timeframe: Short, Medium, Long

Implementation Partners

- 39 North
- Big Brothers Big Sisters of Eastern Missouri
- Boys & Girls Clubs of Greater St. Louis
- Cambridge Innovation Center
- Cortex Innovation Community
- Duree Center for Entrepreneurship (DCE)
- Gateway Global
- Head Start / Missouri Preschool Project (MPP)
- LaunchCode
- MERS Goodwill / Mission: St. Louis
- Missouri Small Business Development Center
- Northside Youth And Senior Service Center
- OPO Startups
- Ready by 21 St. Louis
- STEMSTL / NGA West educational partnerships
- Saint Louis Public Schools (SLPS)
- St. Louis Agency on Training and Employment (SLATE)
- St. Louis City Department of Human Services (DHS)
- St. Louis Community College (STLCC)
- St. Louis Public Library

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- St. Louis Public Schools
- T-REX
- Taylor Geospatial Institute
- TechArtista
- The Helix Center
- Urban League of Metropolitan St. Louis
- YouthBuild St. Louis

Implementation Partners Rationale

Improving early education, mentorship, and youth career pathways requires partnerships that span education, employment, and community service sectors.

- SLPS, Head Start, and early childhood providers are key to expanding foundational educational access.
- SLATE, STLCC, and organizations like LaunchCode and YouthBuild can establish clear links between youth and in-demand regional careers.
- Big Brothers Big Sisters, Boys & Girls Clubs, and Mission: St. Louis offer critical mentorship and enrichment that build soft skills, confidence, and connection.
- Community-serving nonprofits such as Urban League and Northside Youth and Senior Center serve as trusted community anchors with existing reach into neighborhood youth.
- New educational partnerships through STEMSTL and the NGA West campus provide emerging opportunities in geospatial and tech pathways.
- Wraparound support and coordination roles can be led by DHS, Ready by 21, and libraries. These agencies help close gaps in participation by addressing transportation, food, and emotional wellbeing.

Sources of Funding

- ARPA (American Rescue Plan Act)
- CDBG (Community Development Block Grant)
- Community Development Administration (CDA)
- Early Childhood Education & Care (ECEC) Grants – MO DSS
- Guy B. Jaffe and Judy Schwartz Jaffe Charitable Foundation
- Incarnate Word Foundation
- James S. McDonnell Foundation (JSMF)
- Missouri Department of Higher Education and Workforce Development (DHEWD)
- Missouri One Start Program
- National Geospatial-Intelligence Agency (NGA)
- Pettus Foundation
- Private philanthropy (e.g. United Way, Gateway Foundation, Deaconess Foundation)
- Rams Settlement Funds
- Sensient Technologies Corporation
- St Louis Development Corporation (SLDC)
- St. Louis Rams Settlement
- The Trio Foundation of St. Louis
- U.S. Department of Labor (DOL) Employment & Training Admin Grants
- Workforce Innovation and Opportunity Act (WIOA)
- YouthBuild USA / DOL YouthBuild Grants

Specific Programs

- ARPA-supported early childhood and youth services expansion
- Big Brothers Big Sisters ABCToday School Partnerships
- Head Start / Early Head Start Expansion Grants
- LaunchCode's Youth/Apprentice Tracks
- Missouri One Start Customized Job Training
- Ready by 21 Career Readiness Network
- SLATE Youth Services and Summer Jobs Program
- Urban League's Save Our Sons / Job Training Programs
- YouthBuild St. Louis (DOL-funded)

Funding Rationale

Expanding access to early learning and youth development requires both programmatic resources and operational funding for organizations embedded in community life.

- Federal resources like WIOA, YouthBuild, and DOL youth employment programs can underwrite training, stipends, and apprenticeships.
- ARPA, CDBG, and Rams Settlement Funds can support infrastructure, startup costs, and long-overdue expansion of programs in underserved neighborhoods.

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- The Missouri One Start program and DHEWD grants offer resources tailored to employers and workforce partnerships — including those in healthcare, construction, and geotech.
- Philanthropic partners (like Deaconess and United Way) have a strong presence in education equity and capacity-building.
- Targeted programs such as Head Start, LaunchCode, and Save Our Sons already serve youth and could scale quickly with added investment.
- Layered, place-based investments, especially those that combine mentorship, job skills, and educational support, are the most effective way to build long-term community capacity.

PC-20.2

Support job training and education to prepare community members for opportunities in emerging fields, especially in geospatial technology and jobs related to the new NGA campus.

OBJECTIVE: PC-20.2

Primary Core Topic: Economic Development

Secondary Core Topic:

- Arts, Culture, & Community Assets and Programs

Type: Physical, Programming

Timeframe: Short

Implementation Partners

- 39 North
- Cambridge Innovation Center
- Cortex Innovation Community
- Duree Center for Entrepreneurship (DCE)
- Gateway Global
- Geospatial Innovation Center @ T-REX
- Greater St. Louis, Inc. / GeoFutures Coalition
- LaunchCode / NPower / Claim Academy
- Local tech and geospatial employers (e.g., Maxar, Esri partners, etc.)
- Missouri Department of Higher Education and Workforce Development (DHEWD)
- National Geospatial-Intelligence Agency (NGA)
- Northside Economic Empowerment Center
- OPO Startups
- STEMSTL / Gateway Global
- St. Louis Agency on Training and Employment (SLATE)
- St. Louis Community College (STLCC)
- St. Louis Development Corporation (SLDC)
- St. Louis Public Schools (SLPS)
- T-REX
- TechArtista
- The Helix Center

Implementation Partners Rationale

Geospatial technology is a fast-growing field, and the new NGA West campus anchors a once-in-a-generation opportunity to connect local residents to high-quality careers. But success depends on collaboration between education, industry, government, and community organizations.

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- The NGA, together with partners like GeoFutures and Greater St. Louis, Inc., plays a catalytic role in shaping demand for talent and can guide program development to match real job needs.
- SLPS, STLCC, and organizations like Gateway Global can integrate geospatial and data science content into early education and postsecondary curricula.
- Workforce development partners like SLATE, LaunchCode, NPower, and Claim Academy are already embedded in local job training ecosystems and offer career-entry pathways for adult learners and youth.
- Hubs like the Geospatial Innovation Center @ T-REX and the NorthSide Economic Empowerment Center can serve as physical anchors for community access, mentorship, and training in the tech sector.
- DHEWD and Missouri One Start can connect employers to training subsidies and support public-private partnerships.

Sources of Funding

- ARPA (American Rescue Plan Act)
- CDBG – Economic Development funds
- Community Development Administration (CDA)
- EDA Build Back Better Regional Challenge (via GeoFutures)
- Guy B. Jaffe and Judy Schwartz Jaffe Charitable Foundation
- James S. McDonnell Foundation (JSMF)
- Missouri One Start Program
- National Geospatial-Intelligence Agency (NGA)
- Pettus Foundation
- Private foundations (e.g., NGA Foundation, Esri, United Way, GeoFutures Philanthropy)
- Rams Settlement Funds
- St Louis Development Corporation (SLDC)
- St. Louis Rams Settlement
- The Trio Foundation of St. Louis
- U.S. Department of Labor grants (e.g., TechHire, Apprenticeships)
- Workforce Innovation and Opportunity Act (WIOA)

Specific Programs

- Claim Academy's Software and Data Bootcamps
- Gateway Global's High School Geospatial Pathways
- GeoFutures STL Strategic Roadmap Initiatives
- LaunchCode's Tech Apprenticeship Program
- Missouri One Start Customized Workforce Training
- NPower's IT training and support services
- SLATE TechHire and WIOA Youth Programs
- STEMSTL Career Exploration Network
- St. Louis Community College's GIS & IT Certificates
- T-REX Innovation Hub's Geospatial Accelerator

Funding Rationale

Building a strong local pipeline into geospatial and emerging tech fields requires a mix of public investment, philanthropic support, and industry alignment.

- Federal sources like WIOA, ARPA, and DOL TechHire grants can fund workforce training and expand access to underserved populations.
- Programs like GeoFutures STL, supported through the EDA Build Back Better Regional Challenge, are already investing in coordinated geospatial workforce strategies across St. Louis.
- Missouri One Start and CDBG funds can be used to support employer partnerships, customized training, and infrastructure for job readiness.
- Local efforts like LaunchCode, NPower, and Claim Academy offer proven, rapidly deployable models that can scale with investment.
- Foundations linked to the NGA, Esri, and others in the national security tech ecosystem can help underwrite scholarships, internships, and early STEM education.
- The proximity of the Project Connect neighborhoods to NGA West creates a powerful case for intentional inclusion. With the right partners and investments, the area can become a model for equitable tech workforce development in the geospatial economy.

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PC-21.1
Support existing local businesses and attract new businesses to the area.

OBJECTIVE: PC-21.1

Primary Core Topic: Economic Development

Secondary Core Topic:

- Arts, Culture, & Community Assets and Programs

Type: Programming

Timeframe: Medium

Implementation Partners

- Business Assistance Center
- Community Development Administration (CDA)
- Downtown STL Inc. / Northside Economic Empowerment Center
- Greater St. Louis, Inc.
- Hispanic Chamber of Commerce / Heartland Black Chamber of Commerce
- Invest STL / Rise STL / IFF / Beyond Housing
- Local CIDs (Community Improvement Districts)
- MO Department of Economic Development (DED)
- Missouri Small Business Development Center
- North Newstead Association / Urban League of Metropolitan St. Louis
- STL Small Business Empowerment Center
- STLMade
- St Louis Development Corporation (SLDC)
- St. Louis Agency on Training and Employment (SLATE)
- St. Louis Community Credit Union / Justine Petersen / Grace Hill Women's Business Center
- St. Louis Development Corporation (SLDC)
- St. Louis Economic Development Partnership (SLEDP)
- St. Louis Regional Economic Development Alliance (AllianceSTL)
- St. Louis Small Business Empowerment Center (SBEC)

Implementation Partners Rationale

Supporting and growing local businesses requires a coordinated ecosystem of economic development entities, capital providers, and community-rooted support organizations.

- SLDC, SLEDP, and MO DED provide business assistance, site readiness, and incentives for both startups and growth-stage companies.
- Community development corporations like the Northside Economic Empowerment Center and Urban League ensure outreach and services reach historically underserved populations.
- Justine Petersen, Grace Hill, and St. Louis Community Credit Union are critical for providing flexible, small-scale capital and technical assistance.
- Chambers of commerce and affinity groups ensure culturally competent support and networking for BIPOC and immigrant-owned businesses.
- SLATE and CIDs can help align hiring pipelines, site enhancements, and neighborhood-scale improvement efforts.

Sources of Funding

- ARPA Small Business Recovery Funds
- CDFI Fund Capital and Technical Assistance Grants
- Community Development Administration (CDA)
- Community Development Block Grant (CDBG)
- Economic Development Administration (EDA) grants
- Guy B. Jaffe and Judy Schwartz Jaffe Charitable Foundation
- James S. McDonnell Foundation (JSMF)
- Missouri BUILD or Missouri Works Programs
- New Markets Tax Credits (NMTC)
- Pettus Foundation
- Philanthropic capital (e.g., Kauffman Foundation, Invest STL)
- Rams Settlement Funds
- St Louis Development Corporation (SLDC)

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- St. Louis Rams Settlement
- State Small Business Credit Initiative (SSBCI)
- The Trio Foundation of St. Louis

Specific Programs

- CDFI Fund's Equitable Recovery Program (ERP)
- EDA's Build to Scale and Public Works Programs
- Grace Hill Women's Business Center Training + TA
- Justine Petersen Microenterprise Loan Program
- MO Works Job Creation Incentives
- Northside Economic Empowerment Center Business Support
- SLATE Employer Services + Hiring Events
- SLDC Business Development Grants
- SLEDP SSBCI Implementation Grants
- Small Business and Non-Profit Loan (ARPA)
- Urban League Women's Business Center & Incubator

Funding Rationale

Small business development in underinvested areas is most effective when paired with patient capital, technical assistance, and place-based incentives.

- CDBG and ARPA funds offer immediate recovery support, grant programs, and flexible financing for businesses still navigating pandemic-related losses.
- Programs like SSBCI, NMTC, and CDFI Fund grants are designed to reach smaller, community-based businesses often excluded from traditional capital markets.
- SLDC, Justine Petersen, and Urban League already operate robust small business support programs and are well-positioned to scale services in the Project Connect area.
- State and federal tools such as MO Works, EDA's Build to Scale, and Public Works Grants provide targeted resources to attract new businesses while improving the infrastructure around them.
- Investments from organizations like Invest STL or the Kauffman Foundation can support entrepreneur training, façade improvement, pop-up incubators, and shared business services.
- Collectively, these programs ensure that support flows not just to new businesses, but to the long-standing community entrepreneurs and commercial corridors that are critical to neighborhood identity and economic resilience.

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PC-21.2

Improve physical infrastructure and services to attract investment and support neighborhood businesses.

OBJECTIVE: PC-21.2

Primary Core Topic: Economic Development

Secondary Core Topic:

- Arts, Culture, & Community Assets and Programs
- Transportation & Mobility (Connectivity)
- Historic Preservation, Architecture, Landscape Design & Urban Design

Type: Physical

Timeframe: Medium

Implementation Partners

- Ameren Missouri / Spire / Charter/Spectrum (utility providers)
- Board of Public Service (BPS)
- Community Improvement Districts (CIDs)
- Downtown STL Inc.
- Invest STL / Great Rivers Greenway
- Planning and Urban Design Agency (PDA)
- St. Louis City Board of Public Service (BPS)
- St. Louis City Department of Health (sanitation, street activation)
- St. Louis City Department of Public Safety (lighting, safety coordination)
- St. Louis City Planning & Urban Design Agency (PDA)
- St. Louis Development Corporation (SLDC)
- St. Louis Streets Department / Department of Public Utilities
- Street Department
- Urban League / Clean Sweep STL / Operation Brightside

Implementation Partners Rationale

Creating a welcoming, functional physical environment is critical for attracting and retaining small businesses in underinvested commercial corridors. This objective requires coordinated action across multiple city departments, utilities, and community organizations:

- BPS, Streets, and Utilities are central to delivering streetscape, lighting, and broadband upgrades.
- SLDC and PDA help align physical improvements with economic development strategies and zoning.
- Public Safety and Health departments can support safety infrastructure, waste removal, and sanitary upgrades.
- Ameren, Spire, and internet providers are necessary partners for coordinating essential upgrades.
- CIDs, Invest STL, and organizations like Operation Brightside play important roles in street-level beautification and upkeep.
- Great Rivers Greenway can support multi-modal infrastructure investments that benefit both residents and commercial corridors.

Sources of Funding

- Ameren Missouri Neighborhood Assistance Program (NAP)
- CDBG Public Infrastructure Funds
- Clean Sweep STL & Operation Brightside Beautification Campaigns
- DOT RAISE (Rebuilding American Infrastructure with Sustainability and Equity)
- FEMA BRIC Program (Building Resilient Infrastructure and Communities)
- IIJA-funded Transportation Infrastructure Programs
- Invest STL Place-Based Infrastructure Investments
- Missouri DED ARPA Infrastructure Grant Programs
- SLDC Commercial Corridor Enhancement Program

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Specific Programs

- American Rescue Plan Act (ARPA)
- Community Development Administration (CDA)
- Community Development Block Grant (CDBG)
- Federal Emergency Management Agency (FEMA) – Building Resilient Infrastructure
- Infrastructure Investment and Jobs Act (IIJA)
- Local utility investment partnerships
- Missouri Department of Economic Development (DED)
- New Markets Tax Credits (NMTC)
- Rams Settlement Funds
- St Louis Development Corporation (SLDC)
- U.S. Department of Transportation (DOT) – RAISE Grants

Funding Rationale

Business investment and retention depend not just on economic incentives but on the quality of the surrounding infrastructure and public realm.

- Programs like CDBG, ARPA, and the Rams Settlement can be tapped for targeted, place-based infrastructure improvements in business nodes.
- Federal sources such as RAISE grants and IIJA infrastructure funding offer opportunities for transformative, equity-driven reinvestment in roads, sidewalks, lighting, and broadband.
- Utility partners, especially Ameren Missouri, often operate grant and investment tools (like the NAP) that align private infrastructure improvements with public needs.
- SLDC's Commercial Corridor Program, Invest STL, and local beautification efforts like Clean Sweep STL and Operation Brightside add value to high-visibility nodes.
- FEMA's BRIC program can be leveraged in areas vulnerable to disinvestment and infrastructure failure — supporting projects that boost resilience, public safety, and long-term sustainability.
- Together, these investments create safer, more appealing corridors that give businesses the confidence to invest and expand within the Project Connect area.

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PC-22.1

Leverage the region's growing geospatial ecosystem by aligning the project area's education, workforce, and business development with opportunities in the geospatial sector.

OBJECTIVE: PC-22.1

Primary Core Topic: Economic Development

Type: Programming

Timeframe: Short, Medium, Long

Implementation Partners

- Arch Grants / Cortex Innovation Community
- GeoFutures / Greater St. Louis Inc.
- Geospatial Innovation Center at T-REX
- Invest STL / IFF / Beyond Housing
- LaunchCode / Claim Academy
- National Geospatial-Intelligence Agency (NGA)
- St. Louis Agency on Training and Employment (SLATE)
- St. Louis Community College / Harris-Stowe State University / Washington University
- St. Louis Development Corporation (SLDC)
- St. Louis Public Schools (SLPS) and charter networks
- Urban League of Metropolitan St. Louis / Rung for Women

Implementation Partners Rationale

- North St. Louis is poised to become a national center for geospatial innovation thanks to the new NGA West campus, but fully realizing this potential requires a broad coalition of education, training, and economic development partners.
- NGA, GeoFutures, and T-REX lead regional strategies to grow the geospatial talent pipeline and industry base.
- SLATE, LaunchCode, Claim Academy, and Urban League are already providing job training and placement programs, and can tailor curricula to emerging NGA-related roles.
- Local schools and colleges like SLPS, STLCC, and Harris-Stowe are essential partners in building long-term educational capacity in GIS, data science, and related disciplines.
- Entities like SLDC, Cortex, and Greater STL Inc. can align incentives, land use policy, and entrepreneurial support with geospatial industry goals.

Sources of Funding

- Cortex Equitable Tech Startup Support Grants
- DOL Strengthening Community Colleges Training Grants
- GeoFutures Strategic Roadmap Implementation Initiatives
- Invest STL Place-Based Innovation Grants
- LaunchCode Geospatial Apprenticeship Programs
- Missouri One Start Customized Training
- NGA and T-REX Workforce and Education Partnerships
- NSF Advanced Technological Education (ATE) Grants
- SLATE WIOA Youth and Adult Career Pathways Programs
- Urban League Workforce Development Programs

Specific Programs

- ARPA Workforce Development Funds
- CDFI Fund (for startup infrastructure + facilities)
- Department of Labor (DOL) Workforce Innovation and Opportunity Act (WIOA)
- Missouri One Start / Missouri Works Training
- National Science Foundation (NSF) Education Grants
- Private philanthropy (e.g., NGA Foundation, PNC Foundation, MacArthur Foundation)
- Rams Settlement Funds
- U.S. Economic Development Administration (EDA)

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PC-22.2

Improve physical and visual connections between the project area and Downtown St. Louis by addressing gaps in the infrastructure and urban fabric, improving access, and overcoming negative perceptions to unlock opportunities and support greater integration.

OBJECTIVE: PC-22.2

Primary Core Topic: Economic Development

Secondary Core Topic:

- Arts, Culture, & Community Assets and Programs
- Transportation & Mobility (Connectivity)
- Historic Preservation, Architecture, Landscape Design & Urban Design

Type: Physical, Programming

Timeframe: Medium, Long

Implementation Partners

- Design and architecture nonprofits (e.g., AIA St. Louis, Citizens for Modern Transit)
- Downtown STL, Inc.
- East-West Gateway Council of Governments (EWGCOG)
- Great Rivers Greenway
- Invest STL / Urban Strategies Inc.
- Metro Transit / Bi-State Development
- MoDOT (Missouri Department of Transportation)
- St. Louis City Board of Public Service (BPS)
- St. Louis City Planning & Urban Design Agency (PDA)
- St. Louis Development Corporation (SLDC)
- St. Louis Streets Department / Department of Traffic and Transportation

Implementation Partners Rationale

Connecting the Project Connect area to downtown will require deep coordination across transportation agencies, planning departments, and community organizations:

- BPS, Streets, and PDA will lead the redesign of physical infrastructure such as sidewalks, intersections, and right-of-way.
- SLDC and MoDOT are critical partners for corridor redevelopment and improving access over highways and industrial land.
- Great Rivers Greenway and Metro Transit are already advancing major capital projects that will reshape the interface between North City and downtown.
- EWGCOG provides regional transportation planning support and access to federal funds.
- Downtown STL, Inc., Invest STL, and architecture-focused organizations help bridge physical improvements with civic identity and neighborhood integration.

Sources of Funding

- Brickline Greenway (Great Rivers Greenway)
- CDBG Infrastructure and Corridor Enhancement Funds
- Downtown STL Public Realm Initiatives
- IIJA Urban Connectivity and Safety Programs
- Planned Transit Expansion
- MoDOT Local Public Agency (LPA) Program
- RAISE Grants (U.S. DOT)
- St. Louis City Streetscape and Wayfinding Initiatives

Specific Programs

- American Rescue Plan Act (ARPA)
- Community Development Block Grant (CDBG)
- Federal Transit Administration (FTA) – Capital Investment Grants
- Infrastructure Investment and Jobs Act (IIJA)
- MoDOT Cost-Share Programs
- Private and philanthropic support (e.g., Trailnet,

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Invest STL)
- RAISE (Rebuilding American Infrastructure with Sustainability and Equity) Grants – U.S. DOT
- Rams Settlement Funds

Funding Rationale

The disconnection between North City and Downtown has long been reinforced by infrastructure barriers, industrial land uses, and public realm neglect. Reversing these dynamics requires sustained capital investment and strategic programming.

- Federal programs like RAISE and IIJA provide substantial funding to reconnect neighborhoods divided by transportation infrastructure and support walkable, transit-oriented development.
- Local planning efforts like the Brickline Greenway and planned Transit Expansion are poised to directly address these connectivity gaps. Aligning these investments with CDBG and ARPA funds can enhance their reach and equity impact.
- MoDOT's LPA Program offers funding for small and medium-scale improvements that enhance safety and circulation.
- Public-private partnerships can help fund wayfinding, façade enhancements, and activation of underused public spaces.
- Projects that improve visibility, lighting, and continuity of experience from North City to downtown will support commercial revitalization, improve safety perceptions, and change the narrative of disconnection.

PC-22.3

Foster a symbiotic relationship between the NGA and surrounding neighborhoods by improving physical connections, promoting inclusive infill development, and expanding opportunities for interaction through shared programming, workforce training, educational partnerships, and community engagement.

OBJECTIVE: PC-22.3

Primary Core Topic: Economic Development

Secondary Core Topic:
- Arts, Culture, & Community Assets and Programs
- Historic Preservation, Architecture, Landscape Design & Urban Design

Type: Physical, Programming

Timeframe: Short, Medium

Implementation Partners

- Downtown STL, Inc. / T-REX / Arch Grants / LaunchCode
- GeoFutures / Greater St. Louis Inc.
- Local neighborhood associations (e.g., St. Louis Place)
- Metro Transit / Bi-State Development
- National Geospatial-Intelligence Agency (NGA)
- SLATE (St. Louis Agency on Training and Employment)
- St. Louis City Streets Department / Board of Public Service (BPS)
- St. Louis Development Corporation (SLDC)
- St. Louis Planning & Urban Design Agency (PDA)
- St. Louis Public Schools / Harris-Stowe / STLCC
- U.S. General Services Administration (GSA)
- Urban Strategies Inc. / Invest STL / Urban League

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Implementation Partners Rationale

To realize a mutually beneficial relationship between NGA and the surrounding neighborhoods, collaboration must occur across government agencies, anchor institutions, and community-based organizations:

- NGA and GSA must take an active role in supporting edge improvements, programming, and community engagement.
- SLDC, PDA, and BPS will guide land use, real estate, and infrastructure development that ensures integration — not isolation — of the campus.
- SLATE, Urban League, and GeoFutures will lead workforce and entrepreneurial development pipelines aligned with NGA priorities.
- Education institutions like SLPS, STLCC, and Harris-Stowe are key to creating education pathways for youth and adults into geospatial and federal careers.
- Nonprofits like Invest STL, Urban Strategies, and LaunchCode will ensure equitable access to opportunities.
- Local residents and neighborhood organizations should be engaged from the ground up to foster trust and shared benefit.

Sources of Funding

- American Rescue Plan Act (ARPA)
- Community Project Funding / Federal Earmarks
- Infrastructure Investment and Jobs Act (IIJA)
- Local incentive programs (TIF, CID, NAP credits)
- Missouri Department of Economic Development (DED)
- Private foundation support (e.g., MacArthur, NGA Foundation)
- U.S. Department of Defense (DoD) Community Infrastructure Program
- U.S. Economic Development Administration (EDA) Grants
- Workforce Innovation and Opportunity Act (WIOA)

Specific Programs

- ARPA Community Investment Funds (local + state)
- DoD Defense Community Infrastructure Pilot (DCIP) Grants
- EDA Public Works and Economic Adjustment Assistance Program
- GeoFutures Strategic Roadmap Implementation Projects
- IIJA-funded Streetscape and Transit Access Projects
- Invest STL Place-Based Community Investment Grants
- Missouri Neighborhood Assistance Program (NAP)
- SLATE WIOA Career Training Programs
- SLDC Real Estate Development Assistance Programs

Funding Rationale

Creating a symbiotic relationship between NGA and the community depends on targeted investments in physical connections, workforce pathways, and collaborative programming.

- Defense Community Infrastructure Program (DCIP) and federal earmarks are designed specifically to support community projects adjacent to military installations like NGA.
- EDA and ARPA funds can finance community spaces, small business development, and job training infrastructure.
- Programs like SLATE's WIOA pathways and Invest STL's community investments are ready-made tools for inclusive economic development.
- GeoFutures and SLDC can help direct capital and technical assistance to small businesses and infill developers that support NGA's mission and community integration.
- NAP credits, IIJA transit projects, and TIF/CID tools provide financial vehicles to enhance public space and infrastructure near the NGA, ensuring it becomes a neighborhood asset rather than a walled-off federal facility.
- Together, these tools can unlock mutual value — transforming the area around NGA into a vibrant, connected, and inclusive innovation district.

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PC-23.1

Designate "hubs" of concentrated, mixed-use development at key intersections.

OBJECTIVE: PC-23.1

Primary Core Topic: Economic Development

Secondary Core Topic:

- Historic Preservation, Architecture, Landscape Design & Urban Design

Type: Physical, Land Use / Zoning

Timeframe: Short, Medium

Implementation Partners

- Board of Aldermen
- East-West Gateway Council of Governments
- Local developers and community development corporations (CDCs)
- Planning & Urban Design Agency (PDA)
- St. Louis Development Corporation (SLDC)
- Zoning Section

Implementation Partners Rationale

These organizations play a critical role in rezoning, facilitating development, attracting commercial investment, and coordinating infrastructure and economic development planning. SLDC and PDA are central to planning and development approvals, while the Zoning Section and Board of Aldermen can support and facilitate zoning changes. East-West Gateway can offer transportation planning support, especially where transit-oriented development (TOD) and regional coordination are involved. Including local CDCs ensures community-centered planning and helps align infill with neighborhood priorities.

Sources of Funding

- City Capital Improvement Program (CIP)
- Community Development Block Grants (CDBG)
- New Markets Tax Credits (NMTC)
- Private equity and bank lending
- State of Missouri Neighborhood Assistance Program (NAP)
- Tax Increment Financing (TIF)

Specific Programs

- CDBG Commercial Revitalization Program
- Federal TOD Planning Grants (via FTA)
- Live Near Your Work incentives
- Missouri Development Finance Board (MDFB) Tax Credit for Contribution Program
- SLDC Commercial Corridor Program

Funding Rationale

Because this objective involves revitalizing key intersections through targeted development and zoning changes, a combination of local and federal funding mechanisms is required. CDBG and TIF provide flexible local funds to incentivize development and infrastructure improvements, while NMTC and MDFB programs help attract private capital and corporate contributions. Federal TOD grants support planning aligned with transit investment, and commercial revitalization programs can fill gaps for small and medium-sized developers in early-stage implementation.

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PC-30.1

Where possible, restore the street grid, discourage future street vacations, remove unnecessary barricades, and preserve an urban street pattern that supports mobility and community cohesion.

OBJECTIVE: PC-30.1

Primary Core Topic: Transportation & Mobility (Connectivity)

Secondary Core Topic:

- Arts, Culture, & Community Assets and Programs
- Historic Preservation, Architecture, Landscape Design & Urban Design

Type: Policy, Physical

Timeframe: Medium

Implementation Partners

- Board of Public Service (BPS)
- Civic design groups (e.g., Trailnet, AIA St. Louis)
- East-West Gateway Council of Governments
- Metro Transit / Bi-State Development
- MoDOT (for state-owned roads)
- Neighborhood associations and CDCs
- Planning & Urban Design Agency (PDA)
- Planning and Urban Design Agency (PDA)
- St. Louis Board of Aldermen
- St. Louis City Streets Department
- St. Louis Development Corporation (SLDC)
- Street Department

Implementation Partners Rationale

Restoring the urban street grid and eliminating unnecessary blockages is key to improving connectivity, mobility, and neighborhood cohesion. This work cuts across multiple departments:

- Streets Department, BPS, and PDA lead policy, design, and engineering coordination.
- SLDC is key for integrating street restoration with redevelopment projects.
- Board of Aldermen must approve any permanent changes such as vacations or re-openings.
- MoDOT plays a role when reconnections involve state roads, while Metro Transit ensures integration with transit access.
- East-West Gateway can support regional connectivity goals and unlock federal transportation dollars.
- Community voices, neighborhood groups, and design organizations like Trailnet or AIA St. Louis ensure that changes reflect resident priorities and safety concerns.

Sources of Funding

- American Rescue Plan Act (ARPA)
- Community Development Block Grant (CDBG)
- Infrastructure Investment and Jobs Act (IIJA)
- Local TIF District revenues (where applicable)
- MoDOT Cost-Share Program
- RAISE (Rebuilding American Infrastructure with Sustainability and Equity) Grant – U.S. DOT
- St. Louis Capital Improvements Sales Tax

Specific Programs

- CDBG Public Infrastructure Improvement Funds
- Capital Improvement Board allocations
- IIJA Complete Streets and Safety Funding
- MoDOT Local Public Agency (LPA) Program
- Neighborhood-based capital improvement plans
- RAISE Grant (U.S. DOT)
- Trailnet Livable Streets Initiatives

Funding Rationale

Reconnecting the neighborhood street grid is both an infrastructure challenge and a community development opportunity. It supports equitable mobility, improves emergency access, and reactivates underused public space.

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- IIJA and RAISE programs are explicitly designed to support reconnection of communities separated by outdated infrastructure, including funding for streets, sidewalks, and multi-modal routes.
- CDBG and ARPA dollars can fund small-to-medium scale improvements, especially those benefiting historically disinvested communities.
- MoDOT LPA and Cost-Share Programs are key when improvements touch state roads or need coordination beyond city limits.
- Capital Improvement Board and TIF revenue can fund physical improvements in specific redevelopment zones.
- Trailnet's Livable Streets efforts offer design support and can attract philanthropic matching funds for complete streets enhancements.

These investments not only improve transportation — they foster social and economic integration by re-establishing physical and visual links across the Project Connect area.

PC-30.2

Implement traffic calming measures and safety improvements to reduce speeding and dangerous driving behavior.

OBJECTIVE: PC-30.2

Primary Core Topic: Transportation & Mobility (Connectivity)

Secondary Core Topic:

- Arts, Culture, & Community Assets and Programs
- Historic Preservation, Architecture, Landscape Design & Urban Design

Type: Programming, Physical

Timeframe: Medium, Long

Implementation Partners

- Board of Public Service (BPS)
- East-West Gateway Council of Governments
- Metro Transit / Bi-State Development
- MoDOT (where applicable)
- Neighborhood associations and CDCs
- Planning & Urban Design Agency (PDA)
- Planning and Urban Design Agency (PDA)
- St. Louis City Streets Department
- St. Louis Metropolitan Police Department (SLMPD) – Traffic Safety Division
- St. Louis Public Schools (SLPS)
- Street Department
- Trailnet

Implementation Partners Rationale

Traffic calming requires a cross-sector collaboration between infrastructure agencies, law enforcement, planners, schools, and communities.

- The Streets Department, BPS, and PDA play central roles in designing and implementing traffic calming and street safety measures.
- SLMPD's traffic safety unit can provide data to prioritize high-risk areas and support speed enforcement strategies.
- SLPS, Metro Transit, and neighborhood associations can help identify areas near schools, transit, and community nodes where safety is most critical.
- Trailnet brings technical assistance and community engagement tools to ensure public input shapes design decisions.
- East-West Gateway and MoDOT are important partners when coordinating federal or regional transportation dollars, particularly on corridors that serve multiple jurisdictions.

Sources of Funding

- American Rescue Plan Act (ARPA)
- Capital Improvements Sales Tax (City of St. Louis)

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- Community Development Block Grant (CDBG)
- Infrastructure Investment and Jobs Act (IIJA)
- Missouri Department of Transportation (MoDOT) Cost-Share Program
- RAISE Grant (U.S. DOT)
- Safe Streets and Roads for All (SS4A) – U.S. DOT

Specific Programs

- CDBG Public Safety & Infrastructure Funds
- IIJA Complete Streets & Safety Programs
- MoDOT Local Public Agency (LPA) Program
- RAISE Grant – Multimodal Infrastructure Enhancements
- St. Louis BPS Annual Street Improvement Programs
- Trailnet's Calm Streets Planning Toolkit & Implementation Support
- U.S. DOT Safe Streets and Roads for All (SS4A) Program

Funding Rationale

Reducing dangerous driving and improving neighborhood street safety aligns with national and local priorities around equity, public health, and transportation access.

- Federal programs like SS4A and IIJA explicitly fund projects that improve street safety, particularly in historically underserved communities like those in the Project Connect area.
- CDBG and ARPA can be used for safety infrastructure that promotes walkability and reduces injuries, especially near schools and public transit.
- MoDOT's LPA and Cost-Share Programs help fund improvements to state-owned routes or those eligible for state-local partnerships.
- Trailnet's planning toolkit and community design process offer an evidence-based and resident-led approach to identifying and funding high-impact interventions.
- These funding sources and programs can be braided together with city capital improvement dollars and federal discretionary grants like RAISE to deliver measurable safety outcomes while also supporting mobility, access to services, and neighborhood revitalization.

PC-30.3

Upgrade key streets, corridors, and intersections to improve mobility, safety, and connectivity across the planning area.

OBJECTIVE: PC-30.3

Primary Core Topic: Transportation & Mobility (Connectivity)

Secondary Core Topic:

- Economic Development
- Historic Preservation, Architecture, Landscape Design & Urban Design

Type: Physical

Timeframe: Short, Medium

Implementation Partners

- Board of Public Service (BPS)
- East-West Gateway Council of Governments
- Great Rivers Greenway
- Local CDCs and neighborhood associations
- Metro Transit / Bi-State Development
- MoDOT (for state-owned corridors)
- Planning & Urban Design Agency (PDA)
- Planning and Urban Design Agency (PDA)
- St. Louis City Streets Department
- Street Department
- Trailnet

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Implementation Partners Rationale

Improving streets and corridors for better mobility and connectivity requires coordination across several city and regional agencies. The Streets Department, BPS, and PDA are responsible for planning, designing, and implementing street improvements. Metro Transit and Great Rivers Greenway contribute to multimodal upgrades, while Trailnet brings expertise in traffic calming and pedestrian/bike planning. MoDOT is key for state-owned streets like Grand and Natural Bridge. East-West Gateway can support funding alignment and planning coordination. Neighborhood partners can help prioritize needs and ensure projects reflect community values.

Sources of Funding

- American Rescue Plan Act (ARPA)
- Capital Improvements Sales Tax
- Community Development Block Grant (CDBG)
- Infrastructure Investment and Jobs Act (IIJA)
- MoDOT Cost-Share Program
- Rams Settlement Funds
- Safe Streets and Roads for All (SS4A) – U.S. DOT
- Surface Transportation Block Grant Program (STBG)

Specific Programs

- CDBG-funded Infrastructure Improvements
- East-West Gateway TIP (Transportation Improvement Program)
- IIJA Complete Streets Programs
- MoDOT Local Public Agency (LPA) Program
- RAISE Grant (U.S. DOT)
- Trailnet Calm Streets Implementation Toolkit
- U.S. DOT Safe Streets and Roads for All (SS4A)

Funding Rationale

Federal and state infrastructure programs provide major funding streams to address aging or unsafe street conditions, with a strong emphasis on equity, pedestrian safety, and multimodal access. SS4A, IIJA, and STBG support street upgrades that reduce collisions and expand mobility options, especially in underinvested areas. MoDOT's LPA and Cost-Share Programs provide targeted matching funds for improvements on or near state-owned routes. Trailnet's tools support neighborhood-led planning and traffic calming. RAISE and CDBG funds can help deliver catalytic improvements to key corridors that support transit, businesses, and long-term reinvestment.

PC-31.1

Repair, maintain, and upgrade existing sidewalks and pedestrian crossings to support walkability for all residents.

OBJECTIVE: PC-31.1

Primary Core Topic: Transportation & Mobility (Connectivity)

Secondary Core Topic:

- Historic Preservation, Architecture, Landscape Design & Urban Design

Type: Physical

Timeframe: Short, Medium

Implementation Partners

- Board of Public Service (BPS)
- East-West Gateway Council of Governments
- Great Rivers Greenway
- Metro Transit (Bi-State Development)
- MoDOT (for crossings on state roads)
- Planning & Urban Design Agency (PDA)
- Planning and Urban Design Agency (PDA)
- St. Louis City Streets Department
- Street Department
- Trailnet

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Implementation Partners Rationale

Sidewalk repair and crossing improvements fall primarily under the Streets Department and BPS, who maintain and implement public right-of-way projects. PDA helps ensure design standards and alignment with broader mobility goals. Trailnet brings expertise in pedestrian planning and safety audits, while Metro ensures transit accessibility. MoDOT must be involved for state routes, and Great Rivers Greenway supports connections to trail systems. East-West Gateway can help coordinate and fund regional pedestrian projects. Community partners are critical in identifying gaps, prioritizing improvements, and assisting with outreach and advocacy.

Sources of Funding

- Capital Improvements Sales Tax
- Community Development Block Grant (CDBG)
- Infrastructure Investment and Jobs Act (IIJA)
- MoDOT Cost-Share Program
- Rams Settlement Funds
- Safe Streets and Roads for All (SS4A) – U.S. DOT
- Surface Transportation Block Grant Program (STBG)

Specific Programs

- CDBG Sidewalk and ADA Compliance Programs
- IIJA Pedestrian Safety Grants
- MoDOT Local Public Agency (LPA) Program
- TIP-eligible pedestrian projects via East-West Gateway
- Trailnet's Walk Audits & Advocacy Support
- U.S. DOT Safe Streets and Roads for All (SS4A)

Funding Rationale

Federal programs such as SS4A, IIJA pedestrian grants, and CDBG are tailored to support sidewalk repair and ADA-compliant crossings, especially in underinvested neighborhoods. MoDOT's LPA and Cost-Share programs offer state-level support for projects on state-maintained roads. Local funding like the Capital Improvements Sales Tax and Rams Settlement Funds can supplement these sources for design and construction. Trailnet's advocacy and walk audit tools help target improvements based on safety and connectivity needs. Leveraging these resources helps ensure sidewalks are not only repaired but strategically upgraded for long-term walkability and equity.

PC-31.2

Expand sidewalk coverage to underserved streets and improve pedestrian access throughout the neighborhood.

OBJECTIVE: PC-31.2

Primary Core Topic: Transportation & Mobility (Connectivity)

Secondary Core Topic:

- Historic Preservation, Architecture, Landscape Design & Urban Design
- Arts, Culture, & Community Assets and Programs

Type: Physical

Timeframe: Short, Medium

Implementation Partners

- Board of Public Service (BPS)
- East-West Gateway Council of Governments
- Great Rivers Greenway
- Local CDCs and neighborhood groups
- Metro Transit (Bi-State Development)
- MoDOT (for state routes and intersections)
- Planning & Urban Design Agency (PDA)
- Planning and Urban Design Agency (PDA)
- St. Louis City Streets Department
- Street Department
- Trailnet

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Implementation Partners Rationale

Expanding sidewalk coverage requires coordination with city infrastructure entities like the Streets Department and BPS, which are responsible for implementation. PDA ensures alignment with neighborhood design goals and citywide pedestrian strategies. Trailnet provides walkability assessments and prioritization support. MoDOT must be involved where gaps exist along state roads. Great Rivers Greenway and Metro contribute to multimodal integration. East-West Gateway assists with funding coordination, and local community organizations help identify missing links and community access needs.

Sources of Funding

- Capital Improvements Sales Tax
- Community Development Block Grant (CDBG)
- Infrastructure Investment and Jobs Act (IIJA)
- MoDOT Cost-Share Program
- Rams Settlement Funds
- Safe Streets and Roads for All (SS4A)
- Surface Transportation Block Grant Program (STBG)

Specific Programs

- CDBG Sidewalk Expansion Grants
- IIJA Complete Streets & Active Transportation Funds
- MoDOT Local Public Agency (LPA) Program
- SS4A Implementation Grants
- TIP-eligible pedestrian infrastructure (via East-West Gateway)
- Trailnet Walkability & Sidewalk Planning Tools

Funding Rationale

Major federal funding programs such as IIJA, SS4A, and STBG prioritize sidewalk expansion and ADA accessibility in historically underserved neighborhoods. CDBG can be used to close sidewalk gaps where needs are high but funding is limited. MoDOT's LPA and Cost-Share programs can assist where state roads are involved. Local revenue, including the Capital Improvements Sales Tax and Rams Settlement Funds, can fill funding gaps and support long-term maintenance. Programs like Trailnet's planning tools and TIP resources from East-West Gateway help identify, fund, and implement projects where sidewalk coverage is most lacking.

PC-31.3

Enhance neighborhood streetscapes to create a more attractive, welcoming, and pedestrian-friendly environment

OBJECTIVE: PC-31.3

Primary Core Topic: Transportation & Mobility (Connectivity)

Secondary Core Topic:

- Historic Preservation, Architecture, Landscape Design & Urban Design
- Sustainability, Climate Resiliency, Mitigation, Adaptation

Type: Physical, Programming

Timeframe: Short, Medium, Long

Implementation Partners

- Board of Public Service (BPS)
- Department of Parks, Recreation, and Forestry
- East-West Gateway Council of Governments
- Forestry Division
- Great Rivers Greenway
- Metro Transit / Bi-State Development
- Planning & Urban Design Agency (PDA)
- Planning and Urban Design Agency (PDA)
- STL ArtWorks / Creative Reaction Lab (for community art and placemaking)
- St. Louis City Streets Department
- Street Department
- Trailnet

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Implementation Partners Rationale

Streetscape enhancements require a cross-functional coalition. PDA guides urban design and neighborhood cohesion. Streets and BPS handle the physical installation of streetscape elements (trees, lighting, benches, etc.). Trailnet and Great Rivers Greenway ensure multimodal and green infrastructure are integrated. Metro contributes to transit stop beautification and ADA compliance. Creative placemaking partners like STL ArtWorks and Creative Reaction Lab can ensure the improvements reflect community identity and bring public art into the streetscape. Local CDCs are essential for maintaining enhancements and aligning them with neighborhood vision.

Sources of Funding

- Arts and culture foundation grants
- Community Development Block Grant (CDBG)
- Great Streets Initiative
- Infrastructure Investment and Jobs Act (IIJA)
- Missouri Main Street Program
- Rams Settlement Funds
- Safe Streets and Roads for All (SS4A)
- Surface Transportation Block Grant (STBG)

Specific Programs

- Arts and placemaking grants (e.g., ArtPlace, NEA Our Town)
- CDBG-funded Streetscape Improvements
- Great Streets Demonstration Projects (East-West Gateway)
- IIJA Complete Streets Funds
- Missouri Main Street Revitalization Program
- SLDC Façade and Storefront Improvement Grants
- Trailnet Streetscape Design Guides
- U.S. DOT SS4A grants

Funding Rationale

Enhancing streetscapes combines infrastructure investment with creative placemaking. Federal sources like IIJA, STBG, and SS4A support "Complete Streets" upgrades that improve safety and mobility. CDBG and Rams Settlement Funds can fund benches, lighting, street trees, and other enhancements. Great Streets Initiative helps create coherent and attractive corridors. Cultural programs like NEA Our Town and local façade grants support the aesthetic and economic aspects of streetscape revitalization. Together, these programs help neighborhoods become more walkable, welcoming, and visually vibrant.

PC-32.1

Improve bike infrastructure and encourage biking through education, access, and partnerships.

OBJECTIVE: PC-32.1

Primary Core Topic: Transportation & Mobility (Connectivity)

Secondary Core Topic:

- Historic Preservation, Architecture, Landscape Design & Urban Design
- Arts, Culture, & Community Assets and Programs
- Sustainability, Climate Resiliency, Mitigation, Adaptation

Type: Physical, Programming

Timeframe: Short, Medium, Long

Implementation Partners

- Bird
- Board of Public Service (BPS)
- East-West Gateway Council of Governments
- Great Rivers Greenway
- Great Rivers Greenway (GRG)
- Lime
- Local bike advocacy groups (e.g., Bike St. Louis, 4 The Ville Bike Club)
- Local schools and libraries (for educational programming)
- Metro Transit / Bi-State Development
- Missouri Department of Transportation (MoDOT)

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- Neighborhood associations and CDCs
- Planning & Urban Design Agency (PDA)
- Planning and Urban Design Agency (PDA)
- St. Louis City Streets Department
- Street Department
- Trailnet

Implementation Partners Rationale

Improving bike infrastructure requires physical improvements to streets (led by Streets Department, BPS, and PDA) and strategic planning through Trailnet, Great Rivers Greenway, and MoDOT (for state-controlled roads). Metro helps link bike networks to transit stops and stations. East-West Gateway helps coordinate funding and regional plans. Local organizations, advocacy groups, and schools play a critical role in outreach, education, and building a culture of biking. CDCs and neighborhood groups help prioritize locations, organize community rides, and ensure infrastructure serves residents equitably.

Sources of Funding

- Infrastructure Investment and Jobs Act (IIJA)
- Local philanthropic foundations (e.g., Trailnet partnerships, Great Rivers Greenway)
- MoDOT Cost-Share Program
- Rams Settlement Funds
- Safe Streets and Roads for All (SS4A)
- Surface Transportation Block Grant Program (STBG)
- Transportation Alternatives Program (TAP)

Specific Programs

- CDBG-funded mobility and access projects
- East-West Gateway TIP grants for bike lanes
- Great Rivers Greenway Regional Bikeways Plan
- IIJA Bike Infrastructure Funds
- SS4A for safe bike connections
- TAP (Transportation Alternatives Program)
- Trailnet's Calm Streets & Protected Bike Lane Projects

Funding Rationale

A mix of federal, state, and local programs support both the infrastructure and behavioral components of improved biking. TAP, STBG, and IIJA provide robust funding for separated bike lanes, wayfinding, and infrastructure improvements. Trailnet and Great Rivers Greenway offer implementation tools and grant-supported initiatives that promote community-oriented bike infrastructure. SS4A supports projects that improve safety, especially near schools or high-traffic corridors. Rams Settlement Funds and CDBG can support smaller-scale improvements and community programming. Together, these resources fund physical bike lanes as well as outreach, education, and long-term adoption.

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PC-33.1

Take measures to mitigate the potential negative impacts of upgrades to public transit infrastructure through careful analysis, extensive community engagement, and thoughtful community-centered design.

OBJECTIVE: PC-33.1

Primary Core Topic: Transportation & Mobility (Connectivity)

Secondary Core Topic:

- Historic Preservation, Architecture, Landscape Design & Urban Design

Type: Physical

Timeframe: Short, Medium, Long

Implementation Partners

- Community-based organizations (e.g., Urban League, Dutchtown South Community Corporation)
- East-West Gateway Council of Governments
- Great Rivers Greenway
- Local neighborhood associations and CDCs
- Metro Transit / Bi-State Development
- MetroLink
- Missouri Department of Transportation (MoDOT)
- MoDOT
- St. Louis City Planning & Urban Design Agency (PDA)
- Trailnet

Implementation Partners Rationale

To ensure upgrades to transit infrastructure do not result in displacement or marginalization, implementation must include robust planning and outreach. Metro Transit and Bi-State Development lead transit infrastructure development, while PDA ensures city planning priorities are considered. East-West Gateway supports regional analysis and funding alignment. Trailnet and advocacy organizations such as Citizens for Modern Transit support equitable design principles and community representation. Neighborhood associations and CDCs are essential partners in outreach and trust-building, while MoDOT is required for rights-of-way or street-level impacts. Great Rivers Greenway may be involved where transit overlaps with greenway or bike/ped networks.

Sources of Funding

- Community Development Block Grant (CDBG)
- Equitable Transit-Oriented Development (eTOD) funding from philanthropic sources
- Federal Transit Administration (FTA) funding
- Infrastructure Investment and Jobs Act (IIJA)
- Local match funding from Capital Improvement Sales Tax or TIF
- Rams Settlement Funds
- Safe Streets and Roads for All (SS4A)

Specific Programs

- CDBG Planning & Engagement Funds
- Enterprise Community Partners' eTOD Initiatives
- FTA Section 5309 (Capital Investment Grants)
- FTA's Areas of Persistent Poverty Program
- IIJA Transit Accessibility and Planning Grants
- SS4A Safety Planning or Implementation Grants
- U.S. DOT Reconnecting Communities Pilot Program

Funding Rationale

Transit upgrades bring both opportunities and risks. Programs like the FTA's Capital Investment Grants and Reconnecting Communities provide support for thoughtful, equity-centered planning. IIJA and SS4A offer tools for safety and community impact mitigation. CDBG funds can support resident engagement and data gathering, while philanthropic initiatives such as Enterprise's eTOD tools help ensure equitable development near transit nodes. These programs, combined with community participation and careful urban design, help ensure that infrastructure improvements benefit — not displace — existing residents.

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Funding & Implementation Phasing

OBJECTIVE: PC-33.1 Funding & Implementation Phasing			
	Phase	**Description**	**Timeline**
1	**Early Engagement + Scoping**	Launch community engagement and listening sessions focused on the MetroLink Green Line and other transit investments. Identify vulnerable residents, existing concerns, and desired benefits. Coordinate with Bi-State and PDA on transit plans.	Months 0–6
2	**Impact Analysis + Mapping**	Conduct an environmental justice (EJ) and social impact assessment. Analyze data on air quality, noise, displacement risk, and historic patterns of investment. Overlay maps with community-identified concerns.	Months 6–12
3	**Mitigation Planning + Design**	Co-develop mitigation strategies (e.g., sound barriers, tree buffers, walkability improvements, visual screening, public art) through participatory design workshops. Prioritize investments in sensitive areas.	Months 12–18
4	**Policy + Funding Alignment**	Apply for federal/state grants (e.g., SS4A, Reconnecting Communities) and secure local commitments. Explore community benefits agreements (CBAs), zoning overlays, or TOD strategies.	Months 18–24
5	**Implementation + Monitoring**	Build out mitigation features alongside transit upgrades. Monitor ongoing impacts and publish annual data. Create a standing resident advisory group to track community outcomes.	Months 24–48

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PC-40.1

Develop a visual identity and branding that celebrate each neighborhood.

OBJECTIVE: PC-40.1

Primary Core Topic: Arts, Culture, & Community Assets and Programs

Secondary Core Topic:

- Historic Preservation, Architecture, Landscape Design & Urban Design
- Economic Development
- Housing & Vacancy

Type: Programming, Physical

Timeframe: Short, Medium

Implementation Partners

- Carr Square Neighborhood Association
- Carr Square Tenant Management Corporation
- Creative Reaction Lab
- Explore St. Louis / St. Louis Economic Development Partnership
- Hyde Park Neighbors Association (HPNA)
- Local schools, libraries, and youth organizations
- Neighborhood associations and CDCs
- Old North St. Louis Restoration Group (ONSLRG)
- Regional Arts Commission (RAC)
- Regional Arts Commission of St. Louis (RAC)
- STL ArtWorks
- STL Made (St. Louis Regional Branding Initiative)
- Small local creative firms and graphic designers
- St. Louis Association of Community Organizations (SLACO)
- St. Louis Place Community Association

Implementation Partners Rationale

Developing neighborhood-specific branding requires input from both public agencies and community-based creatives. PDA helps ensure alignment with city planning and visual coherence. Neighborhood groups and CDCs offer deep knowledge of each neighborhood's identity and can lead authentic engagement. Organizations like STL ArtWorks and Creative Reaction Lab elevate youth and BIPOC voices in the branding process. STL Made and Explore St. Louis offer broader branding support and visibility. RAC brings access to arts funding and networks, while local creatives bring the design expertise needed to carry out the vision.

Sources of Funding

- Community Development Administration (CDA)
- Community Development Block Grant (CDBG)
- Local business sponsorships
- Missouri Arts Council
- National Endowment for the Arts (NEA)
- Philanthropic foundations focused on creative placemaking
- Rams Settlement Funds
- Regional Arts Commission (RAC) grants

Specific Programs

- Arts and placemaking mini-grants (e.g., via ArtPlace or Kresge Foundation)
- CDBG neighborhood enhancement or planning grants
- Creative Reaction Lab Civic Design Toolkits
- NEA Our Town Program
- RAC Artist Support and Creative Impact Fund
- STL Made / STL Brand Toolkit

Funding Rationale

Neighborhood branding efforts qualify for arts, placemaking, and community development funding. Programs like NEA Our Town and RAC's Creative Impact Fund promote design that reflects local culture. CDBG funds can support public engagement and materials development. Partnerships with STL Made and Explore St. Louis may amplify impact regionally. Local foundations and mini-grant programs (e.g., ArtPlace) can support community-driven design work, while branding toolkits like those from Creative Reaction Lab ensure the process is inclusive and community-centered.

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PC-40.2

Showcase art throughout each neighborhood that reflects its history as well as each community's vision for the future.

OBJECTIVE: PC-40.2

Primary Core Topic: Arts, Culture, & Community Assets and Programs

Secondary Core Topic:

- Historic Preservation, Architecture, Landscape Design & Urban Design

Type: Programming, Physical

Timeframe: Short, Medium

Implementation Partners

- ArtPlace America (for placemaking support)
- Board of Public Service (BPS)
- Counterpublic
- Creative Reaction Lab
- Great Rivers Greenway
- House of Vision
- Incarnate Word Foundation
- Kranzberg Arts Foundation
- Local artists and muralists
- Local schools and libraries
- Missouri Arts Council
- Neighborhood associations and CDCs
- Northside Workshop
- Planning & Urban Design Agency (PDA)
- Regional Arts Commission (RAC)
- Regional Arts Commission of St. Louis (RAC)
- STL ArtWorks
- St. Louis Art Place Initiative
- St. Louis ArtWorks
- Street Department
- Zuka Arts Guild

Implementation Partners Rationale

Implementing community art requires deep collaboration with both institutional and grassroots partners. RAC, STL ArtWorks, and Creative Reaction Lab bring funding, programming, and youth engagement. Kranzberg Arts Foundation and other local arts institutions offer production and exhibition support. Neighborhood groups and CDCs help identify culturally relevant themes and sites for installations. Great Rivers Greenway is a key partner for integrating art along trails and public spaces. Involving schools fosters education and multigenerational participation, while PDA ensures integration into broader planning efforts.

Sources of Funding

- ArtPlace America / Kresge Foundation (creative placemaking)
- Community Development Administration (CDA)
- Community Development Block Grant (CDBG)
- Local and regional philanthropic foundations
- Missouri Arts Council
- National Endowment for the Arts (NEA)
- Rams Settlement Funds
- Regional Arts Commission (RAC) grants

Specific Programs

- ArtPlace Creative Placemaking Fund
- CDBG Neighborhood Enhancement Grants
- Creative Reaction Lab Civic Design programs
- Kranzberg artist residencies and public mural sponsorships
- Missouri Arts Council Public Art Grants
- NEA Our Town Program
- RAC Artist Support Grants
- STL ArtWorks Youth Employment & Mural Programs

Funding Rationale

Public art is eligible for funding through national, state, and local arts agencies, as well as creative placemaking programs. NEA Our Town and ArtPlace provide catalytic funding for projects that integrate

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art into community development. RAC, CDBG, and Missouri Arts Council support artist stipends, mural supplies, and public installations. Programs like STL ArtWorks combine art-making with youth development, while Creative Reaction Lab brings equity-focused design processes. These resources help ensure neighborhood art is both beautiful and meaningful — celebrating identity while building community ownership.

PC-41.1

Develop a community center and arts hub to provide creative and supportive programming for all residents.

OBJECTIVE: PC-41.1

Primary Core Topic: Arts, Culture, & Community Assets and Programs

Secondary Core Topic:

- Historic Preservation, Architecture, Landscape Design & Urban Design

Type: Programming, Physical

Timeframe: Medium, Long

Implementation Partners

- American Rescue Plan Act (ARPA)
- Arts and Education Council of Greater St. Louis
- Boys & Girls Clubs of Greater St. Louis
- Carr Central Neighborhood Center (Carr Square Community Center)
- Carr Square Neighborhood Association
- Carr Square Tenant Corp (Property Owner)
- Community Development Block Grant (CDBG)
- Community Improvement Districts (CID)
- Counterpublic
- Direct Appropriations
- Creative Reaction Lab
- Emergency Solutions Grant (ESG)
- Faith-based organizations
- Gateway Region YMCA
- House of Vision
- Hyde Park Neighborhood Association (HPNA)
- Incarnate Word Foundation
- Jubilee Community Development Corp
- Kranzberg Arts Foundation
- Local colleges and universities
- Local non-profit organizations
- Local public schools and libraries
- Missouri Arts Council
- Neighborhood associations and CDCs
- Northside Workshop
- Philanthropic fondations
- Private partners or foundations (e.g., Cortex Innovation District, Emerson, Bayer)
- Regional Arts Commission (RAC)
- St. Louis Arts Chamber of Commerce
- STL ArtWorks
- St. Louis Association Of Community Organizations (SLACO)
- St. Louis City Parks, Recreation, and Forestry Department
- St. Louis Development Corporation (SLDC)
- St. Louis Place Community Association
- Urban League of Metropolitan St. Louis
- Volunteer Lawyers and Accountants for the Arts (VLAA)
- YMCA of Greater St. Louis
- Youthbridge Community Foundation

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Implementation Partners Rationale

The revitalization and programming expansion of the Carr Square Community Center will require a broad, collaborative network of partners. Key neighborhood-based stakeholders such as the Carr Square Tenant Management Corporation (as property owner) and the Carr Square Neighborhood Association bring essential on-the-ground knowledge and community trust. Organizations such as the YMCA of Greater St. Louis, Boys and Girls Club of America, and Urban League of Metropolitan St. Louis can provide programmatic support in youth development, recreation, and wraparound services. Arts-focused partners (including the Regional Arts Commission of St. Louis (RAC), Kranzberg Arts Foundation, St. Louis Arts Chamber of Commerce, St. Louis ArtWorks, and Northside Workshop) are poised to contribute programming and artistic placemaking that enriches the cultural identity of the space. Local schools, colleges, and faith-based organizations are also vital for driving educational programming and community engagement. Funders and capacity builders like Youthbridge Community Foundation, Incarnate Word Foundation, and philanthropic foundations will help secure financial sustainability and expand access to services. Legal and business infrastructure can be supported by Volunteer Lawyers and Accountants for the Arts (VLAA) and other non-profit intermediaries. Additionally, regionally aligned advocacy and community-building organizations (such as the St. Louis Association of Community Organizations (SLACO), and the Jeff-Vander-Lou Neighborhood Association) can help ensure the center's programming reflects and meets evolving neighborhood needs. Partners like Counterpublic and the Arts and Education Council of Greater St. Louis can bring national visibility and artistic collaboration opportunities that further anchor the center as a creative community hub.

Sources of Funding

- Capital Improvement Funds
- CDA
- Community Development Block Grant (CDBG)
- Deaconess Foundation
- Kresge Foundation (Arts & Culture Program)
- LMAC Holdings, LLC (Webster School Senior Apartments)
- Local philanthropic foundations (e.g., Bayer Fund, Emerson Charitable Trust)
- Missouri Arts Council
- Missouri Department of Economic Development (MoDED)
- National Endowment for the Arts (NEA)
- National Recreation and Park Association (NRPA)
- New Market Tax Credits or Historic Tax Credits (if repurposing existing structures)
- Private investment or capital campaigns
- Rams Settlement Funds
- Regional Arts Commission (RAC)
- Regional Arts Commission of St. Louis (RAC)
- Rise Community Development
- St Louis Development Corporation (SLDC)
- St. Louis CDFI Coalition
- St. Louis Equity Fund
- State and federal historic tax credits
- The Jayson Tatum Foundation
- U.S. Department of Housing and Urban Development (HUD)
- US Department of Health & Human Services (HHS)
- US Department of Labor
- William T. Kemper Foundation
- Youthbridge Community Foundation

Specific Programs

- American Rescue Plan Act (ARPA)
- CDBG Public Facilities Grants
- Kresge Arts & Culture Initiative
- Missouri Arts Council Cultural Partner Programs
- Missouri Neighborhood Assistance Program (NAP) tax credits (state program)
- NEA Our Town Grants
- Parks Build Community program (NRPA)
- RAC Artist Support & Community Arts Grants (RAC)
- RAC Creative Impact Fund
- Section 108 Loan Guarantee Program (HUD/CDA)
- SLDC Community Development Programs
- STL ArtWorks Programming Grants
- Tax credit programs via SLDC or the State of Missouri
- Workforce Innovation and Opportunity Act (WIOA) (USDOL)

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Funding Rationale

A wide range of funding sources and programs can support the modernization and programming expansion of the Carr Square Community Center. Public funds like the Community Development Block Grant (CDBG) and Capital Improvement Funds can cover core facility upgrades, while Section 108 Loan Guarantees may provide flexible financing for capital improvements. The American Rescue Plan Act (ARPA) can support both physical improvements and new programming in response to pandemic-era impacts. Foundations such as the Deaconess Foundation, Missouri Foundation for Health, and the William T. Kemper Foundation can fund health, wellness, and youth-oriented initiatives, especially when tied to community outcomes. Arts-focused organizations including the Regional Arts Commission (RAC), Missouri Arts Council, and National Endowment for the Arts (NEA) can help fund public art, creative programming, and facility improvements through initiatives like the RAC Artist Support & Community Arts Grants. For park and recreation-related enhancements, the National Recreation and Park Association (NRPA) offers opportunities such as the Parks Build Community and Meet Me at the Park grants. Workforce development components could be supported through the Workforce Innovation and Opportunity Act (WIOA). Additional support could be drawn from state tax credit programs such as the Neighborhood Assistance Program (NAP) and state and federal historic tax credits if applicable. Philanthropic partners like the Jayson Tatum Foundation, St. Louis Community Credit Union, and Invest STL offer additional avenues for community-centered investments, while SLDC, CDA, and HUD remain critical partners in deploying targeted public-sector development tools.

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Funding & Implementation Phasing

OBJECTIVE: PC-41.1
Funding & Implementation Phasing

	Phase	Description	Timeline
1	**Site Selection & Needs Assessment**	Work with local stakeholders (residents, CDCs, youth groups, and arts organizations) to identify the most strategic, accessible site for a centrally located community center and arts hub. Consider vacant/underused public buildings or publicly owned land. Assess programmatic needs by age group and community interest.	Year 1
2	**Concept Design & Visioning**	Host visioning workshops with artists, educators, and residents to co-create a concept for the space: studios, classrooms, tech labs, event space, etc. Partner with design professionals to develop concept renderings and a preliminary program.	Year 1-2
3	**Feasibility Study & Site Control**	Conduct architectural and financial feasibility studies. Secure site control via City, LRA, or cooperative ownership model. Ensure zoning alignment. Begin assembling project financing, including philanthropic and public funds.	Year 3
4	**Capital Campaign & Pre-Development**	Launch a capital campaign led by anchor nonprofits and foundations. Apply for CDBG, NMTC, ARPA, and other federal/state grants. Begin pre-development tasks such as permits, detailed design, and environmental review.	Year 2-3
5	**Construction & Fit-Out**	Break ground on the center and arts hub. Include sustainable design principles, ADA accessibility, flexible-use rooms, and outdoor gathering space. Fit out interiors with equipment, furniture, and creative infrastructure.	Year 3-4
6	**Program Development & Staffing**	Formalize a collaborative programming model involving multiple community-based orgs, arts nonprofits, and youth-serving institutions. Hire local staff and teaching artists. Develop a full-year calendar of programs.	Year 4
7	**Grand Opening & Activation**	Launch the facility with a community-led opening celebration. Begin hosting intergenerational programs in arts, workforce readiness, youth development, and civic engagement. Evaluate for impact and equity in access.	Year 4-5
8	**Long-Term Sustainability**	Develop a sustainable revenue and operations plan, including earned income (event rentals, membership), foundation support, and possible partnerships with SLPS or STLCC. Establish a community advisory board.	Year 5 onward

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PC-41.2

Maintain and leverage the presence of local schools as vital neighborhood assets to attract and retain families and strengthen communities.

OBJECTIVE: PC-41.2

Primary Core Topic: Arts, Culture, & Community Assets and Programs

Secondary Core Topic:

- Historic Preservation, Architecture, Landscape Design & Urban Design
- Economic Development

Type: Programming, Physical, Policy

Timeframe: Short, Medium, Long

Implementation Partners

- Family support nonprofits (e.g., Parents as Teachers, Urban League)
- Higher education partners (e.g., Harris-Stowe, St. Louis University, Washington University)
- Library branches and local cultural institutions
- Local charter schools and school operators
- Missouri Department of Elementary and Secondary Education (DESE)
- Neighborhood associations and CDCs
- SLDC Vacant School Development
- St. Louis City Planning & Urban Design Agency (PDA)
- St. Louis Public Schools (SLPS)
- St. Louis Public Schools Building Revitalization Collaborative
- United Way of Greater St. Louis
- Youth-serving organizations (e.g., Boys & Girls Clubs, Big Brothers Big Sisters)

Implementation Partners Rationale

Schools serve as anchors in neighborhoods — not just for education, but for stability, services, and civic life. SLPS, charter networks, and local educational institutions must be key partners in planning and engagement. Support from CDCs and neighborhood associations helps connect schools to their broader community role. State support from DESE ensures long-term educational investment. Nonprofits and universities can expand services such as tutoring, counseling, and mentorship. Strong partnerships with youth-serving and family support organizations help ensure that schools are not isolated institutions but integrated community assets.

Sources of Funding

- 21st Century Community Learning Centers (21st CCLC)
- Community Development Block Grant (CDBG)
- Confluence Academies
- Corporate giving programs focused on youth and education
- KIPP Inspire Academcy
- Local and regional education initiatives
- Missouri Department of Elementary and Secondary Education (DESE)
- Philanthropic foundations (e.g., Ascendium, Deaconess, Bayer Fund)
- Rams Settlement Funds
- St. Louis Public Schools (SLPS)
- U.S. Department of Education Grants

Funding Rationale

Programs that connect schools to broader community development goals are eligible for a mix of education, public service, and philanthropic funding. CDBG supports wraparound services that benefit students and families. DESE and U.S. Department of Education grants such as 21st CCLC fund extended learning and family engagement. Foundations like Deaconess or Bayer Fund prioritize equity and youth development. Meanwhile, corporate and nonprofit programs like United Way or Emerson help fill resource gaps and establish durable partnerships between schools and community organizations.

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PC-41.3

Expand opportunities for youth to learn, grow, and thrive through accessible, engaging, and supportive programs and spaces.

OBJECTIVE: PC-41.3

Primary Core Topic: Arts, Culture, & Community Assets and Programs

Secondary Core Topic:

- Historic Preservation, Architecture, Landscape Design & Urban Design
- Economic Development

Type: Programming, Physical

Timeframe: Short, Medium

Implementation Partners

- Big Brothers Big Sisters of Eastern Missouri
- Boys & Girls Clubs of Greater St. Louis
- Deaconess Foundation
- Faith-based organizations
- Gateway Region YMCA
- Metro Theater Company / Springboard to Learning
- Neighborhood associations and resident-led groups
- STL Youth Jobs
- St. Louis Office of Youth Services
- St. Louis Public Library
- St. Louis Public Schools (SLPS)
- United Way of Greater St. Louis
- Urban League of Metropolitan St. Louis

Implementation Partners Rationale

This objective requires a multi-pronged effort involving both institutional and grassroots partners. SLPS, the Office of Youth Services, and local libraries provide anchor facilities and programming infrastructure. Organizations like the YMCA, Boys & Girls Clubs, and Big Brothers Big Sisters offer established after-school and summer programming, while groups like Metro Theater Company and Springboard to Learning can support creative placemaking and arts engagement. Workforce development and mentorship are strengthened through STL Youth Jobs and the Urban League, and neighborhood-level participation is vital for ensuring programming is community-rooted and culturally relevant. Faith-based institutions and foundations like Deaconess play key roles in space provision, outreach, and funding.

Sources of Funding

- 21st Century Community Learning Centers (21st CCLC)
- 21st Century Community Learning Centers – for after-school and summer academic support
- AmeriCorps / Missouri Community Service Commission
- CDBG – Public Services
- Missouri AfterSchool Network Grants
- Missouri Department of Elementary and Secondary Education (DESE)
- Philanthropic support (e.g., Deaconess Foundation, Bayer Fund, Emerson Charitable Trust)
- Rams Settlement Funds
- United Way Youth Development Funds

Specific Programs

- AmeriCorps Programs – for mentorship, tutoring, and civic engagement
- CDBG Public Services – for community-led programming hubs
- Deaconess Foundation Grants – youth wellness and leadership
- Missouri AfterSchool Network – capacity-building and technical assistance
- Rams Settlement Funds – for capital improvements or youth spaces
- STL Youth Jobs – for youth workforce readiness

Funding Rationale

This objective spans education, workforce

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development, creative expression, and civic engagement — requiring diverse and layered funding streams. CDBG and 21st CCLC provide federal support for structured programming and safe spaces. The Rams Settlement Funds can support capital and facility upgrades. Organizations like STL Youth Jobs and AmeriCorps fund mentorship and job pathways, while arts-focused engagement can be supported through NEA grants. Philanthropic funders such as Deaconess and United Way are especially well-aligned with equity-centered programming, youth leadership, and place-based strategies.

PC-42.1

Make needed physical improvements to neighborhood parks.

OBJECTIVE: PC-42.1

Primary Core Topic: Arts, Culture, & Community Assets and Programs

Secondary Core Topic:

- Historic Preservation, Architecture, Landscape Design & Urban Design
- Sustainability, Climate Resiliency, Mitigation, Adaptation

Type: Programming, Physical

Timeframe: Short, Medium

Implementation Partners

- Aldermanic Offices
- Brightside St. Louis
- Community Development Corporations (CDCs)
- Deaconess Foundation (for youth-focused park engagement)
- Department of Parks, Recreation, and Forestry
- Forest ReLeaf of Missouri
- Forestry Division
- Seed St. Louis
- Great Rivers Greenway
- Green City Coalition (GCC)
- Missouri Department of Conservation (MDC)
- Neighborhood associations and resident councils
- St. Louis Forestry Division
- St. Louis Office of Violence Prevention
- St. Louis Parks Division
- Tower Grove CDC / Park Central Development
- Trust for Public Land
- Urban League of Metropolitan St. Louis

Implementation Partners Rationale

Improving park spaces requires collaboration between municipal departments, local residents, and community partners. The St. Louis Parks Division oversees maintenance and design upgrades, while Forestry supports tree canopy and vegetation management. Great Rivers Greenway brings expertise in multi-modal connections and landscape design. Office of Violence Prevention can support safety interventions like lighting and community stewardship, especially in parks where safety is a barrier to use. Neighborhood-based organizations, CDCs, and resident groups are key to identifying priority needs and activating parks through programming. State agencies and nonprofits like Seed St. Louis and TPL support conservation, funding, and placemaking initiatives.

Sources of Funding

- Community Development Block Grant (CDBG) – Public Facilities
- Land and Water Conservation Fund (LWCF)
- Missouri Department of Conservation Urban Grants
- Missouri Department of Natural Resources
- National Park Service – Outdoor Recreation Legacy Partnership (ORLP)
- Private and philanthropic grants (e.g., Great Rivers Greenway, TPL, Deaconess Foundation)
- Rams Settlement Funds

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Specific Programs

- CDBG Public Facilities – for physical park improvements and accessibility upgrades
- Great Rivers Greenway Matching Grant Program
- LWCF State & Local Assistance Program – for park equipment, infrastructure
- Missouri DNR grants – for capital improvements
- Missouri Department of Conservation Urban Community Conservation Grants
- Outdoor Recreation Legacy Partnership (ORLP) – supports park upgrades in urban areas
- Rams Settlement Funds – for public amenities and community spaces

Funding Rationale

Federal and state funding streams such as ORLP, LWCF, and CDBG provide capital for improving physical conditions in under-resourced parks, while state conservation grants and MDC programs can support environmental education, habitat improvements, and green infrastructure. Locally, Great Rivers Greenway and the Rams Settlement offer critical support for both capital and placemaking projects. Foundations like Deaconess can be tapped for youth and health-related activation efforts. Aligning funding with trusted partners increases sustainability and ensures improvements are community-driven.

PC-42.2

Activate parks through programming and community events.

OBJECTIVE: PC-42.2

Primary Core Topic: Arts, Culture, & Community Assets and Programs

Secondary Core Topic:

- Sustainability, Climate Resiliency, Mitigation, Adaptation

Type: Programming

Timeframe: Short, Medium

Implementation Partners

- Beyond Housing
- Boys & Girls Clubs of Greater St. Louis
- Community Development Corporations (CDCs)
- Deaconess Foundation
- Department of Parks, Recreation, and Forestry
- Forestry Division
- Great Rivers Greenway
- Kranzberg Arts Foundation
- Local public schools and charter schools
- Neighborhood associations and resident councils
- St. Louis Office of Violence Prevention
- St. Louis Parks Division
- St. Louis Recreation Division
- St. Louis Shakespeare Festival
- Urban League of Metropolitan St. Louis

Implementation Partners Rationale

Activating parks requires both city-level coordination and local partnerships. The Parks and Recreation Divisions are responsible for scheduling and managing events in public spaces. Neighborhood associations, schools, and local nonprofits can co-sponsor events, lead programming, and build grassroots participation. Office of Violence Prevention can support community safety and trauma-informed activation. Partners like Deaconess and Beyond Housing bring youth-focused and equity-driven approaches. Great Rivers Greenway offers expertise in community engagement, wayfinding, and outdoor activity programming.

Sources of Funding

- Community Development Block Grant (CDBG) – Public Services
- Corporate sponsorships and local philanthropic foundations (e.g., Deaconess, Kranzberg, Regional Arts Commission)
- Missouri Arts Council

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- National Endowment for the Arts (NEA)
- Rams Settlement Funds
- St. Louis Parks Trust Fund

Specific Programs

- CDBG Public Services – eligible for youth programs, community safety initiatives, and recreation
- Great Rivers Greenway Matching Grant Program
- Missouri Arts Council Community Arts Program
- NEA Our Town Grants – for creative placemaking and community engagement
- Rams Settlement (for youth and public space improvements)

Funding Rationale

Park activation efforts often fall under public services, making CDBG an ideal federal funding source. Additionally, NEA and state arts grants can support creative placemaking and culturally relevant programming. The Rams Settlement Fund is a critical local source for youth-centered programming and public space investments. Foundation and philanthropic support — especially from groups aligned with equity, health, and youth empowerment — can be leveraged for long-term sustainability. Partnering with well-positioned nonprofits and cultural organizations expands access to programming capacity and community engagement expertise.

PC-43.1

Expand access to health, nutrition, and wellness programs that support physical and mental wellbeing for residents.

OBJECTIVE: PC-43.1

Primary Core Topic: Arts, Culture, & Community Assets and Programs

Secondary Core Topic:

- Sustainability, Climate Resiliency, Mitigation, Adaptation

Type: Programming

Timeframe: Short, Medium

Implementation Partners

- Affinia
- Behavioral Health Network of Greater St. Louis
- CareSTL Health
- Community wellness organizations (e.g., YMCA, Urban Harvest STL)
- Faith-based organizations with wellness outreach
- Federally Qualified Health Centers (FQHCs), such as Betty Jean Kerr People's Health Centers and Affinia Healthcare
- Health Department
- Missouri Foundation for Health
- Neighborhood-based nonprofits and CDCs
- Operation Food Search
- St. Louis County Department of Public Health
- St. Louis Department of Health
- St. Louis Mental Health Board
- St. Louis Public Schools (SLPS)
- Washington University School of Medicine / BJC HealthCare

Implementation Partners Rationale

Access to health and wellness services must be embedded within community institutions, trusted care providers, and outreach-focused organizations. The St. Louis Department of Health is essential for coordinating citywide public health strategies. FQHCs and major medical systems provide direct care, while organizations like Behavioral Health Network and the Mental Health Board support mental and behavioral health access. Operation Food Search and others help close gaps in food access, a key aspect of wellness. Schools, community centers, and faith-based organizations serve as trusted access points for both outreach and service delivery.

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Sources of Funding

- Centers for Disease Control and Prevention (CDC) – REACH Program
- Community Development Block Grant (CDBG) – Public Services
- HRSA (Health Resources and Services Administration) – Community Health Grants
- Missouri Foundation for Health
- Private foundation grants (e.g., Robert Wood Johnson Foundation, Deaconess, United Way)
- State of Missouri Medicaid and Public Health funds
- U.S. Department of Health and Human Services (HHS) – Health Center Program

Specific Programs

- CDBG Public Services (for health outreach or nutritional education)
- CDC Racial and Ethnic Approaches to Community Health (REACH) Program
- HRSA Community Health Center Grants
- Medicaid Waiver Programs for care coordination
- Missouri Foundation for Health Community Initiatives Grants
- United Way of Greater St. Louis Community Investment Program

Funding Rationale

Federal funding through HRSA and HHS supports the expansion of health clinics and wellness services, particularly in underserved communities. The CDC REACH Program focuses on reducing chronic disease through culturally relevant health promotion and education. CDBG Public Services can support local delivery of wellness and nutrition programs. Philanthropic partners such as Missouri Foundation for Health and United Way help fill service and funding gaps through community grants. Leveraging both institutional healthcare systems and neighborhood-based providers ensures both reach and trust, maximizing the impact of health initiatives.

PC-44.1

Attract a full-service grocery store to the project area to serve residents across all six neighborhoods.

OBJECTIVE: PC-44.1

Primary Core Topic: Arts, Culture, & Community Assets and Programs

Secondary Core Topic:

- Historic Preservation, Architecture, Landscape Design & Urban Design
- Sustainability, Climate Resiliency, Mitigation, Adaptation

Type: Physical, Land Use/Zoning

Timeframe: Short

Implementation Partners

- ALDI
- Community Development Administration (CDA)
- Community Development Corporations (CDCs)
- Local grocery chains and regional retailers (e.g., Schnucks, Save-A-Lot, Fresh Thyme)
- Local real estate developers
- Missouri Department of Economic Development
- Missouri Foundation for Health
- Northside Regeneration, LLC / Paul McKee (Property Owner)
- Operation Food Search
- Schnucks
- St Louis Development Corporation (SLDC)
- St. Louis Development Corporation (SLDC)
- St. Louis Economic Development Partnership
- St. Louis Equity Fund
- St. Louis Food Policy Coalition
- St. Louis Vacancy Collaborative – Healthy Food Access Workgroup

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Implementation Partners Rationale

Attracting a grocery store requires coordination among city economic development entities, commercial developers, and food access advocates. SLDC and STL Economic Development Partnership can offer incentives and site selection support. Retailers need to be engaged early to identify barriers and viable formats. The STL Food Policy Coalition and Healthy Food Access Workgroup bring food justice expertise and help align grocer recruitment with community health goals. Local CDCs can assist in identifying appropriate sites and organizing community input. Missouri Foundation for Health and others may provide feasibility study support or bridge funding.

Sources of Funding

- Community Development Block Grant (CDBG) – Economic Development
- Healthy Food Financing Initiatives (federal and state level)
- Low-Income Investment Fund (LIIF)
- Missouri Foundation for Health or Deaconess Foundation grants
- New Markets Tax Credits (NMTCs)
- Private equity and social impact funds (e.g., STL Equity Fund)
- Rams Settlement Funding (for community infrastructure)
- SLDC Incentive Programs
- Waive City Project Fees / Expediting Approvals

Specific Programs

- CDBG Economic Development Funds
- CDFI Fund – New Markets Tax Credits Program
- LIIF Healthy Food Financing Program
- Opportunity Zone incentives (if applicable)
- SLDC Real Estate Development Loan Program
- USDA Healthy Food Financing Initiative (HFFI)

Funding Rationale

Funding for grocery store development often requires layering multiple sources. Healthy Food Financing Initiatives (HFFI) are designed to address food deserts and can support site acquisition and buildout. NMTCs offer major incentives for projects in low-income census tracts. CDBG Economic Development Funds can be used for local infrastructure upgrades and business recruitment. Social impact lenders like LIIF and the St. Louis Equity Fund may provide low-cost capital. Local incentives from SLDC and mission-aligned philanthropy (e.g., MFH) can help bridge feasibility gaps, especially where private financing alone is insufficient.

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PC-44.2

Promote community health and nutritional wellbeing through targeted programs and supportive policies that expand access to healthy food.

OBJECTIVE: PC-44.2

Primary Core Topic: Arts, Culture, & Community Assets and Programs

Secondary Core Topic:

- Sustainability, Climate Resiliency, Mitigation, Adaptation

Type: Policy, Programming

Timeframe: Short, Medium

Implementation Partners

- Affinia Healthcare
- Be Well Cafe & Farmers Market
- Bread of Life Pentecostal Apostolic Church Food Pantry
- CareSTL Health
- Community Development Corporations (CDCs)
- Green City Coalition
- Local community gardens and food co-ops
- Local hospitals and health systems (e.g., BJC HealthCare, SSM Health)
- Missionaries of Charity
- Missouri Department of Health and Senior Services
- Missouri Foundation for Health
- Missouri Foundation for Health (MFH)
- Missouri Grown
- North City Farmer's Market / 13th Street Community Garden (Old North St. Louis Restoration Group)
- Operation Food Search
- Restoration Ministries Food Pantry
- Seed St. Louis (fka Seed St. Louis)
- St Louis Area Foodbank
- St. Josephine Bakhita Food Pantry
- St. Louis Department of Health
- St. Louis Development Corporation (SLDC)
- St. Louis Dream Center
- St. Louis Food Policy Coalition
- The Youth and Family Center
- United Way of Greater St. Louis
- University of Missouri Extension

Implementation Partners Rationale

Health-focused organizations like the St. Louis Department of Health and Operation Food Search play key roles in nutrition education, food distribution, and public awareness campaigns. The Food Policy Coalition can guide supportive food access policies, while SLDC and CDCs support site-based efforts. University Extension programs offer nutrition classes and garden education. Partnerships with healthcare systems can integrate food access into broader wellness strategies. Missouri Foundation for Health can support research, pilot programs, and capacity-building.

Sources of Funding

- Community Development Block Grant (CDBG) – Public Services
- Deaconess Foundation
- Healthy Food Financing Initiatives (HFFI)
- Hospital Community Benefit Funds (e.g., through BJC or SSM Health)
- Missouri Foundation for Health
- Philanthropic funding from national food justice and health foundations
- Robert J. Trulaske, Jr. Family Foundation (RJTFF)
- USDA Community Food Projects Grant Program

Specific Programs

- CDBG Public Services Funds
- HFFI administered through Reinvestment Fund or LIIF
- Hospital-based food insecurity initiatives (e.g., food prescription programs)
- Missouri Foundation for Health Healthy Eating Active Living (HEAL) Program
- USDA Community Food Projects Competitive Grant Program

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Funding Rationale

Improving nutrition access requires multi-source investment. Federal programs like the USDA Community Food Projects Grant support grassroots food access programs and education. CDBG Public Services can fund local food programming. Missouri Foundation for Health's HEAL program and Deaconess Foundation offer community-based health grants. Hospital Community Benefit Funds are ideal for food insecurity interventions aligned with health outcomes. HFFI programs support infrastructure that improves access to nutritious foods, especially in underserved areas.

PC-45.1

Address the area's underlying socio-economic challenges through improved access to resources, services, and support that promote the overall well-being of residents.

OBJECTIVE: PC-45.1

Primary Core Topic: Arts, Culture, & Community Assets and Programs

Secondary Core Topic:

- Housing & Vacancy
- Economic Development

Type: Policy, Programming

Timeframe: Short, Medium

Implementation Partners

- Affinia Healthcare
- Affordable Housing Trust Fund (AHTF) Coalition
- Anchor institutions (e.g., BJC, SSM Health, universities)
- Be Well Cafe & Farmers Market
- Behavioral Health Network of Greater St. Louis
- Beyond Housing
- CareSTL Health
- City Hope St. Louis
- City of St. Louis' Department of Human Services/ Homeless Services Division (HSD)
- Community Development Corporations (CDCs)
- Criminal Justice Ministry
- Doorways
- Father Dempsey's Charities
- Gateway 180 Homeless Services
- Green City Coalition
- Habitat for Humanity
- Haven of Grace
- Health Department
- Heat Up/Cool Down St. Louis
- Hope House
- Housing Options Provided for the Elderly (HOPE)
- Legal Services of Eastern Missouri
- Local nonprofit service providers (e.g., Places for People, Urban League, Employment Connection)
- Low Income Home Energy Assistance Program (LIHEAP)
- Magdala House
- Mission: St. Louis
- Missouri Department of Social Services
- Missouri Foundation for Health (MFH)
- Missouri Grown
- Missouri Housing Development Commission (MHDC)
- North City Farmer's Market / 13th Street Community Garden (Old North St. Louis Restoration Group)
- Salvation Army Family Haven
- Seed St. Louis (fka Seed St. Louis)
- St Patrick Center
- St. Joseph Housing Initiative
- St. Louis Affordable Housing Commission
- St. Louis City Office of Violence Prevention
- St. Louis Department of Human Services
- St. Louis Housing Authority
- St. Louis Mental Health Board
- Sustainable Housing & Equitable Development (SHED)
- United Way of Greater St. Louis

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Implementation Partners Rationale

Delivering holistic social and economic support requires cross-sector coordination. The St. Louis Department of Human Services and MO DSS are key for core service delivery and benefits enrollment. United Way and local nonprofits provide direct services and funding. Anchor institutions like hospitals and universities can expand community health and workforce programs. Organizations like the Behavioral Health Network and Mental Health Board enhance mental wellness and trauma-informed support, while legal aid and violence prevention agencies fill critical gaps in crisis response and rights protection.

Sources of Funding

- American Rescue Plan Act (ARPA)
- Community Development Block Grant (CDBG) – Public Services
- HUD Continuum of Care Program
- Missouri Foundation for Health
- Robert J. Trulaske, Jr. Family Foundation (RJTFF)
- SAMHSA Grants (Substance Abuse and Mental Health Services Administration)
- St. Louis Mental Health Board grants
- United Way grants

Specific Programs

- ARPA-funded social services initiatives (city-administered)
- CDBG-funded nonprofit contracts
- HUD Continuum of Care Program
- Missouri Foundation for Health Community Health Grants
- SAMHSA Community Mental Health Services Block Grant
- St. Louis MHB's System of Care Grant Program

Funding Rationale

Addressing complex socio-economic needs requires flexible and sustained funding. CDBG Public Services can support nonprofit partners and outreach workers. HUD CoC and SAMHSA grants expand behavioral health services and housing support. MHB and Missouri Foundation for Health fund trauma-informed care, early intervention, and systems change. ARPA provides an opportunity to invest in scalable service models and coordination. United Way and local hospital systems often offer matching support and community benefit funding.

PC-45.2

Enhance neighborhood safety and reduce crime by strengthening community partnerships, increasing visibility, and fostering trust between residents and law enforcement.

OBJECTIVE: PC-45.2

Primary Core Topic: Arts, Culture, & Community Assets and Programs

Secondary Core Topic:

- Historic Preservation, Architecture, Landscape Design & Urban Design
- Economic Development

Type: Policy, Programming, Physical

Timeframe: Short, Medium, Long

Implementation Partners

- Aldermanic Offices
- City of St. Louis Office of Violence Prevention
- Community Development Corporations (CDCs)
- Cure Violence / Life Outside of Violence
- Neighborhood Stabilization Team (NST)
- Safe Places Initiative / SLACO
- St. Louis Department of Public Safety
- St. Louis Metropolitan Police Department (SLMPD)
- Urban League of Metropolitan St. Louis
- Youth service providers (Boys & Girls Clubs, Big Brothers Big Sisters, etc.)

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Implementation Partners Rationale

A mix of federal, state, and philanthropic sources supports both infrastructure upgrades (lighting, CPTED) and community-based prevention. DOJ's BCJI program and JAG grants target neighborhood safety through innovative policing and partnerships. ARPA funds can bolster frontline safety initiatives and outreach. Local foundations (e.g., MHB, MFH) support violence prevention and mental health integration. CDBG offers flexibility to support safety infrastructure and youth engagement.

Sources of Funding

- American Rescue Plan Act (ARPA) – Public Safety Allocations
- Community Development Block Grant (CDBG – Public Safety Eligible Activities)
- Edward Byrne Memorial Justice Assistance Grant (JAG)
- Missouri Foundation for Health – Violence Prevention Funding
- State of Missouri Safety Grants
- U.S. Department of Justice – Byrne Criminal Justice Innovation (BCJI)

Specific Programs

- ARPA Community-Based Public Safety Programs (city-managed)
- CDBG Public Safety Set-Aside
- DOJ BCJI Grant Program
- MHB's Violence Prevention Grants
- Missouri Safer Communities Grant Program
- SLMPD's Community Engagement and Outreach Division

PC-50.1

Promote the protection and reuse of historic landmarks, buildings, and sites of historical significance.

Implementation Partners

- Board of Aldermen
- Charles S. Brown Residence
- City of St. Louis Planning & Urban Design Agency (PDA)
- Community Development Corporations (CDCs)
- Frederick A. Douglass Museum of African-American Vernacular Images
- George B. Vashon Museum
- Landmarks Association of St. Louis
- Lead Inspection and Hazard Control Division
- Local historians and universities (e.g., Washington University, SLU)
- Missouri Historical Society
- Missouri State Historic Preservation Office (SHPO)
- National Park Service (NPS)
- Neighborhood Associations
- Preservation Research Office
- St. Louis Cultural Resources Office (CRO)
- St. Louis Public Schools Building Revitalization Collaborative
- The Griot Museum of Black History

OBJECTIVE: PC-50.1

Primary Core Topic: Historic Preservation, Architecture, Landscape Design & Urban Design

Secondary Core Topic:

- Housing & Vacancy
- Arts, Culture, & Community Assets and Programs
- Sustainability, Climate Resiliency, Mitigation, Adaptation

Type: Policy, Programming

Timeframe: Short, Medium, Long

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Implementation Partners Rationale

The CRO and PDA lead historic preservation planning and code updates. The Preservation Research Office and Landmarks Association are vital for community education and advancing nominations to local/national registers. SHPO and NPS administer historic tax credits and oversee register nominations. Local universities and historians can assist with research and interpretation, while CDCs and neighborhood associations offer on-the-ground engagement and advocacy.

Sources of Funding

- Certified Local Government (CLG) Grants – SHPO
- Economic Development Administration (EDA)
- Federal Historic Preservation Tax Incentives (NPS)
- Missouri State Historic Preservation Tax Credits
- National Trust for Historic Preservation Grants
- New Markets Tax Credits (if tied to adaptive reuse)
- Philanthropic foundations with cultural/historic missions

Specific Programs

- Certified Local Government (CLG) Program via SHPO
- EDA Public Works / Adaptive Reuse Grants
- Federal Historic Tax Credit Program (20% credit for income-producing properties)
- MHTC Community Revitalization Grants
- Missouri State Historic Tax Credit Program (25% credit)
- National Fund for Sacred Places (if historic churches are involved)
- Preserve America Grant Program (NPS)

Funding Rationale

Federal and state historic tax credits are the most powerful tools for incentivizing adaptive reuse. The CLG program supports local preservation planning, while NPS and state-level agencies offer grants for research, nomination, and community engagement. Adaptive reuse projects may also be eligible for New Markets Tax Credits and EDA funding if they include economic development or job creation. Foundations and nonprofits often fund education and community engagement around historic preservation.

PC-50.2

Foster and sustain the development of shared cultural and historical identities that celebrates and preserves the unique character of each of the six neighborhoods in the planning area.

OBJECTIVE: PC-50.2

Primary Core Topic: Historic Preservation, Architecture, Landscape Design & Urban Design

Secondary Core Topic:

- Arts, Culture, & Community Assets and Programs

Type: Physical, Programming

Timeframe: Medium, Long

Implementation Partners

- Community Development Corporations (CDCs)
- Great Rivers Greenway (for signage / trail-based storytelling)
- K-12 Schools and Universities
- Local Artists & Arts Organizations
- Local libraries and museums
- Missouri Historical Society
- Neighborhood Associations
- St. Louis Art Place Initiative
- St. Louis Office of Cultural Resources / Planning & Urban Design Agency (PDA)
- StoryCorps or other oral history platforms

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Implementation Partners Rationale

A mix of civic, cultural, and educational institutions can help embed community memory into the built environment and daily life. PDA and CRO oversee public realm design and could support signage and public history projects. The Missouri Historical Society and local museums/libraries bring historical research capacity. Arts organizations and schools are key to storytelling, while neighborhood groups and CDCs ground these efforts in authentic community identity.

Sources of Funding

- ArtPlace America (if applicable)
- Great Rivers Greenway (for signage in active mobility corridors)
- Local philanthropic foundations (e.g. Kranzberg Arts Foundation)
- Missouri Humanities Council
- Municipal funding from City of St. Louis or aldermanic ward funds
- National Endowment for the Arts (NEA)
- National Endowment for the Humanities (NEH)
- Regional Arts Commission (RAC)

Specific Programs

- Missouri Humanities Council Mini Grants
- NEA “Our Town” grants (for creative placemaking)
- NEH “Public Humanities Projects” grants
- National Trust for Historic Preservation storytelling initiatives
- RAC General Operating Support or Artist Support Grants
- St. Louis Arts Collaborative Initiatives

Funding Rationale

Creative placemaking and cultural memory projects are often well-supported by federal arts/humanities agencies and local foundations. NEH and NEA both fund storytelling, signage, and cultural interpretation initiatives. RAC and Missouri Humanities support smaller-scale community initiatives, while larger funders like ArtPlace America back high-impact community storytelling projects. Greenway infrastructure can integrate signage and art into the public realm with support from Great Rivers Greenway.

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PC-60.1

Establish a "Green Edge" noise and air pollution barrier, including a sound wall and tree buffer, along Interstate 70 (I-70).

OBJECTIVE: PC-60.1

Primary Core Topic: Sustainability, Climate Resiliency, Mitigation, Adaptation

Secondary Core Topic:

- Transportation & Mobility (Connectivity)
- Historic Preservation, Architecture, Landscape Design & Urban Design
- Arts, Culture, & Community Assets and Programs
- Housing & Vacancy

Type: Physical

Timeframe: Short, Medium

Implementation Partners

- CDA (Vacancy Strategy Initiative)
- City Counselor's Office (for legal clearance of title issues)
- City of St. Louis Building Division
- Community Builders Network (CBN)
- Community Development Administration (CDA)
- Green City Coalition (GCC)
- Habitat for Humanity St. Louis
- Invest STL
- Land Clearance for Redevelopment Authority (LCRA)
- Land Reutilization Authority (LRA)
- Missouri Department of Conservation
- Neighborhood associations and local CDCs
- Rise Community Development
- St. Louis Development Corporation (SLDC)
- St. Louis Vacancy Collaborative (STLVC)

Implementation Partners Rationale

MoDOT would lead the design and installation of any noise barrier along a state-controlled highway like I-70. PDA and Streets can coordinate local urban design and tree placement. MoDNR and EPA are essential partners in evaluating and mitigating air quality impacts, while local nonprofits like Trailnet and EarthWays can bring community engagement, advocacy, and education capacity. Federal agencies may support through infrastructure or climate adaptation initiatives. Community input will be critical to ensuring the intervention meets local needs.

Sources of Funding

- City of St. Louis Capital Improvements Program
- EPA Environmental Justice Grants
- Federal Highway Administration (FHWA) – through MoDOT
- MoDNR Clean Air or Transportation Alternatives Funding
- Statewide Transportation Improvement Program (STIP)
- U.S. DOT Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grants
- Urban and Community Forestry Grants (USDA Forest Service)

Specific Programs

- EPA Environmental Justice Collaborative Problem-Solving Cooperative Agreement Program
- FHWA Noise Abatement Program (via MoDOT)
- MoDNR Volkswagen Trust Fund (air quality mitigation)
- USDA Urban & Community Forestry Grant Program
- USDOT RAISE Grants

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Funding Rationale

Sound walls and pollution buffers are eligible for federal and state transportation and environmental funding. FHWA's noise abatement program, administered through MoDOT, is a primary vehicle for wall construction. RAISE grants can support multimodal infrastructure improvements that include sound mitigation. EPA and USDA programs can support tree buffers for pollution control, while local capital improvement budgets may help fund planting and maintenance. Strategic layering of programs will maximize the impact of this mitigation effort.

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Funding & Implementation Phasing

OBJECTIVE: PC-60.1
Funding & Implementation Phasing

	Phase	Description	Timeline
1	**Assessment & Feasibility Study**	Conduct a detailed environmental and engineering assessment of current noise and air quality levels along I-70 adjacent to residential areas. Identify the specific locations most impacted and prioritize stretches based on need and feasibility.	Year 1
2	**Community Engagement & Design Visioning**	Engage with local residents, schools, and neighborhood organizations to gather input on concerns, desired outcomes, and aesthetic preferences (e.g., mural space, plant types, community trail integration). Explore co-benefits such as stormwater management or pollinator habitat.	Year 1-2
3	**Preliminary Design & Cost Estimation**	Partner with MoDOT, engineering consultants, and landscape architects to develop preliminary designs for a sound wall and green buffer. Include maintenance considerations, native plantings, and potential green infrastructure. Estimate capital and long-term maintenance costs.	Year 2
4	**Funding Strategy & Grant Applications**	Pursue funding through MoDOT, USDOT's Reconnecting Communities Pilot Program, CMAQ, ARPA, and Justice40-aligned programs. Apply for green infrastructure and public health grants to support air quality mitigation. Coordinate with SLDC and CDA for local match strategies.	Year 2-3
5	**Final Design, Permitting & Procurement**	Refine and finalize designs, ensuring compliance with all safety and highway access regulations. Secure necessary permits through MoDOT and environmental agencies. Begin procurement for contractors and suppliers.	Year 3
6	**Construction & Planting**	Implement the sound wall construction and green buffer installation. Phase construction to minimize disruption to highway traffic and adjacent neighborhoods. Install signage to educate about public health benefits.	Year 3-4
7	**Monitoring & Maintenance**	Develop a long-term maintenance plan involving city departments and community partners. Monitor air quality and noise reduction impacts post-construction and adjust strategies as needed. Celebrate with a community activation event.	Year 4 onward

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PC-61.1

Increase tree cover throughout the neighborhood by planting and maintaining trees on both public and private property to improve air quality, provide shade, and enhance the overall environmental and aesthetic quality of the community.

OBJECTIVE: PC-61.1

Primary Core Topic: Sustainability, Climate Resiliency, Mitigation, Adaptation

Secondary Core Topic:

- Transportation & Mobility (Connectivity)
- Historic Preservation, Architecture, Landscape Design & Urban Design

Type: Physical, Programming

Timeframe: Short, Medium, Long

Implementation Partners

- BPS
- City of St. Louis Forestry Division
- Forest ReLeaf
- Forest ReLeaf of Missouri
- Forestry Division
- Great Rivers Greenway
- MSD, Project Clear
- Missouri Botanical Garden / EarthWays Center
- Missouri Department of Conservation (MDC)
- Neighborhood associations, schools, and community-based environmental groups
- Parks Dept.
- St. Louis Department of Parks, Recreation, and Forestry
- U.S. Forest Service (USFS)

Implementation Partners Rationale

Tree planting and maintenance on public property will require leadership from the City's Forestry Division and Parks Department. Great Rivers Greenway and Forest ReLeaf are active partners in urban greening and community forestry initiatives. MDC and USFS can provide technical support, grants, and planting stock. Community-based organizations and schools are essential for planting events, educational efforts, and long-term stewardship. Native and climate-resilient species should be used to ensure longevity and ecological benefit.

Sources of Funding

- City of St. Louis Capital Improvement Funds
- EPA Environmental Justice Grants
- Forest ReLeaf
- Missouri Department of Conservation (Tree Resource Improvement and Maintenance - TRIM) Grants
- National Fish and Wildlife Foundation Grants
- Private foundation support (e.g., Arbor Day Foundation, Missouri Foundation for Health)
- U.S. Forest Service – Urban and Community Forestry Grants
- USDA Natural Resources Conservation Service (NRCS)

Specific Programs

- Arbor Day Foundation Tree Recovery Program
- EPA Environmental Justice Collaborative Problem-Solving Program
- MDC TRIM Grants
- NRCS Urban Conservation Initiative
- USFS Urban and Community Forestry Program

Funding Rationale

Tree planting programs that advance environmental justice and climate resilience are supported by a growing number of federal and state programs. The USFS and MDC offer targeted urban forestry grants for both public and private planting. The EPA can support community-driven greening in historically underserved areas. Foundations and nonprofits often contribute materials or funding for tree planting. Combining public and private resources can help cover planting, maintenance, and outreach, increasing long-term impact and sustainability.

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PC-61.2

Use parks and open spaces as learning environments for youth and seniors to build environmental awareness and promote hands-on engagement with sustainability practices.

OBJECTIVE: PC-61.2

Primary Core Topic: Sustainability, Climate Resiliency, Mitigation, Adaptation

Secondary Core Topic:

- Arts, Culture, & Community Assets and Programs
- Historic Preservation, Architecture, Landscape Design & Urban Design

Type: Physical, Programming

Timeframe: Short, Medium, Long

Implementation Partners

- Forest ReLeaf of Missouri
- Seed St. Louis
- Great Rivers Greenway
- Missouri Botanical Garden / EarthWays Center
- Missouri Department of Conservation (MDC)
- Neighborhood associations and block units
- St. Louis Department of Parks, Recreation, and Forestry
- St. Louis Public Schools (SLPS)
- Urban Harvest STL
- Vacancy collaborative

Implementation Partners Rationale

Partnerships between public agencies and local nonprofits will be key to connecting residents to green spaces in meaningful ways. The City's Parks Department can lead improvements and programming in open spaces, while MDC, Missouri Botanical Garden, and Seed St. Louis are all active in supporting environmental literacy and hands-on education. SLPS and schools within the community are essential partners for incorporating nature into youth programming. Organizations like Urban Harvest STL and Forest ReLeaf bring experience in community gardens and native ecology, and Great Rivers Greenway can help integrate natural access into the broader greenway network.

Sources of Funding

- City of St. Louis Community Development Block Grants (CDBG)
- EPA Environmental Justice Grants
- Local foundations (e.g., Missouri Foundation for Health, Seed St. Louis mini-grants)
- Missouri Department of Conservation grants
- National Environmental Education Foundation (NEEF)
- National Fish and Wildlife Foundation
- USDA Urban Agriculture and Innovative Production Grants

Specific Programs

- CDBG-funded Urban Green Space and Garden Projects
- EPA Environmental Education Grants
- Seed St. Louis Garden Development Resources
- MDC Community Conservation Program
- NEEF Capacity Building Grants for Community-Based Organizations
- USDA Urban Agriculture Program

Funding Rationale

This objective aligns with growing federal and state investment in community health, nature access, and environmental education. The EPA, USDA, and MDC offer dedicated grant programs for gardens, nature programming, and green infrastructure. Local resources, such as Seed St. Louis and Missouri Foundation for Health, also support projects that connect residents to nature and improve quality of life. Targeted grant funding can be used to improve park infrastructure, establish gardens, create interpretive programs, and support long-term stewardship and maintenance.

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PC-62.1

Address street flooding in key areas in the neighborhood.

OBJECTIVE: PC-62.1

Primary Core Topic: Sustainability, Climate Resiliency, Mitigation, Adaptation

Secondary Core Topic:

- Historic Preservation, Architecture, Landscape Design & Urban Design
- Transportation & Mobility (Connectivity)

Type: Physical

Timeframe: Short, Medium, Long

Implementation Partners

- Great Rivers Greenway
- Metropolitan St. Louis Sewer District (MSD)
- Missouri Coalition for the Environment
- St. Louis Board of Public Service (BPS)
- St. Louis City Streets Department
- St. Louis Development Corporation (SLDC)
- St. Louis Water Division
- Urban planning and engineering consultants

Implementation Partners Rationale

Street flooding mitigation requires multi-agency coordination. MSD and BPS are key in planning and executing stormwater infrastructure improvements. Streets and Water divisions manage rights-of-way and underground infrastructure. Great Rivers Greenway and environmental advocates can help integrate green infrastructure, while community partners provide local knowledge on persistent flooding hotspots.

Sources of Funding

- Community Development Block Grant (CDBG)
- EPA Clean Water State Revolving Fund (CWSRF)
- FEMA Building Resilient Infrastructure and Communities (BRIC)
- Infrastructure Investment and Jobs Act (IIJA)
- MSD Capital Improvements and Project Clear
- Missouri Department of Natural Resources (DNR)
- Private environmental and climate resilience grants

Specific Programs

- CDBG Infrastructure Set-Asides for Resiliency
- EPA Green Infrastructure Grants
- FEMA BRIC Program
- IIJA Local Infrastructure Grants
- MSD Project Clear Implementation Fund
- Missouri Clean Water Commission Stormwater Mitigation Grants

Funding Rationale

Street flooding presents a long-term resilience and livability challenge. Federal infrastructure legislation (like IIJA) and FEMA's BRIC grants prioritize these issues. MSD's Project Clear is already designed to address combined sewer overflow and can support capital investment. CDBG and state-level clean water grants offer further sources to implement small-scale green infrastructure projects tied to local improvements.

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PC-62.2

Improve the maintenance and cleanliness of public sewer lines by enhancing routine municipal maintenance, discouraging littering, and fostering neighborhood stewardship to prevent blockages and reduce strain on stormwater infrastructure.

OBJECTIVE: PC-62.2

Primary Core Topic: Sustainability, Climate Resiliency, Mitigation, Adaptation

Secondary Core Topic:

- Arts, Culture, & Community Assets and Programs
- Historic Preservation, Architecture, Landscape Design & Urban Design
- Transportation & Mobility (Connectivity)

Type: Physical, Programming

Timeframe: Short, Medium, Long

Implementation Partners

- Alderpersons and Ward offices
- Brightside St. Louis
- Neighborhood Associations and CDCs
- Operation Brightside
- St. Louis Board of Public Service (BPS)
- St. Louis Forestry Division
- St. Louis Neighborhood Stabilization Team (NST)
- St. Louis Refuse Division
- St. Louis Streets Department
- Volunteer groups and block units

Implementation Partners Rationale

Maintaining public cleanliness requires collaboration between municipal service providers and engaged community members. The Refuse and Forestry Divisions oversee trash pickup, alley clearing, and green space upkeep. BPS and Streets play critical roles in infrastructure maintenance, while the Neighborhood Stabilization Team helps align community concerns with service response. Organizations like Brightside St. Louis offer cleanup programs and beautification tools, and local volunteers are essential for stewardship and block-level cleanup efforts.

Sources of Funding

- American Rescue Plan Act (ARPA)
- City of St. Louis General Fund (Public Works & Refuse Budget)
- Community Development Block Grant (CDBG)
- Corporate and foundation grants for beautification and cleanup (e.g., Keep America Beautiful)
- Environmental Protection Agency (EPA) Environmental Justice Grants
- Neighborhood Capacity Building Grants

Specific Programs

- ARPA-funded Local Service Enhancements
- Brightside St. Louis Neighbors Naturescaping Program
- CDBG-Public Services Programs
- EPA Environmental Justice Small Grants Program
- Neighborhood Matching Grants or Beautification Mini-Grants
- Operation Clean Sweep / Alley Cleanup Initiatives

Funding Rationale

Funding for public cleanliness efforts can come from both routine municipal budgeting and targeted programs. CDBG and ARPA can support neighborhood-focused cleanup, blight reduction, and outreach efforts. Organizations like Brightside offer proven community beautification programs. Grants through EPA and foundations like Keep America Beautiful enable neighborhood-scale projects that build local stewardship while improving public health and environmental conditions.

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PC-62.3

Expand access to resources, funding, and technical assistance for homeowners to repair and connect to the municipal sewer system.

OBJECTIVE: PC-62.3

Primary Core Topic: Sustainability, Climate Resiliency, Mitigation, Adaptation

Secondary Core Topic:

- Historic Preservation, Architecture, Landscape Design & Urban Design
- Housing & Vacancy
- Transportation & Mobility (Connectivity)

Type: Physical, Programming, Policy

Timeframe: Short, Medium

Implementation Partners

- Community Action Agencies (e.g., Urban League of Metropolitan St. Louis)
- Metropolitan St. Louis Sewer District (MSD)
- Missouri Department of Natural Resources (MoDNR)
- Neighborhood Associations / CDCs
- Plumbing contractors and certified local tradespeople
- St. Louis Building Division / Plumbing Permitting
- St. Louis City Water Division
- St. Louis Development Corporation (SLDC)

Implementation Partners Rationale

Implementing sewer connections requires coordination between municipal permitting agencies and MSD, which governs much of the sewer infrastructure. Support from SLDC and neighborhood organizations can ensure residents are aware of the opportunity and have access to outreach and support. MoDNR and contractors will also be crucial in ensuring technical and compliance standards are met.

Sources of Funding

- American Rescue Plan Act (ARPA) Infrastructure Funds
- Community Development Block Grant (CDBG) – Housing or Infrastructure Programs
- EPA Clean Water State Revolving Fund (CWSRF)
- HUD Healthy Homes Initiative (if linked to health risks from sewage)
- MSD Financial Assistance Programs
- Missouri State Assistance for Sewer Connections and Septic Replacement

Specific Programs

- ARPA-funded Local Infrastructure Grant Pools
- CDBG Housing Rehabilitation Set-Asides
- EPA CWSRF – Green Infrastructure or Individual Assistance Set-Asides
- MSD Cleanout and Sewer Lateral Repair Assistance Program
- MoDNR Onsite Wastewater Financial Assistance Programs
- Urban League Housing Assistance Programs (local nonprofit example)

Funding Rationale

Many low- and moderate-income households struggle to pay for sewer lateral repairs or initial system hookups. Fortunately, infrastructure and housing-related grants — including EPA's CWSRF and ARPA allocations — can support such upgrades. MSD also has financial assistance programs for qualifying households. Leveraging these alongside CDBG housing funds can make these improvements accessible, improve sanitation, and protect public health.

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PC-63.1

Increase awareness of and access to homeowner's insurance options, especially for low-income residents.

OBJECTIVE: PC-63.1

Primary Core Topic: Sustainability, Climate Resiliency, Mitigation, Adaptation

Secondary Core Topic:

- Historic Preservation, Architecture, Landscape Design & Urban Design
- Housing & Vacancy

Type: Physical, Programming

Timeframe: Short, Medium

Implementation Partners

- Justine Petersen
- Legal Services of Eastern Missouri (LSEM)
- Local Insurance Providers and Brokers
- Missouri Department of Insurance, Financial Institutions & Professional Registration (DIFP)
- Neighborhood Associations / CDCs
- St. Louis Community Credit Union
- St. Louis Development Corporation (SLDC)
- Urban League of Metropolitan St. Louis

Implementation Partners Rationale

Improving access to homeowner's insurance requires both education and targeted outreach. DIFP provides consumer protection and education on insurance products, while local brokers and nonprofits can help residents navigate options. Trusted community partners like Justine Petersen, the Urban League, and neighborhood associations can play a key role in building awareness, especially for lower-income and elderly homeowners who may be underinsured or unaware of their risks.

Sources of Funding

- American Rescue Plan Act (ARPA)
- Community Development Block Grant (CDBG) – Public Services and Housing Counseling
- HUD Housing Counseling Program
- Local Bank CRA (Community Reinvestment Act) programs
- Private foundation support (e.g., Wells Fargo Foundation, State Farm Good Neighbor Citizenship Grants)
- United Way Grants

Specific Programs

- ARPA Neighborhood Stability or Housing Navigation Programs
- CDBG-Funded Financial Counseling / Insurance Literacy Workshops
- CRA-funded Community Financial Education Initiatives
- HUD-Approved Housing Counseling Agencies (via Urban League or Justine Petersen)
- LISC Financial Opportunity Centers
- State Farm Neighborhood Assist Program

Funding Rationale

Residents in underserved communities often lack information about the importance of homeowner's insurance or face affordability barriers. CDBG and HUD housing counseling funds can support financial literacy workshops and one-on-one counseling. Banks and insurance providers may offer funding under CRA requirements or corporate social responsibility programs. ARPA can fund outreach and education to support housing stability, while organizations like LISC and United Way help deliver services through local partners.

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6.2

Carr Square
Funding & Implementation

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CAR-10.1

Redevelop the Carr School site to meet key community needs with senior housing as a priority.

OBJECTIVE: CAR-10.1

Primary Core Topic: Housing & Vacancy

Secondary Core Topic:

- Arts, Culture, & Community Assets and Programs
- Economic Development
- Sustainability, Climate Resiliency, Mitigation, Adaptation

Type: Physical

Timeframe: Medium, Long

Implementation Partners

- Affordable housing developers (e.g., Rise Community Development, RUPCO)
- Carr Square Tenant Corp (Property Owner)
- Carr Square Tenant Corporation
- City of St. Louis Community Development Administration (CDA)
- Environmental remediation consultants
- Jubilee Community Development Corporation
- Landmarks Association of St. Louis
- Local architecture and planning firms
- Local construction trade organizations
- Missouri Department of Natural Resources (DNR)
- Missouri Historic Preservation Office
- Rise Community Development
- St. Louis Development Corporation (SLDC)
- St. Louis Public Schools Building Revitalization Collaborative
- Urban Reach STL

Implementation Partners Rationale

Repurposing Carr School requires coordinated leadership from the Carr Square Tenant Corporation to ensure community ownership and long-term benefit. Public agencies like CDA and SLDC are essential to provide technical support, permitting, and development resources. Preservation groups, such as the Landmarks Association and Missouri Historic Preservation Office, bring experience evaluating historic buildings and navigating tax credit programs. Environmental remediation agencies and consultants are needed to safely address contaminants. Engaging local architecture and development partners ensures the project remains feasible, community-centered, and tied to neighborhood needs like senior housing and cultural space.

Sources of Funding

- Community Development Administration (CDA)
- Community Development Block Grant (CDBG)
- EPA Brownfields Assessment and Cleanup Grants
- HUD Section 202: Supportive Housing for the Elderly
- Historic Tax Credits
- Historic Tax Credits (Federal & Missouri)
- Invest STL
- LMAC Holdings, LLC (Webster School Senior Apartments)
- Low-Income Housing Tax Credit (LIHTC)
- Missouri Department of Economic Development – Neighborhood Assistance Program (NAP)
- Regional Arts Commission of St. Louis (RAC)
- SLDC Neighborhood Transformation Grants
- SLDC Vacant School Development
- St Louis Development Corporation (SLDC)
- St. Louis Affordable Housing Commission
- St. Louis City Senior Fund
- St. Louis Equity Fund
- St. Louis Rams Settlement
- State and federal historic tax credits
- U.S. Environmental Protection Agency (EPA)
- United States Department of Housing and Urban Development (HUD)

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Specific Programs

- American Rescue Plan Act (ARPA)
- Community Development Block Grant (CDBG)
- Community Improvement Districts (CID)
- Direct Appropriations
- EPA Brownfields Program
- Emergency Solutions Grant (ESG)
- Empowerment Zone
- Federal Brownfield Cleanup Grants
- Federal Historic Preservation Tax Incentives
- Federal Historic Preservation Tax Incentives (Federal HTC)
- HOME Investment Partnership Program (HOME)
- HUD Section 202 Program
- Housing Opportunities for Persons with AIDS (HOPWA)
- Industrial Development Bonds (Chapter 100)
- LIHTC
- Land Clearance for Redevelopment Law (Chapter 99)
- Low Income Housing Tax Credits (LIHTC)
- Missouri Affordable Housing Assistance Program (AHAP)
- Missouri Brownfields Remediation Program
- Missouri Historic Preservation Tax Credit Program (State HTC)
- Missouri Historic Preservation Tax Credits
- Missouri Housing Trust Fund (MHTF)
- Missouri Works Program
- National Housing Trust Fund (NHTF)
- New Market Tax Credits (NMTC)
- Philanthropic Equity
- Port Improvement Districts (Chapter 68)
- Rams Settlement Funding
- SLDC Neighborhood Transformation Initiative
- Section 108 Loan Guarantee Program
- State Supplemental Tax Increment Financing (State TIF or Super TIF)
- Tax Increment Financing (TIF)
- Transportation Development Districts (TDD)
- Urban Redevelopment Corporations (Chapter 353)
- Waive City Project Fees / Expediting Approvals

Funding Rationale

A wide range of funding sources and programs can support the adaptive reuse of Carr School into a community-serving asset. Foundational tools like the Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) offer flexible financing for housing and neighborhood revitalization, while Section 108 Loan Guarantees and Tax Increment Financing (TIF) can help fill critical financing gaps. Low-Income Housing Tax Credits (LIHTC) and Historic Tax Credits (both federal and Missouri state) are particularly well-suited for rehabilitating historic structures like Carr School. Environmental cleanup and site preparation may be supported through EPA Brownfield Assessment and Cleanup Grants and the Missouri Brownfields Remediation Program. Specialized programs such as HUD Section 202 (Supportive Housing for the Elderly) and HOPWA can be explored if the project serves seniors or residents with special needs. Local and philanthropic funds, including those from SLDC, Invest STL, the St. Louis Affordable Housing Commission, and the St. Louis City Senior Fund, provide targeted grants that align with the goal of delivering community impact. Finally, programs like ARPA, Direct Appropriations, and SLDC's Neighborhood Transformation Initiative can offer catalytic early-stage support, while additional incentives—such as waived city fees and expedited approvals—can help streamline project delivery. Together, these tools create a flexible and robust funding environment to repurpose Carr School in a way that aligns with local priorities and community needs.

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Funding & Implementation Phasing

OBJECTIVE: CAR-10.1
Funding & Implementation Phasing

	Phase	Description	Timeline
1	**Community Visioning & Feasibility Review**	Engage Carr Square residents and Carr Square Tenant Corp to confirm redevelopment goals (e.g., senior housing, community spaces). Conduct structural and environmental feasibility review, including cost comparisons of deconstruction vs. rehabilitation.	Year
2	**Environmental Assessment & Remediation**	Complete Phase I/II environmental assessments to test for lead, asbestos, and other contaminants. Begin necessary remediation to prepare the site for safe reuse.	Year 1-2
3	**Deconstruction & Material Salvage**	Implement deconstruction approach instead of traditional demolition. Salvage reusable materials such as bricks or decorative elements for incorporation into new construction or landscape design.	Year 2
4	**Site Planning & Redevelopment Design**	Collaboratively design the new site with the community. Prioritize a plan that includes senior housing, community-serving amenities, and green space adjacent to Loretta Hall Park and the Biddle Greenway.	Year 2-3
5	**Funding Acquisition & Development Partnerships**	Secure funding from LIHTC, ARPA, and CDBG to support new construction. Identify developers aligned with community ownership/stewardship goals, to preserve ownership through Carr Square Tenant Corp.	Year 3
6	**New Construction & Site Activation**	Begin phased construction of new buildings and public space enhancements. Incorporate salvaged historic materials into the design. Host community events to activate the site during construction.	Year 3-4
7	**Move-In & Stewardship Planning**	Support move-in and onboarding of residents and tenants. Finalize long-term stewardship plan for maintenance, programming, and future expansion of the site's community-serving uses.	Year 4 onward

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CAR-10.2

Support ongoing efforts to upgrade Carr Square Village to create a more sustainable housing stock for current and future residents, including any vacant properties within the Carr Square Village footprint.

OBJECTIVE: CAR-10.2

Primary Core Topic: Housing & Vacancy

Secondary Core Topic:

- Historic Preservation, Architecture, Landscape Design & Urban Design
- Sustainability, Climate Resiliency, Mitigation, Adaptation

Type: Physical

Timeframe: Medium, Long

Implementation Partners

- Affordable Housing Trust Fund (AHTF) Coalition
- Beyond Housing
- Bywater Development Group
- Carr Square Neighborhood Association
- Carr Square Tenant Management Corporation
- Community Builders Network of Metro St. Louis
- DeSales Community Development
- Dream Builders 4 Equity (DB4E)
- Habitat for Humanity
- Home Builders Association of St. Louis
- Housing Options Provided for the Elderly (HOPE)
- Lutheran Development Group (LDG)
- Mission: St. Louis
- Missouri Housing Development Commission (MHDC)
- Rise Community Development
- St. Joseph Housing Initiative
- St. Louis Affordable Housing Commission
- Sustainable Housing & Equitable Development (SHED)
- Tabernacle Community Development Corporation
- Urban Reach STL

Implementation Partners Rationale

A strong network of implementation partners with proven track records in affordable housing, community revitalization, and resident engagement is essential for the successful redevelopment of Carr Square Village. Bywater Development Group, Rise Community Development, and DeSales Community Development offer capacity for financing, construction, and resident services. Carr Square Tenant Management Corporation and the Carr Square Neighborhood Association ensure that residents are directly engaged in decision-making and outcomes. Regional entities like the Community Builders Network of Metro St. Louis, the Home Builders Association, and the Missouri Housing Development Commission (MHDC) provide essential policy alignment, funding oversight, and technical assistance. Faith-based and grassroots organizations such as Jubilee CDC, Tabernacle CDC, Lutheran Development Group, and Mission: St. Louis offer local credibility and resident trust, which is vital for outreach and support services. Specialized housing nonprofits including Habitat for Humanity, St. Joseph Housing Initiative, Dream Builders 4 Equity (DB4E), Urban Reach STL, and HOPE (Housing Options Provided for the Elderly) expand pathways for homeownership, senior housing, and workforce development. Additionally, advocacy and funding coalitions like the Affordable Housing Trust Fund (AHTF) Coalition and Sustainable Housing & Equitable Development (SHED) bring focus to long-term affordability and climate resilience in housing investment strategies. Together, these partners create a comprehensive ecosystem capable of delivering inclusive, sustainable redevelopment.

Sources of Funding

- American Rescue Plan Act (ARPA)
- Community Development Block Grant (CDBG)
- Community Improvement Districts (CID)
- Emergency Solutions Grant (ESG)
- Empowerment Zone Incentives

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- Historic Tax Credits (State and Federal)
- HOME Investment Partnership Program (HOME)
- Housing Opportunities for Persons with AIDS (HOPWA)
- Invest STL
- Land Clearance for Redevelopment Law (Chapter 99)
- Low-Income Housing Tax Credits (LIHTC)
- Missouri Affordable Housing Assistance Program (AHAP)
- Missouri Housing Trust Fund (MHTF)
- New Market Tax Credits (NMTC)
- Port Improvement Districts (Chapter 68)
- Rams Settlement Funding
- Section 108 Loan Guarantee Program
- St Louis Development Corporation (SLDC)
- State and Federal Brownfield Remediation Programs
- Tax Increment Financing (TIF)
- United States Department of Housing and Urban Development (HUD)
- Urban Redevelopment Corporations (Chapter 353)

Specific Programs

- American Rescue Plan Act (ARPA)
- CDBG
- City of St. Louis Affordable Housing Trust Fund (AHTF)
- Community Development Block Grant (CDBG)
- Community Improvement Districts (CID)
- Direct Appropriations
- Emergency Solutions Grant (ESG)
- Empowerment Zone
- Federal Historic Preservation Tax Incentives (Federal HTC)
- HOME Investment Partnership Program (HOME)
- Housing Opportunities for Persons with AIDS (HOPWA)
- Industrial Development Bonds (Chapter 100)
- Land Clearance for Redevelopment Law (Chapter 99)
- Low Income Housing Tax Credits (LIHTC)
- Missouri Affordable Housing Assistance Program (AHAP)
- Missouri and Federal Historic Tax Credits
- Missouri Brownfields Remediation Program
- Missouri Historic Preservation Tax Credit Program (State HTC)
- Missouri Housing Trust Fund (MHTF)
- Missouri Works Program
- National Housing Trust Fund (NHTF)
- New Market Tax Credits (NMTC)
- Philanthropic Equity
- Port Improvement Districts (Chapter 68)
- Rams Settlement Funding
- Section 108 Loan Guarantee Program
- State and Federal Brownfields Programs
- State Supplemental Tax Increment Financing (State TIF or Super TIF)
- Tax Increment Financing (TIF)
- Transportation Development Districts (TDD)
- Urban Redevelopment Corporations (Chapter 353)
- Waive City Project Fees / Expediting Approvals

Funding Rationale

A variety of robust funding tools exist to support the rehabilitation and modernization of Carr Square Village while maintaining affordability and promoting long-term sustainability. Core federal programs such as the Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), and the Emergency Solutions Grant (ESG) offer flexible and powerful resources for housing revitalization and neighborhood stability. Additional federal supports, including the Low-Income Housing Tax Credit (LIHTC), Historic Tax Credits (HTC), and Section 108 Loan Guarantees, are well-suited for large-scale, phased renovations, particularly for historically significant buildings or mixed-use housing. Complementary resources such as the National Housing Trust Fund (NHTF), Missouri Housing Trust Fund (MHTF), and Missouri Affordable Housing Assistance Program (AHAP) can help deepen affordability for low-income residents. Environmental remediation and site preparation can be addressed with State and Federal Brownfield Remediation Programs, while New Markets Tax Credits (NMTC) and Empowerment Zone incentives may support economic development components. Locally, entities like the St. Louis Development Corporation (SLDC) and Invest STL offer strategic neighborhood-based grants, while the Rams Settlement Funding and City

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of St. Louis Affordable Housing Trust Fund (AHTF) can offer catalytic early-stage support. Incentive mechanisms such as TIF, CID, Chapter 99/353 redevelopment tools, and waived city fees can further close financing gaps, making this a feasible and equitable housing upgrade effort.

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OBJECTIVE: CAR-10.2
Funding & Implementation Phasing

	Phase	Description	Timeline
1	**Needs Assessment & Resident Engagement**	Conduct a comprehensive assessment of existing units, infrastructure, and energy systems. Engage current residents to identify needs, priorities, and long-term housing goals, including accessibility, resilience, and affordability.	Year 1
2	**Master Planning & Design Strategy**	Collaborate with designers, sustainability experts, and resident leaders to create a phased rehabilitation and upgrade strategy. Incorporate green building standards, weatherization, and universal design.	Year 1-2
3	**Secure Funding & Partnerships**	Apply for LIHTC (Low-Income Housing Tax Credits), HOME Investment Partnership Program funds, and leverage the Missouri Housing Trust Fund (MHTF). Partner with CDA, SLDC, and developers committed to equitable redevelopment.	Year 2
4	**Infrastructure & Energy Efficiency Upgrades**	Begin critical upgrades to HVAC systems, roofing, plumbing, insulation, and energy-efficient lighting/ appliances. Integrate stormwater management and tree canopy planning.	Year 2-3
5	**Housing Rehabilitation & Resilient Retrofits**	Systematically rehabilitate occupied units while minimizing displacement through phased construction or temporary relocation assistance. Ensure homes meet long-term durability and climate-resilience standards.	Year 3-4
6	**Sustainability Integration & On-Site Amenities**	Introduce shared amenities like rain gardens, solar panels, and green space enhancements. Promote recycling and community-based energy education. Connect housing upgrades to neighborhood mobility and safety goals.	Year 4
7	**Monitoring, Maintenance & Resident Stewardship**	Establish long-term systems for monitoring energy usage, building performance, and resident satisfaction. Train residents in maintenance, community management, and sustainability practices to build local stewardship.	Year 4 onward

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CAR-11.1

Promote residential development on the vacant land along N 16th St between Biddle St and Carr St (1100 Block of Jonas Hubbard St) that fits the existing neighborhood character.

OBJECTIVE: CAR-11.1

Primary Core Topic: Housing & Vacancy

Secondary Core Topic:

- Economic Development
- Historic Preservation, Architecture, Landscape Design & Urban Design

Type: Physical, Land Use / Zoning

Timeframe: Long

Implementation Partners

- Bywater Development Group
- Carr Square Neighborhood Association
- Carr Square Tenant Management Corporation
- City of St. Louis Community Development Administration (CDA)
- Community Builders Network of Metro St. Louis
- DeSales Community Development
- Dream Builders 4 Equity (DB4E)
- Habitat for Humanity
- Jubilee Community Development Corporation
- Missouri Housing Development Commission (MHDC)
- Rise Community Development
- St. Joseph Housing Initiative
- St. Louis Affordable Housing Commission
- Sustainable Housing & Equitable Development (SHED)
- Tabernacle Community Development Corporation
- Urban Reach STL

Implementation Partners Rationale

The implementation of new residential development along N 16th St will require a combination of community-rooted leadership, technical capacity, and financing experience. The Carr Square Tenant Management Corporation and Carr Square Neighborhood Association are best positioned to represent resident priorities and ensure long-term benefits to the community. Mission-aligned developers like Rise, DeSales, SHED, DB4E, and Jubilee bring experience in equitable infill housing that incorporates affordability and sustainability. Public agencies like the Affordable Housing Commission, MHDC, and CDA will be essential to coordinate financing and zoning support. Organizations like Habitat, Urban Reach STL, and St. Joseph Housing Initiative offer capacity for homeownership-focused models, ensuring diverse options are explored.

Sources of Funding

- American Rescue Plan Act (ARPA)
- Community Development Block Grant (CDBG)
- Community Improvement Districts (CID)
- HOME Investment Partnership Program (HOME)
- Historic Preservation Tax Credits (Federal and State, if adaptive reuse)
- Land Clearance for Redevelopment Law (Chapter 99)
- Low-Income Housing Tax Credits (LIHTC)
- Missouri Affordable Housing Assistance Program (AHAP)
- Missouri Housing Trust Fund (MHTF)
- Rams Settlement Funding
- Section 108 Loan Guarantee Program
- Tax Increment Financing (TIF)
- Urban Redevelopment Corporations (Chapter 353)

Specific Programs

- ARPA
- CDBG
- Chapter 353
- Chapter 99
- HOME
- LIHTC
- Missouri AHAP
- Missouri MHTF
- Rams Settlement
- Section 108 Loan Guarantee

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CAR-11.2

Promote residential development on the vacant lots of 1701-1745 Cole St that fits the existing neighborhood character.

OBJECTIVE: CAR-11.2

Primary Core Topic: Housing & Vacancy

Secondary Core Topic:

- Economic Development
- Historic Preservation, Architecture, Landscape Design & Urban Design

Type: Physical, Land Use / Zoning

Timeframe: Long

Implementation Partners

- Bywater Development Group
- Carr Square Neighborhood Association
- Carr Square Tenant Management Corporation
- City of St. Louis Community Development Administration (CDA)
- Community Builders Network of Metro St. Louis
- DeSales Community Development
- Dream Builders 4 Equity (DB4E)
- Habitat for Humanity
- Jubilee Community Development Corporation
- Missouri Housing Development Commission (MHDC)
- Rise Community Development
- St. Joseph Housing Initiative
- St. Louis Affordable Housing Commission
- Sustainable Housing & Equitable Development (SHED)
- Tabernacle Community Development Corporation
- Urban Reach STL

Implementation Partners Rationale

Given the strategic location of this vacant site near major corridors and parks, the development must be both community-responsive and technically sound. The Carr Square Tenant Management Corporation and Neighborhood Association are key in representing resident interests and ensuring alignment with local priorities. Mission-driven developers like Rise, Jubilee, DeSales, and DB4E offer experience with affordable, mixed-income, and infill housing. Their involvement ensures long-term community benefit, anti-displacement protections, and design that fits neighborhood context. Public agencies like MHDC, CDA, and the Affordable Housing Commission are critical for funding coordination, regulatory approvals, and aligning redevelopment with citywide housing policy.

Sources of Funding

- American Rescue Plan Act (ARPA)
- Community Development Block Grant (CDBG)
- Community Improvement Districts (CID)
- Federal and State Historic Tax Credits (if applicable)
- HOME Investment Partnership Program (HOME)
- Land Clearance for Redevelopment Law (Chapter 99)
- Low-Income Housing Tax Credits (LIHTC)
- Missouri Affordable Housing Assistance Program (AHAP)
- Missouri Housing Trust Fund (MHTF)
- Rams Settlement Funding
- Section 108 Loan Guarantee Program
- Tax Increment Financing (TIF)
- Urban Redevelopment Corporations (Chapter 353)

Specific Programs

- AHAP
- ARPA
- CDBG
- Chapter 353
- Chapter 99
- HOME
- LIHTC
- MHTF
- Rams Settlement
- Section 108

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Funding Rationale

To realize mixed-income, sustainable housing on Cole St, a layered funding approach is essential. LIHTC, HOME, and CDBG form the core public housing finance stack, while AHAP, MHTF, and ARPA can offer crucial capital gap funding. Chapter 99 and 353 incentives help offset redevelopment costs through tax abatements, especially important in moderate-demand markets. Section 108 can support infrastructure and site preparation. If any historic elements or adaptive reuse features are considered, Federal and State Historic Tax Credits can also apply. Programs like Rams Settlement Funds and local philanthropic equity can unlock flexible dollars to prioritize affordability, equity, and green design features—ensuring that redevelopment addresses both housing needs and broader community resilience.

CAR-20.1

Promote the redevelopment of the site of the former Pruitt-Igoe housing projects at Cass Ave and Jefferson Ave.

OBJECTIVE: CAR-20.1

Primary Core Topic: Economic Development

Secondary Core Topic:

- Housing & Vacancy
- Historic Preservation, Architecture, Landscape Design & Urban Design
- Sustainability, Climate Resiliency, Mitigation, Adaptation
- Transportation & Mobility (Connectivity)

Type: Physical, Land Use / Zoning

Timeframe: Medium, Long

Implementation Partners

- Northside Regeneration, LLC (Property Owner)
- Legal Services of Eastern Missouri (LSEM)
- Carr Square Tenant Management Corporation
- Carr Square Neighborhood Association
- Missouri Department of Natural Resources (MoDNR)
- City of St. Louis Affordable Housing Commission (AHC)
- Rise Community Development
- Jubilee Community Development Corporation
- Urban Reach STL

Implementation Partners Rationale

The redevelopment of the former Pruitt-Igoe site requires a broad coalition of public, private, nonprofit, and community-based partners with deep experience in housing, economic development, environmental justice, and community engagement. Northside Regeneration, LLC, as the current property owner, plays a pivotal role in shaping the site's future and facilitating development. Rise Community Development and Jubilee Community Development Corporation offer strong community development expertise and trusted relationships with neighborhood stakeholders. Urban Reach STL complements these efforts with youth-and community-centered programming that ensures redevelopment aligns with local needs. Carr Square Tenant Management Corporation and the Carr Square Neighborhood Association represent critical community voices and ensure that residents have agency and equity in shaping the project. Legal Services of Eastern Missouri (LSEM) can support equitable redevelopment by ensuring tenant rights, land use fairness, and community protections. The City of St. Louis Affordable Housing Commission (AHC) is essential for guiding investments and ensuring affordability goals, while the Missouri Department of Natural Resources (MoDNR) plays a crucial role in environmental assessments and oversight, especially regarding any remediation of legacy contaminants at the site.

Sources of Funding

- St. Louis Development Corporation (SLDC)

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- Community Development Administration (CDA)
- U.S. Environmental Protection Agency (EPA)
- United States Department of Housing and Urban Development (HUD)
- Missouri Department of Economic Development (MoDED)
- City of St. Louis Affordable Housing Commission (AHC)
- Invest STL

Specific Programs

- American Rescue Plan Act (ARPA)
- Rams Settlement Funding
- Prop P (2013) Extensions
- Waive City Project Fees / Expediting Approvals
- Philanthropic Equity
- Port Improvement Districts (Chapter 68)
- Land Clearance for Redevelopment Law (Chapter 99)
- Industrial Development Bonds (Chapter 100)
- Urban Redevelopment Corporations (Chapter 353)
- Tax Increment Financing (TIF)
- Community Improvement Districts (CID)
- Transportation Development Districts (TDD)
- HOME Investment Partnership Program (HOME)
- Community Development Block Grant (CDBG)
- Housing Opportunities for Persons with AIDS (HOPWA)
- Emergency Solutions Grant (ESG)
- Section 108 Loan Guarantee Program
- Advanced Industrial Manufacturing Zones (AIM Zones)
- City of St. Louis Affordable Housing Trust Fund (AHTF)
- State Supplemental Tax Increment Financing (State TIF or Super TIF)
- National Housing Trust Fund (NHTF)
- Missouri Housing Trust Fund (MHTF)
- Missouri Affordable Housing Assistance Program (AHAP)
- Missouri Works Program
- Enhanced Enterprise Zone (EEZ)
- Low Income Housing Tax Credits (LIHTC)
- Missouri Brownfields Remediation Program (MoDED)
- Direct Appropriations
- New Market Tax Credits (NMTC)
- Federal Brownfield Cleanup Grants
- Empowerment Zone
- Opportunity Zones
- Direct Appropriations

Funding Rationale

The redevelopment of the former Pruitt-Igoe site presents a transformative opportunity to address long-standing disinvestment through a layered funding strategy that leverages federal, state, local, and philanthropic resources. Foundational support can be drawn from HUD programs like CDBG, HOME, HOPWA, and ESG, which provide flexible resources for housing, infrastructure, and social services. Strategic financing tools such as Tax Increment Financing (TIF), State Supplemental TIF, Urban Redevelopment Corporations (Chapter 353), and Land Clearance for Redevelopment (Chapter 99) are instrumental for assembling and preparing the site for mixed-use redevelopment. New Markets Tax Credits (NMTC) and Low-Income Housing Tax Credits (LIHTC) can attract private capital for commercial and affordable housing components, while Direct Appropriations, Rams Settlement Funding, and ARPA dollars can be applied to catalytic infrastructure and community benefit projects. Additionally, programs like Missouri Works, Enhanced Enterprise Zones (EEZ), and Advanced Industrial Manufacturing (AIM) Zones support job creation and workforce development. Environmental remediation and sustainability goals may be achieved through Federal and Missouri Brownfields Remediation Programs, EPA Cleanup Grants. Implementation can be further supported through Port Improvement Districts (Chapter 68), CIDs, and TDDs, which offer long-term revenue generation. Finally, the City can increase project viability by waiving fees and streamlining approvals, while philanthropic equity and partners like Invest STL offer critical flexibility for early-stage development, land acquisition, and community engagement. Together, these resources provide a robust and adaptable financial toolkit for one of the city's most iconic redevelopment sites.

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Funding & Implementation Phasing

OBJECTIVE: CAR-20.1
Funding & Implementation Phasing

	Phase	Description	Timeline
1	**Site Due Diligence & Visioning**	Conduct environmental assessments (e.g., Brownfield analysis), site surveys, historic documentation, and initiate a visioning process involving community, local leadership, and the site owner (Northside Regeneration, LLC).	Year 1
2	**Master Plan Development & Entitlements**	Develop a mixed-use redevelopment master plan, including housing, public space, and institutional uses; pursue zoning entitlements, and align with infrastructure upgrades.	Year 2-3
3	**Capital Stacking & Predevelopment**	Secure layered financing: New Market Tax Credits, LIHTC, State TIF, ARPA, Rams Settlement, and EPA Brownfield funds; launch architectural design, community benefit agreements, and site infrastructure prep.	Year 3-4
4	**Initial Infrastructure & Vertical Construction**	Begin public infrastructure work (roads, utilities, greenways), followed by first-phase vertical construction focused on anchor uses (housing, education, or health services).	Year 5-7
5	**Phased Mixed-Use Buildout & Activation**	Continue phased development aligned with market conditions and demand; implement ground-floor commercial, public spaces, housing, and long-term stewardship models.	Year 8-10 onward

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CAR-20.2

Rehabilitate and redevelop the structure at 1521 Carr St into a mixed use, resident-owned building with commercial space.

OBJECTIVE: CAR-20.2

Primary Core Topic: Economic Development

Secondary Core Topic:

- Housing & Vacancy
- Historic Preservation, Architecture, Landscape Design & Urban Design

Type: Physical, Land Use / Zoning

Timeframe:

Implementation Partners

- Carr Square Tenant Management Corporation (Property Owner)
- Carr Square Neighborhood Association
- City of St. Louis Affordable Housing Commission (AHC)
- Rise Community Development
- Jubilee Community Development Corporation
- Urban Reach STL

Implementation Partners Rationale

The successful redevelopment of 1521 Carr St requires a coordinated approach that leverages both grassroots leadership and institutional development expertise. As the property owner, the Carr Square Tenant Management Corporation plays a central role in shaping the project vision and ensuring that it meets the needs of existing residents. The Carr Square Neighborhood Association brings vital neighborhood insight and capacity for community engagement and outreach. Public-sector support from the City of St. Louis Affordable Housing Commission (AHC) can provide critical funding and policy alignment to ensure affordability and equitable outcomes. Nonprofit developers like Rise Community Development and Jubilee Community Development Corporation bring experience in mixed-use rehabilitation and can offer technical assistance throughout the redevelopment process. Urban Reach STL contributes to the project's social infrastructure by connecting residents to services and helping to design programming that supports long-term community health.

Sources of Funding

- Community Development Administration (CDA)
- St Louis Development Corporation (SLDC)
- Historic Tax Credits
- St. Louis Rams Settlement
- Justine Petersen
- St. Louis Community Credit Union
- Invest STL

Specific Programs

- American Rescue Plan Act (ARPA)
- City of St. Louis Affordable Housing Trust Fund (AHTF)
- Community Development Block Grant (CDBG)
- Community Improvement Districts (CID)
- Direct Appropriations
- Direct Appropriations
- Emergency Solutions Grant (ESG)
- Empowerment Zone
- Enhanced Enterprise Zone (EEZ)
- Federal Brownfield Cleanup Grants
- HOME Investment Partnership Program (HOME)
- Housing Opportunities for Persons with AIDS (HOPWA)
- Low Income Housing Tax Credits (LIHTC)
- Missouri Affordable Housing Assistance Program (AHAP)
- Missouri Brownfields Remediation Program (MoDED)
- Missouri Housing Trust Fund (MHTF)
- Missouri Works Program
- National Housing Trust Fund (NHTF)
- New Market Tax Credits (NMTC)
- Opportunity Zones

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- Philanthropic Equity
- Port Improvement Districts (Chapter 68)
- Prop P (2013) Extensions
- Rams Settlement Funding
- Section 108 Loan Guarantee Program
- State Supplemental Tax Increment Financing (State TIF or Super TIF)
- Tax Increment Financing (TIF)
- Transportation Development Districts (TDD)
- Urban Redevelopment Corporations (Chapter 353)
- Waive City Project Fees / Expediting Approvals

Funding Rationale

The rehabilitation of 1521 Carr St presents a valuable opportunity to leverage a blend of public and private resources to support equitable, mixed-use development. Traditional tools such as the Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), and Low Income Housing Tax Credits (LIHTC) provide foundational support for affordable housing components. The use of State and Federal Historic Tax Credits is particularly relevant given the potential to preserve the architectural character of the structure. New Market Tax Credits (NMTC) and Opportunity Zone incentives may attract private equity to support retail or business tenants. Financial institutions like Justine Petersen and the St. Louis Community Credit Union can offer community-focused lending products that promote resident ownership. Locally, support from SLDC, the City's Affordable Housing Trust Fund (AHTF), and Invest STL can help fill financing gaps or fund feasibility assessments. Additionally, programs like the Missouri Works Program, Direct Appropriations, and the Rams Settlement provide targeted funding opportunities to enhance sustainability, affordability, and long-term viability. Layering tools like TIF, CIDs, and Section 108 Loan Guarantees can further facilitate the economic feasibility of this community-driven redevelopment project.

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CAR-20.3

Promote mixed-use development on the vacant parcels along N 14th St between Carr School and O'Fallon St.

OBJECTIVE: CAR-20.3

Primary Core Topic: Economic Development

Secondary Core Topic:

- Housing & Vacancy
- Historic Preservation, Architecture, Landscape Design & Urban Design
- Transportation & Mobility (Connectivity)

Type: Physical, Land Use / Zoning

Timeframe: Medium, Long

Implementation Partners

- Carr Square Neighborhood Association
- Carr Square Tenant Management Corporation
- City of St. Louis Planning & Urban Design Agency (PDA)
- Community Development Administration (CDA)
- Dream Builders 4 Equity (DB4E)
- Jubilee Community Development Corporation
- Local artist collectives / public art organizations
- Missouri Housing Development Commission (MHDC)
- Rise Community Development
- Small business support organizations (e.g., St. Louis Small Business Empowerment Center)
- St. Louis Affordable Housing Commission
- St. Louis Development Corporation (SLDC)

Implementation Partners Rationale

Rezoning, redevelopment, and community-centered design require a strong coalition of technical and grassroots stakeholders. PDA and the Zoning Division will be involved with land use and zoning updates. SLDC and CDA may support on corridor-level investment, coordination, and incentives. MHDC, Rise, DB4E, and Jubilee CDC bring experience with affordable housing and mixed-use development aligned with community benefit. Carr Square Tenant Management Corp and the Neighborhood Association ensure resident-driven priorities are centered, while public art groups and local business advocates are essential to activating retail and cultural identity elements. This cross-sector approach ensures long-term equity, design integrity, and economic vitality.

Sources of Funding

- American Rescue Plan Act (ARPA)
- Choice Neighborhoods Grant (if Carr School site is involved)
- Community Development Block Grant (CDBG)
- Community Improvement District (CID)
- Low-Income Housing Tax Credits (LIHTC)
- Missouri Affordable Housing Assistance Program (AHAP)
- Missouri Works Program
- New Market Tax Credits (NMTC)
- Philanthropic Equity (e.g., targeted corridor investments)
- Port Improvement District (Chapter 68)
- Rams Settlement Funding
- Tax Increment Financing (TIF)
- Urban Redevelopment Corporations (Chapter 353)

Specific Programs

- AHAP
- ARPA
- CDBG
- CID
- Chapter 353
- Choice Neighborhoods
- LIHTC
- Missouri Works
- NMTC
- Rams Settlement
- TIF

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Funding Rationale

Mixed-use development with ground-floor retail and affordable housing is well-suited to layered financing strategies. CDBG, LIHTC, and AHAP provide the foundation for affordable housing development, while NMTC and Missouri Works can support business development and job creation. TIF, Chapter 353, and CID help fill financing gaps through value-capture tools, making projects feasible along key corridors like N 14th St. Choice Neighborhoods funds can be tapped if the Carr School is part of the larger redevelopment. ARPA, Rams Settlement, and philanthropic equity allow for creative placemaking — such as façade improvements, public art, and community-driven design — ensuring that investment visibly benefits and reflects the neighborhood.

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CAR-30.1

Create safer pedestrian connections between neighborhood schools, parks, and community destinations.

OBJECTIVE: CAR-30.1

Primary Core Topic: Transportation & Mobility (Connectivity)

Secondary Core Topic:

- Historic Preservation, Architecture, Landscape Design & Urban Design
- Arts, Culture, & Community Assets and Programs
- Sustainability, Climate Resiliency, Mitigation, Adaptation

Type: Physical

Timeframe:

Implementation Partners

- Carr Square Neighborhood Association
- Carr Square Tenant Management Corporation
- City of St. Louis Board of Public Service (BPS)
- Community Development Administration (CDA)
- Great Rivers Greenway (GRG)
- Local arts and placemaking organizations
- Safe Routes to School National Partnership
- St. Louis City Planning & Urban Design Agency (PDA)
- St. Louis City Streets Department
- St. Louis Public Schools (SLPS)
- Trailnet

Implementation Partners Rationale

Implementing pedestrian infrastructure projects requires coordination between city agencies — BPS, Streets Dept, and PDA — to design and implement safe, ADA-compliant infrastructure. CDA ensures alignment with Choice Neighborhoods and CDBG priorities. SLPS and organizations like Safe Routes to School ensure that upgrades meet student needs. Trailnet and GRG bring expertise in pedestrian planning and community-centered outreach, while Carr Square Tenant Management Corp and the Neighborhood Association provide resident input and stewardship. Local arts organizations can extend past placemaking efforts, reinforcing safety through beautification and community engagement.

Sources of Funding

- American Rescue Plan Act (ARPA)
- Community Development Block Grant (CDBG)
- Community Improvement Districts (CID)
- Missouri Department of Transportation (MoDOT) Funds
- Philanthropic Equity
- Rams Settlement Funding
- Safe Routes to School (SRTS) Grants
- Tax Increment Financing (TIF)
- Transportation Alternatives Program (TAP)
- Urban Redevelopment Corporations (Chapter 353)

Specific Programs

- ARPA
- CDBG
- CID
- Chapter 353
- MoDOT Funds
- Rams Settlement
- SRTS
- TAP
- TIF

Funding Rationale

This project benefits from blending infrastructure funding with community development and safety grants. ARPA, CDBG, and Rams Settlement can support sidewalk, lighting, and placemaking work. Safe Routes to School (SRTS) and TAP offer targeted funding for child-focused and non-motorized transportation projects. MoDOT grants ensure compliance and unlock matching state funds. TIF, Chapter 353, and CID mechanisms can direct value capture toward maintaining these improvements long-term. This mix of programs enables both near-term upgrades and sustained safety for pedestrians across Carr Square.

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CAR-30.2

Leverage the neighborhood's proximity to Downtown by improving pedestrian connections and north–south corridors linking Carr Square to regional destinations.

OBJECTIVE: CAR-30.2

Primary Core Topic: Transportation & Mobility (Connectivity)

Secondary Core Topic:

- Historic Preservation, Architecture, Landscape Design & Urban Design
- Economic Development

Type: Physical, Programming

Timeframe:

Implementation Partners

- Carr Square Neighborhood Association
- Carr Square Tenant Management Corporation
- City of St. Louis Board of Public Service (BPS)
- Community Development Administration (CDA)
- Downtown STL, Inc.
- Great Rivers Greenway (GRG)
- Metro Transit / Bi-State Development
- St. Louis City Planning & Urban Design Agency (PDA)
- St. Louis City Streets Department
- St. Louis Development Corporation (SLDC)
- Trailnet

Implementation Partners Rationale

This project relies on cross-sector collaboration between city departments (BPS, Streets, PDA) and regional organizations like Metro Transit and GRG, who are integral to both infrastructure and mobility planning. CDA and SLDC support strategic public investments and equitable redevelopment. Downtown STL, Inc. and neighborhood partners such as Carr Square Tenant Management Corp are essential to ensuring the corridor's upgrades strengthen local-to-regional connectivity, respect neighborhood identity, and align with adjacent revitalization efforts. Trailnet can support pedestrian design and multimodal safety planning.

Sources of Funding

- American Rescue Plan Act (ARPA)
- Community Development Block Grant (CDBG)
- Community Improvement Districts (CID)
- Philanthropic Equity
- Rams Settlement Funding
- Surface Transportation Block Grant Program (STBG)
- Tax Increment Financing (TIF)
- Transportation Alternatives Program (TAP)
- Urban Redevelopment Corporations (Chapter 353)

Specific Programs

- ARPA
- CDBG
- CID
- Chapter 353
- Rams Settlement
- STBG
- TAP
- TIF

Funding Rationale

A blended funding strategy is key to making capital-intensive upgrades like sidewalk expansion, lighting, transit stop amenities, and placemaking possible. ARPA, CDBG, and Rams Settlement can fund early design and infrastructure projects. STBG and TAP provide essential transportation funds for pedestrian improvements. Long-term reinvestment can be supported through TIF, CID, and Chapter 353, while philanthropic and nonprofit partners can support wayfinding and community engagement elements. This funding mix ensures the corridor is physically and socially reconnected to Downtown while benefiting Carr Square residents.

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CAR-40.1

Improve existing parks with additional amenities to make them more usable, safe, and welcoming for residents.

OBJECTIVE: CAR-40.1

Primary Core Topic: Arts, Culture, & Community Assets and Programs

Secondary Core Topic:

- Historic Preservation, Architecture, Landscape Design & Urban Design
- Sustainability, Climate Resiliency, Mitigation, Adaptation

Type: Physical, Programming

Timeframe:

Implementation Partners

- Carr Square Neighborhood Association
- Carr Square Tenant Management Corporation
- Great Rivers Greenway (GRG)
- National Recreation and Park Association (NRPA)
- Nearby schools and nonprofits (for event partnerships)
- St. Louis City Parks Department
- St. Louis City Planning & Urban Design Agency (PDA)
- St. Louis Community Development Administration (CDA)
- St. Louis Metropolitan Police Department (SLMPD, for safety coordination)
- Trust for Public Land

Sources of Funding

- American Rescue Plan Act (ARPA)
- Community Development Block Grant (CDBG)
- Community Improvement Districts (CID)
- In-Kind Partnerships (corporate donations of benches, materials, etc.)
- Land and Water Conservation Fund (LWCF)
- Local Parks and Stormwater Grant Programs
- Private Foundation and Philanthropic Support
- Rams Settlement Funding
- Safe Streets and Roads for All (SS4A, for lighting and access)

Specific Programs

- ARPA
- CDBG
- CID
- LWCF
- Rams Settlement
- SS4A

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CAR-42.1

Empower local schools and community organizations with more funding and resources to provide programming and services.

OBJECTIVE: CAR-41.1

Primary Core Topic: Arts, Culture, & Community Assets and Programs

Secondary Core Topic:

- Historic Preservation, Architecture, Landscape Design & Urban Design
- Sustainability, Climate Resiliency, Mitigation, Adaptation

Type: Physical, Programming

Timeframe:

Implementation Partners

- Beyond Housing
- Boys & Girls Clubs of Greater St. Louis
- Carr Lane Visual & Performing Arts Middle School (VPA)
- Carr Square Tenant Management Corporation
- Elmer Hammond Child Development Center
- Flance Early Learning Center
- Gateway Middle School
- Jefferson Elementary School
- KIPP Inspire Academy
- Mission: St. Louis
- St. Louis Community Foundation (SLCF)
- St. Louis Public Schools (SLPS)
- St. Louis Public Schools Foundation
- Urban League of Metropolitan St. Louis
- YWCA Metro St. Louis

Implementation Partners Rationale

Each of the listed schools and early learning centers are direct providers of educational services in the Carr Square area and are positioned to expand programming if resources become available. SLPS and the SLPS Foundation play critical roles in channeling public and philanthropic support for school-based initiatives. Flance and Elmer Hammond are respected early childhood institutions that can benefit from capacity-building investments. Mission: St. Louis, and Beyond Housing are known for youth-focused workforce and mentorship programming and can scale those efforts locally. Community groups like the Boys & Girls Clubs, YWCA, and Urban League bring relevant experience in out-of-school time and career-readiness programming. The St. Louis Community Foundation is both a funding conduit and a potential technical assistance partner for neighborhood-based grant seekers. A coordinated coalition can amplify their individual impacts.

Sources of Funding

- 21st Century Community Learning Centers Program (21st CCLC)
- American Rescue Plan Act (ARPA)
- Annie E. Casey Foundation
- Community Development Block Grant (CDBG)
- Local Philanthropic Institutions
- Private Donor-Advised Funds and Education-Oriented Charities
- SLPS Foundation
- St. Louis Community Foundation (SLCF) Grant Programs
- State of Missouri Department of Elementary and Secondary Education (DESE) Grants
- YouthBuild

Specific Programs

- 21st CCLC
- ARPA
- CDBG
- SLCF Grant Programs
- SLPS Foundation
- YouthBuild

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CAR-50.1

Highlight Carr Square's pioneering role in tenant management and honor the leadership of residents who shaped the neighborhood's history.

OBJECTIVE: CAR-50.1

Primary Core Topic: Historic Preservation, Architecture, Landscape Design & Urban Design

Secondary Core Topic:

- Sustainability, Climate Resiliency, Mitigation, Adaptation
- Arts, Culture, & Community Assets and Programs

Type: Physical, Programming

Timeframe:

Implementation Partners

- Carr Lane Visual & Performing Arts Middle School
- Carr Square Neighborhood Association
- Carr Square Tenant Management Corporation
- Creative Reaction Lab
- Downtown STL, Inc.
- Gateway Middle School
- Great Rivers Greenway
- Jefferson Elementary School
- KIPP Inspire Academy
- Missouri Historical Society
- National Public Housing Museum
- SLPS Foundation
- St. Louis ArtWorks
- St. Louis Public Library – Julia Davis Branch
- St. Louis Public Schools (SLPS)
- St. Louis Storytelling Festival

Implementation Partners Rationale

The Carr Square Tenant Management Corporation and Neighborhood Association are central to this strategy, given their leadership in tenant self-management and their role as stewards of local identity. SLPS schools and the SLPS Foundation offer youth engagement pathways and could embed this history into curricula or arts projects. St. Louis ArtWorks, Creative Reaction Lab, and other arts organizations can help with public art and youth-led design. The National Public Housing Museum and Missouri Historical Society bring credibility and expertise in archival storytelling, while St. Louis Public Library and the St. Louis Storytelling Festival offer platforms for sharing oral histories. Great Rivers Greenway and Downtown STL, Inc. are natural partners for integrating branding and signage into public spaces and greenways.

Sources of Funding

- American Rescue Plan Act (ARPA)
- ArtPlace America
- CDBG – Public Facilities or Public Services
- Local Initiative Support Corporation (LISC) – Creative Placemaking Funds
- Missouri Arts Council
- Missouri Humanities Council
- National Endowment for the Arts (NEA)
- National Trust for Historic Preservation
- Philanthropic support from local foundations (e.g., Kranzberg Arts Foundation)
- St. Louis Community Foundation (SLCF)
- Urban Development Action Grant (UDAG) residuals

Specific Programs

- ARPA
- ArtPlace America
- CDBG
- LISC Creative Placemaking
- Missouri Arts Council Programs
- Missouri Humanities Council
- NEA Grants

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6.3

Columbus Square
Funding & Implementation

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COL-20.1

Promote the redevelopment of the "Bottle District" with a mix of uses along 7th St and expose opportunities to better connect the neighborhood to downtown and the riverfront.

OBJECTIVE: COL-20.1

Primary Core Topic: Economic Development

Secondary Core Topic:

- Housing & Vacancy
- Historic Preservation, Architecture, Landscape Design & Urban Design

Type: Physical, Land Use/Zoning

Timeframe: Medium, Long

Implementation Partners

- America's Center Convention Complex
- Clayco
- Developers and CDFIs
- Downtown STL, Inc.
- East-West Gateway Council of Governments
- Grace Baptist Church
- Great Rivers Greenway (GRG)
- Legal Services of Eastern Missouri (LSEM)
- Local Utilities (Ameren, MSD, etc.)
- Nonprofit/CDC Partners (e.g., Rise Community Development, Urban Strategies)
- Northside Regeneration, LLC (Paul McKee) (Property Owner)

Implementation Partners Rationale

A coordinated group of public, private, and nonprofit stakeholders will be essential to unlocking the redevelopment potential of the Bottle District. As the property owner, Northside Regeneration, LLC will play a pivotal role in assembling development-ready land and facilitating planning and investment. Development partners such as Clayco, other regional developers, and Community Development Financial Institutions (CDFIs) can contribute capital, technical expertise, and market credibility. Downtown STL, Inc. and the East-West Gateway Council of Governments will provide leadership in planning, infrastructure coordination, and economic development alignment with broader downtown and regional priorities. Great Rivers Greenway (GRG) can support trail and green space connectivity to the riverfront and surrounding neighborhoods. Key institutions like America's Center Convention Complex and Grace Baptist Church may serve as anchors to attract mixed-use and cultural development. Legal and regulatory support from Legal Services of Eastern Missouri (LSEM) and implementation guidance from nonprofit and CDC partners (e.g., Rise Community Development, Urban Strategies) will ensure equitable community benefits. Additionally, coordination with local utilities such as Ameren and Metropolitan St. Louis Sewer District (MSD) will be necessary for infrastructure readiness and site servicing.

Sources of Funding

- Clayco
- Community Development Administration (CDA)
- Northside Regeneration, LLC (Paul McKee) (Property Owner)
- St. Louis Development Corporation (SLDC)
- US Department of Housing and Urban Development (HUD)
- US Environmental Protection Agency (EPA)
- Specific Programs

Specific Programs

- American Rescue Plan Act (ARPA)
- Bipartisan Infrastructure Law (BIL) / Infrastructure Investment and Jobs Act (IIJA)
- Build to Scale (B2S) Program
- Community Development Block Grant (CDBG)
- Community Improvement Districts (CID)
- Direct Appropriations
- Direct Appropriations

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- Emergency Solutions Grant (ESG)
- Empowerment Zone
- Federal Brownfield Cleanup Grants
- Federally-Administered:
- Greenhouse Gas Reduction Fund (GGRF)
- HOME Investment Partnership Program (HOME)
- Housing Opportunities for Persons with AIDS (HOPWA)
- Industrial Development Bonds (Chapter 100)
- Land Clearance for Redevelopment Law (Chapter 99)
- Land Clearance for Redevelopment Law (Chapter 99)
- Low Income Housing Tax Credits (LIHTC)
- Missouri Affordable Housing Assistance Program (AHAP)
- Missouri Brownfields Remediation Program
- Missouri Development Finance Board (MDFB)
- Missouri Housing Trust Fund (MHTF)
- Missouri Works Program
- National Housing Trust Fund (NHTF)
- New Market Tax Credits (NMTC)
- Opportunity Zones
- Philanthropic Equity
- Port Improvement Districts (Chapter 68)
- Property Assessed Clean Energy (PACE)
- Rams Settlement Funding
- Reconnecting Communities Pilot Grant Program
- Section 108 Loan Guarantee Program
- State Supplemental Tax Increment Financing (State TIF or Super TIF)
- State-Administered:
- Tax Increment Financing (TIF)
- Transportation Development Districts (TDD)
- Transportation Infrastructure Finance and Innovation Act (TIFIA)
- Urban Redevelopment Corporations (Chapter 353)
- Waive City Project Fees / Expediting Approvals

Funding Rationale

The redevelopment of the Bottle District presents a transformative opportunity to catalyze mixed-use growth and regional connectivity. A range of funding mechanisms can support this effort, including traditional development incentives such as Tax Increment Financing (TIF), Community Improvement Districts (CID), and Port Improvement Districts (Chapter 68) to finance infrastructure and public realm improvements. State Supplemental TIF (Super TIF) and Urban Redevelopment Corporations (Chapter 353) can further enhance development feasibility. Federal programs such as New Market Tax Credits (NMTC) and Low-Income Housing Tax Credits (LIHTC) offer critical equity for mixed-use and affordable housing components, while Historic Tax Credits may be leveraged for adaptive reuse if applicable. The EPA's Brownfield Cleanup Grants and the Missouri Brownfields Remediation Program can assist in environmental remediation, a likely need for the industrial legacy of the site. Infrastructure investment opportunities also include Reconnecting Communities Pilot Grants, Transportation Infrastructure Finance and Innovation Act (TIFIA) funds, and Bipartisan Infrastructure Law (BIL) resources for mobility, stormwater, and transit integration. Additional federal support is available through the Community Development Block Grant (CDBG) program, HOME, HOPWA, and ESG programs, as well as HUD's Section 108 Loan Guarantee Program. Philanthropic and mission-aligned capital from organizations like Invest STL and philanthropic equity investors, along with capital partnerships from Clayco and site stakeholders like Northside Regeneration, LLC, can round out the funding stack. Fast-tracking redevelopment through waived city fees and administrative support will also help signal priority and readiness for investment.

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Funding & Implementation Phasing

OBJECTIVE: COL-20.1
Funding & Implementation Phasing

	Phase	Description	Timeline
1	**Site Planning & Vision Alignment**	Re-engage the existing site vision with property owners and developers. Coordinate with SLDC, PDA, and Downtown STL Inc. to revisit master plans and incorporate equitable development goals. Integrate insights from previous plans and market studies.	Year 1
2	**Infrastructure & Connectivity Analysis**	Conduct assessments on needed infrastructure upgrades (sewer, utilities, roads), transit access, and pedestrian/bike connections to the Arch grounds, NGA, and the riverfront. Identify opportunities for multi-modal improvements via MoDOT, GRG, and EWGCOG.	Year 1-2
3	**Design & Predevelopment**	Support urban design and architectural planning that preserves historic elements while promoting mixed-use infill. Explore potential uses: residential, retail, creative office, cultural venues. Secure site control, zoning entitlements, and environmental clearances.	Year 2
4	**Capital Stack Assembly**	Package financing through a mix of New Market Tax Credits (NMTC), CIDs, State and Federal HTCs (if applicable), and infrastructure financing (TIF, Chapter 68, Opportunity Zones). Attract catalytic private investment and philanthropic support.	Year 2-3
5	**Phased Vertical Development**	Initiate redevelopment in phases starting with signature anchor projects (e.g., housing, commercial hub). Coordinate with utility companies, MSD, and Ameren for infrastructure support. Prioritize projects that enhance street activation and economic inclusion.	Year 3-5
6	**Activation, Arts, and Public Space**	Activate the Bottle District with cultural programming, lighting, wayfinding, and urban art. Incorporate programming from partners such as Counterpublic, RAC, and local artists. Promote it as a civic gateway between downtown and Carr Square.	Year 4-6 onward

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COL-21.1

Upgrade infrastructure and digital services to attract new commercial development and provide better support for local businesses and residents.

OBJECTIVE: COL-21.1

Primary Core Topic: Economic Development

Secondary Core Topic:

- Historic Preservation, Architecture, Landscape Design & Urban Design
- Arts, Culture & Community Assets and Programs
- Transportation & Mobility (Connectivity)

Type: Physical, Land Use/Zoning

Timeframe: Medium, Long

Implementation Partners

- City of St. Louis Planning and Urban Design Agency (PDA)
- Community Improvement District (CID) Board / Organizing Committee
- Downtown STL, Inc.
- Justine PETERSEN
- Missouri Main Street Connection
- Northside Community Housing, Inc.
- STL Partnership – Business Development Team
- Small Business Empowerment Center
- St. Louis Community Credit Union
- St. Louis Development Corporation (SLDC)
- St. Louis Regional Chamber
- St. Louis Vacancy Collaborative
- Urban Strategies, Inc. (USI)

Sources of Funding

- American Rescue Plan Act (ARPA)
- CDBG – Economic Development
- Chapter 353 Urban Redevelopment Corporations
- Community Improvement District (CID) revenues
- Facade Improvement Grants (SLDC or CDA-funded)
- New Market Tax Credits (NMTC)
- Port Improvement Districts (Chapter 68)
- Rams Settlement Funding
- State Small Business Credit Initiative (SSBCI)
- Tax Increment Financing (TIF)

Specific Programs

- ARPA
- CDBG
- CID revenue mechanisms
- NMTC
- SLDC Facade Grant Program
- SSBCI
- TIF

Funding Rationale

Revitalizing the Tucker & Cass CID as a neighborhood-serving commercial node requires both long-term funding and near-term incentives. CID revenues provide a base for maintenance and marketing, while TIF and NMTC can finance larger-scale redevelopment and attract mixed-use developers. CDBG and ARPA can fund streetscape improvements, small business grants, or façade improvements — especially critical for public realm upgrades and storefront rehabs. The State Small Business Credit Initiative (SSBCI) and SLDC's Facade Grant Program help attract and stabilize small, BIPOC-owned, or legacy businesses. Collectively, these programs support a more walkable, inclusive, and economically vibrant corridor that meets the community's daily needs and builds long-term neighborhood resilience.

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COL-30.1

Reorganize and enhance the neighborhood street network to support safer, more intuitive circulation.

OBJECTIVE: COL-30.1

Primary Core Topic: Transportation & Mobility (Connectivity)

Secondary Core Topic:

- Historic Preservation, Architecture, Landscape Design & Urban Design

Type: Physical, Policy, Programming

Timeframe: Medium, Long

Implementation Partners

- Ameren Missouri
- City of St. Louis Board of Public Service
- Digital Strike / PCs for People / Digital Equity STL
- Internet service providers (e.g., AT&T, Spectrum, Google Fiber)
- Invest STL
- LISC St. Louis
- Local Chambers of Commerce
- Metropolitan St. Louis Sewer District (MSD)
- National Telecommunications and Information Administration (NTIA)
- Regional Clean Energy Development Agencies
- Smart City STL
- St. Louis City IT Services Agency
- St. Louis City Water Division
- St. Louis Development Corporation (SLDC)

Implementation Partners Rationale

Upgrading neighborhood infrastructure and digital access requires coordination between municipal agencies, utilities, and technology providers. The City's Board of Public Service, Water Division, and MSD oversee core infrastructure upgrades such as water, sewer, and streetscapes. Ameren Missouri is critical for modernizing electrical grids and deploying efficient lighting. SLDC can coordinate corridor-scale infrastructure strategies in line with business attraction and site readiness goals. For digital infrastructure, City IT Services, NTIA, and providers like AT&T or Spectrum can coordinate broadband and fiber upgrades. Nonprofits like Digital Equity STL, PCs for People, and Smart City STL bring expertise in digital inclusion and pilot programs like Wi-Fi hubs, device access, and public kiosks. Finally, partners like LISC, Invest STL, and local chambers help align funding and incentives with business development and community resilience goals.

Sources of Funding

- American Rescue Plan Act (ARPA)
- Broadband Equity, Access, and Deployment (BEAD) Program
- Community Development Block Grant (CDBG)
- Department of Energy Smart Grid Investment Grants
- Energy Efficiency and Conservation Block Grant (EECBG)
- Environmental Protection Agency (EPA) Water Infrastructure Finance and Innovation Act (WIFIA)
- Infrastructure Investment and Jobs Act (IIJA)
- Private investment / ISP capital improvement funds
- Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grants
- Tax Increment Financing (TIF)

Specific Programs

- ARPA
- BEAD
- CDBG
- EECBG
- IIJA
- RAISE Grants
- TIF
- WIFIA

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Funding Rationale

A comprehensive infrastructure strategy requires layered funding from federal, state, local, and private sources. The BEAD program and IIJA offer major opportunities to expand broadband and upgrade utilities. ARPA and CDBG can support shovel-ready infrastructure and digital equity initiatives such as Wi-Fi zones or tech access programs. RAISE and EECBG grants fund sustainable street design, lighting, and energy-efficient upgrades in public corridors. TIF can fund localized improvements around development-ready nodes, and WIFIA loans can assist with critical water infrastructure modernizations. These funding streams, combined with private utility investment, enable targeted upgrades that improve livability, attract new commercial tenants, and close the digital divide for residents.

COL-30.2

Improve safety, comfort, and visibility for pedestrians and cyclists throughout the neighborhood.

OBJECTIVE: COL-30.2

Primary Core Topic: Transportation & Mobility (Connectivity)

Secondary Core Topic:

Historic Preservation, Architecture, Landscape Design, & Urban Design; Arts, Culture, & Community Assets and Programs (Educational, Recreational, Institutional, & Emergency)

Type: Physical

Timeframe: Medium

Implementation Partners

- City of St. Louis Board of Public Service
- Community Improvement Districts (CIDs)
- Downtown STL, Inc.
- Great Rivers Greenway
- Metro Transit / Bi-State Development
- Missouri Department of Transportation (MoDOT)
- Neighborhood associations (Columbus Square, Carr Square)
- SLMPD (Traffic Enforcement Division)
- St. Louis City Office of the City Traffic Engineer
- St. Louis City Streets Department
- St. Louis Development Corporation (SLDC)
- Trailnet

Implementation Partners Rationale

Improving pedestrian and cyclist safety requires technical design, implementation capacity, and alignment across city departments and community-based stakeholders. The Board of Public Service, Traffic Engineer's Office, and Streets Department will lead on infrastructure improvements like crosswalks, bump-outs, bike lanes, and lighting. SLDC and CIDs can coordinate enhancements that support commercial corridors and stimulate economic activity. Metro Transit and MoDOT are critical for integrating improvements along transit routes and state-owned streets. Trailnet and Great Rivers Greenway bring deep experience in pedestrian-and bike-friendly design, while Downtown STL, Inc. can ensure continuity of improvements as corridors enter the downtown core. Partnerships with neighborhood associations ensure priorities are rooted in lived experience, and SLMPD can assist with traffic enforcement and calming.

Sources of Funding

- American Rescue Plan Act (ARPA)
- Community Development Block Grant (CDBG)
- Community Improvement Districts (CIDs)
- Local Capital Improvement Funds (City of St. Louis)
- Missouri Highway Safety Grants
- MoDOT Traffic Safety or Bicycle/Pedestrian Grants
- Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grants
- Safe Streets and Roads for All (SS4A)
- Surface Transportation Block Grant Program (STBG)
- Transportation Alternatives Program (TAP)
- Urban Redevelopment Corporations (Chapter 353)

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Specific Programs

- ARPA
- CDBG
- MoDOT Highway Safety Grants
- RAISE
- SS4A
- STBG
- TAP

COL-30.3

Improve connections between Columbus Square and surrounding neighborhoods, Downtown, and the riverfront by removing key barriers and restoring the street grid.

OBJECTIVE: COL-30.3

Primary Core Topic: Transportation & Mobility (Connectivity)

Secondary Core Topic:

Historic Preservation, Architecture, Landscape Design, & Urban Design; Arts, Culture, & Community Assets and Programs (Educational, Recreational, Institutional, & Emergency)

Type: Physical

Timeframe: Medium, Long

Implementation Partners

- City of St. Louis Board of Public Service
- Developer(s) of the Bottle District
- Downtown STL, Inc.
- East-West Gateway Council of Governments
- Great Rivers Greenway
- Metro Transit / Bi-State Development
- Missouri Department of Transportation (MoDOT)
- Neighborhood associations (Columbus Square, Carr Square, Near North Riverfront)
- St. Louis City Office of the City Traffic Engineer
- St. Louis City Streets Department
- St. Louis Development Corporation (SLDC)
- U.S. Department of Transportation (USDOT)

Implementation Partners Rationale

This project requires complex coordination across transportation, planning, and development agencies. Board of Public Service, Traffic Engineer's Office, and Streets Department will oversee public right-of-way changes and physical infrastructure improvements. SLDC and Downtown STL, Inc. will be essential for economic development, land use coordination, and aligning with the goals of the Bottle District redevelopment. Great Rivers Greenway can ensure greenway infrastructure is connected. MoDOT and East-West Gateway play a key role in planning for regional transportation links and unlocking federal funds. Engagement with Bottle District developers ensures the grid restoration aligns with planned private investments. Metro Transit can enhance connectivity to bus lines and stations. Federal agencies like USDOT may be necessary for RAISE or INFRA grant alignment.

Sources of Funding

- American Rescue Plan Act (ARPA)
- Community Development Block Grant (CDBG)
- Developer contributions / public-private partnerships (P3)
- INFRA (Infrastructure for Rebuilding America) Grants
- Missouri State Infrastructure Bank
- RAISE (Rebuilding American Infrastructure with Sustainability and Equity) Grants
- Safe Streets and Roads for All (SS4A)

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- Surface Transportation Block Grant (STBG)
- Tax Increment Financing (TIF)
- Urban Redevelopment Corporations (Chapter 353)

Specific Programs

- ARPA
- CDBG
- Chapter 353
- INFRA
- Missouri Infrastructure Bank
- RAISE
- SS4A
- STBG

COL-40.1

Upgrade and expand the Biddle Street Greenway to ensure it is safe, vibrant, and accessible for people of all ages and abilities.

OBJECTIVE: COL-40.1

Primary Core Topic: Arts, Culture, & Community Assets and Programs (Educational, Recreational, Institutional, & Emergency)

Secondary Core Topic:

Historic Preservation, Architecture, Landscape Design, & Urban Design

Type: Physical

Timeframe: Medium, Long

Implementation Partners

- Forest ReLeaf of Missouri
- Gateway Arch Park Foundation
- Great Rivers Greenway (GRG)
- Greater St. Louis
- Local Artists
- Missouri Botanical Garden
- Missouri Coalition for the Environment
- Missouri Conservation Heritage Foundation
- Missouri Department of Conservation
- Missouri Sierra Club
- National Park Service (Gateway Arch Park Foundation)
- Open Space STL
- St. Louis Art Place Initiative
- St. Louis Arts Chamber of Commerce
- STL Neighborhood Foresters (STLNF)
- Trailnet

Implementation Partners Rationale

Implementation of the Biddle Street Greenway will require coordinated efforts from a diverse coalition of organizations with expertise in ecology, placemaking, arts, and active transportation. Key partners such as Great Rivers Greenway (GRG) and Trailnet bring specialized knowledge in greenway planning, bike/pedestrian infrastructure, and public engagement, making them essential to the corridor's connectivity and safety. Environmental stewardship and green infrastructure contributions will come from entities like Forest ReLeaf of Missouri, Missouri Botanical Garden, Missouri Department of Conservation, Missouri Conservation Heritage Foundation, and the Missouri Coalition for the Environment, whose experience in native plantings, tree canopy restoration, and habitat design can greatly enhance ecological value.

To strengthen public and civic identity along the corridor, St. Louis Art Place Initiative, St. Louis Arts Chamber of Commerce, Gateway Arch Park Foundation, and local artists can infuse the space with cultural relevance through public art and creative placemaking. The involvement of the National Park Service, particularly through its Gateway Arch Park programming, can help ensure federal engagement

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and branding continuity near the riverfront. Community-based partners like Open Space STL, Missouri Sierra Club, Greater St. Louis, and STL Neighborhood Foresters (STLNF) offer both advocacy and on-the-ground programming that can ensure the greenway is inclusive, sustainable, and reflective of neighborhood priorities. Collectively, these partners bring the vision, technical capacity, and community credibility to support long-term maintenance and programming, transforming the greenway into a signature public asset.

Sources of Funding

- Community Development Administration (CDA)
- St Louis Development Corporation (SLDC)

Specific Programs

- American Rescue Plan Act (ARPA)
- Build to Scale (B2S) Program
- Community Development Block Grant (CDBG)
- Community Improvement Districts (CID)
- Direct Appropriations
- Emergency Solutions Grant (ESG)
- Empowerment Zone
- Federal Brownfield Cleanup Grants
- Federal Historic Preservation Tax Incentives (Federal HTC)
- FHA 221(d)(4) Mortgage Insurance (FHA Loan)
- Greenhouse Gas Reduction Fund (GGRF)
- HOME Investment Partnership Program (HOME)
- Housing Opportunities for Persons with AIDS (HOPWA)
- Industrial Development Bonds (Chapter 100)
- Land Clearance for Redevelopment Law (Chapter 99)
- Low Income Housing Tax Credits (LIHTC)
- Missouri Affordable Housing Assistance Program (AHAP)
- Missouri Brownfields Remediation Program
- Missouri Historic Preservation Tax Credit Program (State HTC)
- Missouri Housing Trust Fund (MHTF)
- Missouri Works Program
- National Housing Trust Fund (NHTF)
- New Market Tax Credits (NMTC)
- Opportunity Zones
- Philanthropic Equity
- Port Improvement Districts (Chapter 68)
- Property Assessed Clean Energy (PACE)
- Rams Settlement Funding
- Reconnecting Communities Pilot Grant Program
- Section 108 Loan Guarantee Program
- State Supplemental Tax Increment Financing (State TIF or Super TIF)
- Tax Increment Financing (TIF)
- Transportation Development Districts (TDD)
- Transportation Infrastructure Finance and Innovation Act (TIFIA)
- Urban Redevelopment Corporations (Chapter 353)
- Waive City Project Fees / Expediting Approvals

Funding Rationale

Funding for the expansion and enhancement of the Biddle Street Greenway can be drawn from a wide variety of federal, state, and local sources focused on infrastructure, environmental sustainability, community development, and equitable transportation access. Core programs such as the Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) administered by the Community Development Administration (CDA) and St. Louis Development Corporation (SLDC) can provide flexible support for physical improvements and neighborhood connectivity. More targeted infrastructure and revitalization programs, such as the Reconnecting Communities Pilot Grant Program, Transportation Infrastructure Finance and Innovation Act (TIFIA), and Transportation Development Districts (TDD), are well-suited to support mobility and accessibility upgrades along the greenway corridor. Environmental-focused resources like the Greenhouse Gas Reduction Fund (GGRF), Federal Brownfield Cleanup Grants, and Missouri Brownfields Remediation Program can assist with site remediation and ecological enhancements. To encourage investment in adjacent development, tools such as New Market Tax Credits (NMTC), Tax Increment Financing (TIF), and Opportunity Zones can incentivize private-sector participation, while Philanthropic Equity and Direct Appropriations can fill funding gaps and support community-focused programming. This layered approach to financing allows for both immediate improvements and long-term sustainability of the greenway, ensuring that it becomes a safe, vibrant, and inclusive public asset.

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Funding & Implementation Phasing

OBJECTIVE: COL-40.1
Funding & Implementation Phasing

	Phase	Description	Timeline
1	**Planning & Community Engagement**	Engage residents, stakeholders (GRG, Trailnet, Open Space STL), and adjacent property owners to co-develop a vision for an inclusive, ADA-accessible greenway. Collect feedback on safety, shade, lighting, native landscaping, and public art.	Year 1
2	**Assessment & Design Development**	Conduct detailed site analysis, including infrastructure conditions, drainage, utilities, and right-of-way alignment. Work with local artists and design teams to incorporate cultural placemaking, green infrastructure, and wayfinding elements.	Year 1-2
3	**Permitting & Capital Stacking**	Finalize designs and initiate permitting. Coordinate with CDA, SLDC, and GRG to package funding through CDBG, ARPA, RAMS, and potential state/federal recreation/environmental grants. Seek philanthropic and private co-funding.	Year 2
4	**Phase 1 Construction & Pilot Activation**	Begin improvements on priority segments with upgraded surfaces, lighting, landscaping, and art. Install pilot placemaking and community features (benches, water fountains, kiosks). Launch early community programming to activate the space.	Year 3
5	**Full Buildout & Ecosystem Connections**	Expand improvements along the full corridor, ensuring connectivity to NGA, 7th St, Carr Park, and Downtown. Link with other greenway networks (e.g. North Riverfront Trail). Integrate stormwater features and expanded tree canopy.	Year 4-5
6	**Ongoing Activation & Maintenance**	Launch a collaborative programming calendar (events, walks, youth activities). Secure long-term maintenance partnerships with GRG, STLNF, and local nonprofits. Track usage and adjust based on community input.	Year 5 onward

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COL-40.2

Create a new permanent public park at 1228 N 9th St (at O'Fallon St) to serve as a central public amenity for families and residents of the neighborhood.

OBJECTIVE: COL-40.2

Primary Core Topic: Arts, Culture, & Community Assets and Programs (Educational, Recreational, Institutional, & Emergency)

Secondary Core Topic:

Historic Preservation, Architecture, Landscape Design, & Urban Design

Type: Physical

Timeframe: Medium

Implementation Partners

- Covenant Blu-Grand Center Neighborhood Association
- Downtown Neighborhood Association
- Great Rivers Greenway
- Local landscape architects and urban designers
- Near North Riverfront Neighborhood Association
- Partnership for Downtown St. Louis
- St. Louis Board of Public Service
- St. Louis Development Corporation (SLDC)
- St. Louis Parks Division
- St. Louis Police Department (for CPTED coordination)
- Urban Strategies, Inc.
- Vacant landholder or adjacent church (1127 N 9th St)

Implementation Partners Rationale

The St. Louis Parks Division and Board of Public Service would oversee park planning, design, and maintenance. Great Rivers Greenway and the Partnership for Downtown STL bring expertise in integrated green infrastructure and neighborhood connections. Neighborhood associations and Urban Strategies, Inc. ensure community engagement and local stewardship. SLDC supports land acquisition, zoning, and development coordination. SLMPD involvement ensures that CPTED design principles (Crime Prevention Through Environmental Design) are properly incorporated into the park's layout. Partnerships with nearby property owners (such as the vacant church) can enable shared programming or facilities that strengthen the park's impact.

Sources of Funding

- American Rescue Plan Act (ARPA)
- Community Development Block Grant (CDBG)
- Great Rivers Greenway matching funds
- Green Infrastructure Financing
- Land and Water Conservation Fund (LWCF)
- Local parks improvement bonds
- Philanthropic park development grants (e.g., NRPA, Kaboom!)
- Stormwater grant funding (MSD Project Clear)
- Urban Parks and Recreation Recovery Program (UPARR)

Specific Programs

- ARPA
- CDBG
- Kaboom!
- LWCF
- MSD Project Clear
- UPARR

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COL-40.3

Establish a new dog park in the neighborhood, potentially in the green buffer space on Tucker Blvd between Carr St and O'Fallon St or within the proposed park at 1228 N 9th St.

OBJECTIVE: COL-40.3

Primary Core Topic: Arts, Culture, & Community Assets and Programs (Educational, Recreational, Institutional, & Emergency)

Secondary Core Topic:

Historic Preservation, Architecture, Landscape Design, & Urban Design

Type: Physical

Timeframe: Medium

Implementation Partners

- Board of Public Service (BPS)
- Downtown Neighborhood Association
- Great Rivers Greenway
- Near North Riverfront Neighborhood Association
- Partnership for Downtown St. Louis
- Pet-oriented nonprofit partners (e.g., Stray Rescue of St. Louis)
- St. Louis Development Corporation (SLDC)
- St. Louis Parks Division
- St. Louis Police Department (for safety design)
- Urban Strategies, Inc.

Implementation Partners Rationale

The St. Louis Parks Division would be responsible for design oversight and ongoing maintenance, while BPS supports construction and capital improvements. SLDC and neighborhood associations help evaluate and prepare publicly or privately held land for development. Great Rivers Greenway ensures the design complements other greenway or trail investments, while Urban Strategies, Inc. and Downtown stakeholders support activation and engagement. The St. Louis Police Department can advise on incorporating safety features through CPTED principles. Local animal welfare organizations like Stray Rescue of St. Louis may be engaged for public education, programming, and maintenance partnerships.

Sources of Funding

- American Rescue Plan Act (ARPA)
- City Capital Improvements Budget
- Community Development Block Grant (CDBG)
- Great Rivers Greenway matching funds
- Land and Water Conservation Fund (LWCF)
- Local Business Sponsorships or Donations
- Neighborhood Parks and Recreation Bonds
- Philanthropic Grants (e.g., PetSafe's Bark for Your Park)

Specific Programs

- ARPA
- CDBG
- LWCF
- MSD Project Clear (if incorporating green stormwater design)
- PetSafe Bark for Your Park

Funding Rationale

Dog parks are cost-effective amenities that activate underutilized spaces, foster community interaction, and promote walkability. Funding sources like LWCF, CDBG, and ARPA support the creation of inclusive, safe, and healthy public spaces — especially in underserved neighborhoods. Programs like PetSafe's Bark for Your Park provide competitive grants for dog park infrastructure, including fencing, water stations, and benches. Public-private partnerships and local sponsorships are also common and effective for long-term maintenance. If designed with permeable surfaces or bioswales, the project could also attract MSD Project Clear funds for integrated stormwater management.

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COL-40.4

Improve and better program the tennis and pickleball courts at 1128 N 10th St and activate the adjacent city-owned open space at 1100 N 10th St.

OBJECTIVE: COL-40.4

Primary Core Topic: Arts, Culture, & Community Assets and Programs (Educational, Recreational, Institutional, & Emergency)

Secondary Core Topic:

Historic Preservation, Architecture, Landscape Design, & Urban Design

Type: Physical

Timeframe: Medium

Implementation Partners

- Arts organizations (for public art installations)
- Board of Public Service (BPS)
- Downtown Neighborhood Association
- Downtown YMCA or other local fitness partners
- Local Pickleball and Tennis Clubs
- Local food vendors / event planners
- St. Louis Parks Division
- St. Louis Public Schools (for school partnerships)
- St. Louis Recreation Division
- Urban Strategies, Inc.

Implementation Partners Rationale

The St. Louis Parks Division and Board of Public Service are essential for repairing and upgrading court infrastructure and adjacent park space. Downtown neighborhood associations and Urban Strategies, Inc. can lead on community outreach and programming coordination. St. Louis Public Schools offer potential partnerships for youth sports programming, while local clubs and YMCAs bring recreation experience and participation. Arts organizations could collaborate on pop-up installations and beautification, and local vendors and food trucks can help activate the adjacent open space.

Sources of Funding

- American Rescue Plan Act (ARPA)
- City Capital Improvements Budget
- Community Development Block Grant (CDBG)
- Corporate Sponsorships (e.g., sporting goods stores, utilities)
- Land and Water Conservation Fund (LWCF)
- Municipal Parks Grant Commission
- Philanthropic Foundations (e.g., Gateway Foundation)
- Recreation Equipment Manufacturers (grant or donation programs)

Specific Programs

- ARPA
- CDBG
- Gateway Foundation
- LWCF
- Municipal Parks Grant Commission

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COL-41.1

Identify and address crime-prone areas to create a safer, more welcoming neighborhood in Columbus Square.

OBJECTIVE: COL-41.1

Primary Core Topic: Arts, Culture, & Community Assets and Programs (Educational, Recreational, Institutional, & Emergency)

Secondary Core Topic:

Economic Development; Historic Preservation, Architecture, Landscape Design, & Urban Design

Type: Physical, Policy

Timeframe: Short, Medium

Implementation Partners

- St. Louis Metropolitan Police Department (SLMPD)
- City of St. Louis Planning and Urban Design Agency (PDA)
- Board of Public Service (BPS)
- St. Louis Development Corporation (SLDC)
- Columbus Square Tenants Association
- St. Louis City Street Department
- St. Louis Neighborhood Stabilization Team (NST)
- St. Louis City Emergency Management Agency (CEMA)
- Cure Violence (local chapter or partner)
- Urban League of Metropolitan St. Louis (ULSTL)
- Safe Streets Alliance
- Neighborhood Housing Services / CDCs
- Public/private lighting and infrastructure contractors
- Local CPTED specialists (e.g., UMSL's Department of Criminology and Criminal Justice)

Implementation Partners Rationale

The SLMPD is central to identifying high-crime areas through data analysis and community engagement, and to coordinating neighborhood watch programs, patrols, and public safety partnerships. The PDA, in partnership with BPS and Street Department, can integrate CPTED principles into urban design, infrastructure planning, and public realm improvements.

The Columbus Square Tenants Association and Neighborhood Stabilization Officers will be key to organizing community members around safety initiatives, identifying local needs, and co-developing responses. Organizations like Cure Violence and ULSTL bring experience in violence interruption, restorative justice, and community-rooted safety programs. CPTED experts and public infrastructure contractors are essential to auditing and implementing design-based interventions.

Sources of Funding

- City of St. Louis Capital Improvements Fund
- City of St. Louis Public Safety Sales Tax revenues (Prop P)
- HUD Community Development Block Grants (CDBG)
- Department of Justice (DOJ) Byrne Criminal Justice Innovation Program
- Safe Streets and Roads for All (SS4A) – U.S. DOT
- Violence Intervention Program funding (DOJ)
- American Rescue Plan Act (ARPA)
- Reconnecting Communities Pilot Program (USDOT)
- Lighting infrastructure funding via Infrastructure Investment and Jobs Act (IIJA)
- Philanthropic organizations supporting public safety and environmental justice

Specific Programs

- HUD Community Safety Initiative (CSI)
- Byrne Criminal Justice Innovation Program (DOJ)
- Urban Safety Initiative – National Institute of Justice (NIJ)
- St. Louis Cure Violence initiative
- Missouri Crime Prevention Grant Program
- ARPA-funded Public Safety Infrastructure Improvements (local set-asides)
- SS4A – Safe Streets Action Plans and

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Implementation Grants
- Rebuilding American Infrastructure with Sustainability and Equity (RAISE)
- Urban Greening and Lighting Pilot programs (through IIJA)

Funding Rationale

The CPTED approach aligns with a growing body of national and federal guidance around addressing root causes of crime through place-based strategies, making this a strong fit for DOJ and HUD programs like CSI and Byrne JAG/Innovation. Lighting audits and enhancements are prime candidates for IIJA infrastructure funds and can be tied to broader pedestrian safety initiatives eligible under SS4A or RAISE. If street-level changes are linked with violence prevention, community programming, and employment opportunities for residents, the project can also tap into ARPA or Missouri Crime Prevention Grants. Integrating public health and safety data can make it competitive for Cure Violence expansion and other holistic safety frameworks.

COL-50.1

Identify and address crime-prone areas to create a safer, more welcoming neighborhood in Columbus Square.

OBJECTIVE: COL-50.1

Primary Core Topic: Transportation & Mobility (Connectivity)

Secondary Core Topic:

Climate and Environment

Type: Physical, Land Use / Zoning

Timeframe: Medium, Long

Implementation Partners

- Board of Public Service (BPS)
- Community Development Administration (CDA)
- Downtown Neighborhood Association
- Historic Tax Credits
- Incarnate Word Foundation
- Justine Petersen
- Local developers and architects
- Neighborhood stabilization officers (NSOs)
- Regional Arts Commission of St. Louis (RAC)
- St Louis Development Corporation (SLDC)
- St. Louis Development Corporation (SLDC)
- St. Louis Planning and Urban Design Agency (PDA)
- St. Louis Vacancy Collaborative
- St. Louis Zoning Section / Building Division
- Urban Reach STL (Property Owner)
- US Department of Housing and Urban Development (HUD)

Implementation Partners Rationale

Successful implementation of this project will require a collaborative partnership between public agencies, community-based organizations, funders, and technical experts. Urban Reach STL, as the property owner and lead implementing organization, is at the center of this effort. Community Development Administration (CDA) and St. Louis Development Corporation (SLDC) bring essential capacity related to housing, neighborhood development, and access to financial tools such as tax incentives and grants. HUD plays a vital federal role through its housing-focused programs and funding mechanisms.

Local partners like the Downtown Neighborhood Association, St. Louis Vacancy Collaborative, and Neighborhood Stabilization Officers (NSOs) can provide community insights, grassroots outreach, and support in navigating housing code and vacancy-related hurdles. Technical agencies—including the Board of Public Service (BPS), Planning and Urban Design Agency (PDA), St. Louis Zoning Section, and Building Division—are key for guiding compliance, permitting, and design approvals.

Philanthropic and financial institutions such as Justine Petersen, the Incarnate Word Foundation, and the Regional Arts Commission (RAC) contribute funding, technical assistance, and programming support—particularly around small business development, creative placemaking, and equitable finance. In combination with local developers and architects, these partnerships will help ensure the redevelopment is context-sensitive, financially sustainable, and aligned with community needs.

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Sources of Funding

- American Rescue Plan Act (ARPA)
- Community Development Administration (CDA)
- Community Development Block Grant (CDBG)
- Historic Tax Credits
- Incarnate Word Foundation
- Justine Petersen
- Land Clearance for Redevelopment Authority (LCRA) support
- Philanthropic planning and design grants
- Regional Arts Commission of St. Louis (RAC)
- St Louis Development Corporation (SLDC)
- Tax Increment Financing (TIF)
- Urban Reach STL (Property Owner)
- Urban Redevelopment Corporations (Chapter 353)
- US Department of Housing and Urban Development (HUD)

Specific Programs

- American Rescue Plan Act (ARPA)
- Build to Scale (B2S) Program
- Chapter 353
- Choice Neighborhoods Grant (CDA)
- Community Development Block Grant (CDBG)
- Community Development Block Grant (CDBG) (HUD)
- Community Improvement Districts (CID)
- Direct Appropriations
- Direct Appropriations
- Emergency Solutions Grant (ESG)
- Empowerment Zone
- Federal Brownfield Cleanup Grants
- Federal Historic Preservation Tax Incentives (Federal HTC)
- FHA 221(d)(4) Mortgage Insurance (FHA Loan)
- Greenhouse Gas Reduction Fund (GGRF)
- HOME Investment Partnership Program (HOME)
- Housing Opportunities for Persons with AIDS (HOPWA)
- Industrial Development Bonds (Chapter 100)
- Land Clearance for Redevelopment Law (Chapter 99)
- Low Income Housing Tax Credits (LIHTC)
- Missouri Affordable Housing Assistance Program (AHAP)
- Missouri Brownfields Remediation Program
- Missouri Historic Preservation Tax Credit Program (State HTC)
- Missouri Housing Trust Fund (MHTF)
- Missouri Works Program
- National Housing Trust Fund (NHTF)
- New Market Tax Credits (NMTC)
- Opportunity Zones
- Philanthropic Equity
- Port Improvement Districts (Chapter 68)
- Property Assessed Clean Energy (PACE)
- Rams Settlement Funding
- Reconnecting Communities Pilot Grant Program
- Section 108 Loan Guarantee Program
- State Supplemental Tax Increment Financing (State TIF or Super TIF)
- Tax Increment Financing (TIF)
- Transportation Development Districts (TDD)
- Transportation Infrastructure Finance and Innovation Act (TIFIA)
- Urban Redevelopment Corporations (Chapter 353)
- Waive City Project Fees / Expediting Approvals

Funding Rationale

A wide array of funding sources and financing tools can support the adaptive reuse of 1127 N. 9th St., advancing Urban Reach STL's vision for a vibrant, community-driven facility. Public funding options such as the Community Development Block Grant (CDBG), Section 108 Loan Guarantee Program, and HOME Investment Partnership Program (administered via HUD and the Community Development Administration) offer foundational support for building rehabilitation, affordable housing components, and social service programming. Targeted tools such as Historic Tax Credits (federal and state), Chapter 353 Urban Redevelopment Corporations, and Tax Increment Financing (TIF) can incentivize private investment while preserving architectural character.

Philanthropic equity, design grants, and contributions from organizations such as the Incarnate Word Foundation, Regional Arts Commission (RAC), and Justine Petersen can bolster pre-development work, planning, and support programming for youth and families. In addition, resources like New Markets Tax Credits (NMTC), Opportunity Zones, and Missouri Works provide further incentives for investment in historically disinvested areas. Environmentally focused funds—such as the Greenhouse Gas Reduction Fund (GGRF) and PACE financing—may support sustainability improvements. Coupled with programs

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like the Reconnecting Communities Pilot Grant and ARPA, these tools can deliver meaningful, multi-sector investment to ensure the long-term viability and community benefit of the redeveloped site.

Funding & Implementation Phasing

OBJECTIVE: COL-50.1
Funding & Implementation Phasing

	Phase	Description	Timeline
1	**Visioning & Community Engagement**	Urban Reach STL leads stakeholder engagement with residents, youth, educators, and service providers to co-define the programmatic goals and community needs. Identify partnerships for workforce training, youth enrichment, and family services.	Year 1
2	**Predevelopment & Design Planning**	Secure site control, conduct structural assessments, and begin architectural designs focused on adaptive reuse, ADA compliance, sustainability, and multi-use flexibility. Develop use program for ground-floor activation and upper-story offices/classrooms.	Year 1-2
3	**Capital Stacking & Preconstruction**	Assemble layered financing strategy using CDBG, ARPA, Historic Tax Credits, NMTC, philanthropic grants (e.g., RAC, Incarnate Word Foundation), and private funds. Apply for permits, abatement, and secure project approval from LCRA/SLDC.	Year 2
4	**Construction & Fit-Out**	Launch phased rehab of the structure, prioritizing exterior repairs, core systems (HVAC, electric), accessibility upgrades, and community-use buildout. Include public art, mural installations, and green infrastructure as funding allows.	Year3
5	**Facility Opening & Initial Activation**	Host soft launch and grand opening. Begin pilot programming in partnership with nonprofits, local schools, and youth orgs. Evaluate early use and gather feedback for iteration.	Year 4
6	**Ongoing Programming & Operations**	Formalize partnerships, schedule year-round programming, and pursue additional grants or sponsorships to sustain operations. Develop metrics for community impact and long-term growth.	Year 5 onward

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Hyde Park
Funding & Implementation

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HP-10.1

Promote a mix of housing at all economic levels that respects the historic district ordinance and complements the design and architecture of existing and historic buildings.

OBJECTIVE: HP-10.1

Primary Core Topic: Housing and Vacancy

Secondary Core Topic:

- Historic Preservation, Architecture, Landscape Design, & Urban Design; Climate and Environment

Type: Policy, Programming

Timeframe: Short, Medium

Implementation Partners

- Community Builders Network of Metro St. Louis
- Cultural Resources Office (CRO)
- DeSales Community Development
- Habitat for Humanity Saint Louis
- Hyde Park Neighborhood Association
- LRA (Land Reutilization Authority)
- Rebuilding Together St. Louis
- Rise Community Development
- St. Louis City Planning and Urban Design Agency

Implementation Partners Rationale

The Cultural Resources Office (CRO) is essential for enforcement and permitting aligned with the historic district standards. The Planning and Urban Design Agency helps with zoning and land use alignment, while the Hyde Park Neighborhood Association ensures that community interests and aesthetics are represented. Community development organizations such as DeSales, Rise, and Habitat for Humanity are well-positioned to deliver affordable housing consistent with historic character. The LRA owns vacant properties and can help steer them toward appropriate redevelopment. Groups like Rebuilding Together support low-income homeowners in preserving historic housing stock.

Sources of Funding

- Affordable Housing Trust Fund (AHTF)
- American Rescue Plan Act (ARPA)
- Community Development Block Grant (CDBG)
- Federal Historic Preservation Tax Incentives
- Low-Income Housing Tax Credits (LIHTC)
- Missouri Historic Preservation Tax Credit
- Private foundation grants (e.g., Enterprise Community Partners, Local Initiatives Support Corporation

Specific Programs

- AHTF Housing Production Funding
- ARPA-funded Housing Rehabilitation
- CDBG Housing Stabilization Programs
- CRO's Pre-Approved Design Guidelines
- Historic Tax Credit Program
- Hyde Park Historic District Ordinance Enforcement
- LRA Homeownership Assistance

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HP-11.1

Continue to stabilize the housing in the neighborhood, prioritizing the areas around Hyde Park and Windsor Park.

OBJECTIVE: HP-11.1

Primary Core Topic: Housing and Vacancy

Secondary Core Topic:

- Historic Preservation, Architecture, Landscape Design, & Urban Design

Type: Physical, Programming

Timeframe: Short, Medium, Long

Implementation Partners

- DeSales Community Development
- Habitat for Humanity Saint Louis
- Hyde Park Neighborhood Association
- Land Reutilization Authority (LRA)
- Rebuilding Together St. Louis
- Rise Community Development
- St. Louis Affordable Housing Commission
- St. Louis City Building Division
- St. Louis Development Corporation (SLDC)
- Urban League of Metropolitan St. Louis

Implementation Partners Rationale

The SLDC and LRA play key roles in acquiring, managing, and redeveloping vacant and blighted properties—central to stabilizing targeted areas near Hyde Park and Windsor Park. Habitat for Humanity, Rise, and DeSales are experienced in both infill housing and rehab efforts that fit the historic and socioeconomic context of Hyde Park. Rebuilding Together supports low-income homeowners with essential maintenance, helping preserve housing quality. The Neighborhood Association can guide priorities and community engagement, while the Affordable Housing Commission ensures alignment with citywide funding goals. The City Building Division provides oversight for permitting, rehab standards, and enforcement of housing codes.

Sources of Funding

- Affordable Housing Trust Fund (AHTF)
- American Rescue Plan Act (ARPA)
- Community Development Block Grant (CDBG)
- HOME Investment Partnerships Program (HOME)
- Low-Income Housing Tax Credits (LIHTC)
- Missouri Historic Preservation Tax Credit
- Missouri Housing Trust Fund (MHTF)
- Private foundation grants

Specific Programs

- AHTF Affordable Housing Programs
- ARPA Housing Stabilization Funds
- CDBG Housing Rehabilitation
- LIHTC-financed Infill Development
- LRA Property Disposition Program
- Missouri Historic Preservation Tax Credits
- Rebuilding Together Homeowner Repair Assistance

Funding Rationale

Rehabilitating vacant structures, promoting infill development, and supporting existing homeowners require a coordinated blend of public and private funding. Programs like CDBG, AHTF, and ARPA offer flexible capital for repairs, homeowner assistance, and stabilization. LIHTC and HOME are well-suited for new multi-family or infill developments that incorporate affordability. Historic tax credits can incentivize restoration of architecturally significant homes near Hyde Park. These funding sources allow mission-driven developers and homeowners to maintain the neighborhood's historic fabric while expanding housing access, affordability, and long-term stability.

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HP-11.2

Pursue a phased approach to clustering new development efforts around the neighborhood's key assets and corridors, such as Hyde Park, Windsor Park, and Salisbury St.

OBJECTIVE: HP-11.2

Primary Core Topic: Economic Development (Jobs, Employment & Businesses)

Secondary Core Topic:

Housing, "Economic Development (Jobs, Employment & Businesses)", Transportation & Mobility (Connectivity), "Historic Preservation, Architecture, Landscape Design & Urban Design", "Sustainability, Climate Resiliency, Mitigation, Adaptation"

Type: Catalyst Project, Community Priority

Timeframe: Short, Medium, Long

Implementation Partners

- Affordable Housing Trust Fund (AHTF) Coalition
- Beyond Housing
- Dream Builders 4 Equity (DB4E)
- Habitat for Humanity
- Hyde Park Neighborhood Association
- Jubilee Community Development Corporation
- Mission: St. Louis Minor Home Repair Program
- Missouri Housing Development Commission (MHDC)
- Private Developers
- Rebuilding Together St. Louis
- Rise Community Development
- St. Joseph Housing Initiative
- Sustainable Housing & Equitable Development (SHED)

Implementation Partners Rationale

A wide range of implementation partners will be vital to successfully executing a phased redevelopment strategy around Hyde Park's key assets and corridors. Organizations like Beyond Housing, Dream Builders 4 Equity (DB4E), Habitat for Humanity, Rebuilding Together St. Louis, and the St. Joseph Housing Initiative bring hands-on experience in housing construction, minor home repairs, and community engagement. The Mission: St. Louis Minor Home Repair Program further complements this work by helping existing residents remain in place through critical home upgrades. Jubilee Community Development Corporation, Rise Community Development, and Sustainable Housing & Equitable Development (SHED) add capacity for planning, financing, and implementing equitable development projects. Private developers, supported by incentives and coordination from public entities, can help realize mixed-income and mixed-use infill opportunities. The Affordable Housing Trust Fund (AHTF) Coalition ensures that affordable housing goals remain central, while the Missouri Housing Development Commission (MHDC) plays a key role in deploying tax credits and financing tools. Lastly, the Hyde Park Neighborhood Association ensures that the vision and voice of the community remain a guiding force throughout the implementation process.

Sources of Funding

- Affordable Housing Trust Fund
- Community Development Administration (CDA)
- Missouri Housing Development Commission (MHDC)
- Private Investors
- St Louis Development Corporation (SLDC)
- St. Louis Community Foundation
- US Department of Housing and Urban Development (HUD)
- Specific Programs

Specific Programs

- American Rescue Plan Act (ARPA)
- Build to Scale (B2S) Program
- Community Development Block Grant (CDBG)
- Community Development Grant (CDA)
- Community Improvement Districts (CID)
- Direct Appropriations
- Emergency Solutions Grant (ESG)

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- Empowerment Zone
- Federal Brownfield Cleanup Grants
- Federal Historic Preservation Tax Incentives (Federal HTC)
- FHA 221(d)(4) Mortgage Insurance (FHA Loan)
- Greenhouse Gas Reduction Fund (GGRF)
- HOME Investment Partnerships Program (CDA)
- Housing Opportunities for Persons with AIDS (HOPWA)
- Industrial Development Bonds (Chapter 100)
- Land Clearance for Redevelopment Law (Chapter 99)
- Low Income Housing Tax Credits (LIHTC) (MHDC)
- Missouri Affordable Housing Assistance Program (AHAP)
- Missouri Brownfields Remediation Program
- Missouri Historic Preservation Tax Credit Program (State HTC)
- Missouri Housing Trust Fund (MHTF)
- Missouri Works Program
- National Housing Trust Fund (NHTF)
- Neighborhood Capacity Building Grant Administration (CDA)
- New Market Tax Credits (NMTC)
- Opportunity Zones
- Philanthropic Equity
- Port Improvement Districts (Chapter 68)
- Property Assessed Clean Energy (PACE)
- Proposition Neighborhood Stabilization (Prop NS) Program
- Rams Settlement Funding
- Reconnecting Communities Pilot Grant Program
- Section 108 Loan Guarantee Program
- State Supplemental Tax Increment Financing (State TIF or Super TIF)
- Tax Increment Financing (TIF)
- Transportation Development Districts (TDD)
- Transportation Infrastructure Finance and Innovation Act (TIFIA)
- Urban Redevelopment Corporations (Chapter 353)
- Waive City Project Fees / Expediting Approvals

Funding Rationale

To support a phased approach to development around Hyde Park's key assets and corridors, a layered financing strategy will be essential. Public funding sources like the Community Development Administration (CDA), St. Louis Development Corporation (SLDC), and the Affordable Housing Trust Fund can provide foundational investment through Community Development Block Grants (CDBG), HOME Investment Partnerships, and Neighborhood Capacity Building grants. Low-Income Housing Tax Credits (LIHTC) administered by Missouri Housing Development Commission (MHDC), alongside Federal and State Historic Tax Credits, offer crucial incentives for affordable and preservation-focused development. Site preparation and remediation can be financed via Brownfield Cleanup Grants and the Missouri Brownfields Remediation Program, while Tax Increment Financing (TIF) and Community Improvement Districts (CID) can support infrastructure and public realm improvements. Complementary sources such as Philanthropic Equity, Private Investors, and the St. Louis Community Foundation can fill funding gaps, especially in early-stage design and programming. Federal programs like ARPA, Opportunity Zones, and the Reconnecting Communities Pilot offer additional tools to attract investment to catalytic sites, while Direct Appropriations, State TIF, and Greenhouse Gas Reduction Fund (GGRF) can further align redevelopment with resilience and equity goals.

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Funding & Implementation Phasing

OBJECTIVE: HP-11.2
Funding & Implementation Phasing

	Phase	Description	Timeline
1	**Asset Mapping & Community Prioritization**	Identify key neighborhood assets (parks, schools, churches, commercial nodes) and work with residents and community organizations to prioritize opportunity sites along Salisbury St, near Hyde Park and Windsor Park. Use planning tools and walk audits to document opportunities.	Year 1
2	**Predevelopment Coordination & Infrastructure Planning**	Partner with MHDC, CDA, and private developers to align infrastructure investments (e.g., roads, lighting, water/sewer) that support clustered development. Advance zoning updates, site control, and subdivision/planning approvals for target parcels.	Year 1-2
3	**Pilot Development Projects**	Launch initial catalytic housing or mixed-use developments near Hyde Park and Windsor Park, leveraging LIHTC, AHAP, HOME, and private investment. Prioritize vacant and LRA-owned lots for clustered reuse. Monitor performance and community feedback.	Year 2-3
4	**Broader Cluster Build-Out**	Expand successful pilot strategies along Salisbury St and other key corridors, with a focus on walkability, mixed-income housing, and local business activation. Implement complementary green space or mobility projects to reinforce corridor quality.	Year 4-5
5	**Program Integration & Sustainability**	Coordinate supportive services (home repair, youth programs, workforce training) to reinforce long-term stability. Monitor metrics related to affordability, occupancy, and resident satisfaction. Reinvest in deferred maintenance and long-term upkeep.	Year 6 onward

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HP-20.1

Make improvements to Salisbury St, the neighborhood's "Main Street," and promote its development as a vibrant corridor to attract new residents, businesses, and visitors.

OBJECTIVE: HP-20.1

Primary Core Topic: Economic Development (Jobs, Employment & Businesses)

Secondary Core Topic:

- Housing, "Economic Development (Jobs, Employment & Businesses)", Transportation & Mobility (Connectivity), "Historic Preservation, Architecture, Landscape Design & Urban Design", "Sustainability, Climate Resiliency, Mitigation, Adaptation"

Type: Catalyst Project, Community Priority

Timeframe: Short, Medium, Long

Implementation Partners

- East-West Gateway Council of Governments (EWGCOG)
- Explore St. Louis
- Great Rivers Greenway (GRG)
- Greater St. Louis, Inc.
- Hyde Park Neighborhood Association (HPNA)
- Missouri Department of Transportation (MoDOT)
- National Geospatial-Intelligence Agency (NGA)
- Regional Arts Commission of St. Louis (RAC)
- St. Louis Art Place Initiative
- St. Louis Arts Chamber of Commerce
- St. Louis Association Of Community Organizations (SLACO)
- STLMade
- Urban Strategies, Inc. (USI)

Implementation Partners Rationale

Successfully transforming Salisbury Street into a vibrant, accessible, and culturally rich corridor will depend on a broad coalition of implementation partners with expertise in planning, infrastructure, community development, arts, and regional promotion. The Hyde Park Neighborhood Association (HPNA) and Urban Strategies, Inc. (USI) can lead engagement with residents and coordinate neighborhood-level planning. East-West Gateway Council of Governments (EWGCOG) and Missouri Department of Transportation (MoDOT) are critical for transportation improvements and corridor planning, while Great Rivers Greenway (GRG) can support active mobility enhancements and green infrastructure. Cultural and artistic programming along the corridor can be strengthened by partners such as the Regional Arts Commission (RAC), St. Louis Arts Chamber of Commerce, and St. Louis Art Place Initiative, all of which have experience fostering community-centered public art and creative placemaking. Meanwhile, organizations like Greater St. Louis, Inc., STLMade, and Explore St. Louis can help amplify the corridor's appeal to businesses, investors, and visitors. The National Geospatial-Intelligence Agency (NGA) — a nearby anchor institution — also has a strategic role to play in supporting equitable neighborhood development in its surrounding areas. Finally, umbrella organizations such as SLACO can help coordinate efforts across neighborhood associations to ensure cohesive and sustained progress.

Sources of Funding

- Alliance Credit Union
- Alltru Credit Union
- Arch Grants
- Community Development Administration (CDA)
- East-West Gateway Council of Governments (EWGCOG)
- IFF
- IICDC
- Incarnate Word Foundation
- Justine Petersen
- Missouri Department of Economic Development (MoDED)
- Missouri Department of Transportation (MoDOT)
- Rise CDFI
- St Louis Development Corporation (SLDC)
- St. Louis CDFI Coalition
- St. Louis Community Credit Union

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- St. Louis Community Foundation
- St. Louis Economic Development Partnership
- U.S. Environmental Protection Agency (EPA)
- Urban Strategies, Inc. (USI)
- US Department of Housing and Urban Development (HUD)
- Ward Capital

Specific Programs

- Advanced Industrial Manufacturing Zones (AIM Zones)
- American Rescue Plan Act (ARPA)
- Build to Scale (B2S) Program
- Community Development Grant (CDA)
- Community Improvement Districts (CID)
- Direct Appropriations
- Emergency Solutions Grant (ESG)
- Empowerment Zone
- Enhanced Enterprise Zone (EEZ)
- Federal Brownfield Cleanup Grants
- Great Streets Initiative (EWGCOG)
- Greenhouse Gas Reduction Fund (GGRF)
- HOME Investment Partnership Program (HOME)
- Housing Opportunities for Persons with AIDS (HOPWA)
- Industrial Development Bonds (Chapter 100)
- Land Clearance for Redevelopment Law (Chapter 99)
- Low Income Housing Tax Credits (LIHTC)
- Missouri Affordable Housing Assistance Program (AHAP)
- Missouri Brownfields Remediation Program (MoDED)
- Missouri Housing Trust Fund (MHTF)
- Missouri Works Program
- National Housing Trust Fund (NHTF)
- Neighborhood Capacity Building Grant Administration (CDA)
- Neighborhood Plan Implementation NOFA (CDA)
- New Market Tax Credits (NMTC)
- Opportunity Zones
- Philanthropic Equity
- Port Improvement Districts (Chapter 68)
- Prop P (2013) Extensions
- Property Assessed Clean Energy (PACE)
- Rams Settlement Funding
- Reconnecting Communities Pilot Grant Program (USDOT)
- Section 108 Loan Guarantee Program
- State Supplemental Tax Increment Financing (State TIF or Super TIF)
- Tax Increment Financing (TIF)
- Transportation Development Districts (TDD)
- Transportation Infrastructure Finance and Innovation Act (TIFIA)
- Urban Redevelopment Corporations (Chapter 353)
- Waive City Project Fees / Expediting Approvals
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Funding Rationale

Revitalizing Salisbury Street as a vibrant, mixed-use corridor will require coordinated use of diverse funding sources that support infrastructure improvements, business development, and community amenities. Public funds through the Community Development Administration (CDA) and St. Louis Development Corporation (SLDC), along with state-level incentives from MoDED and MoDOT, can activate programs such as Community Development Block Grants (CDBG), Neighborhood Capacity Building Grants, and Enhanced Enterprise Zones (EEZ) to support planning and infrastructure upgrades. East-West Gateway's Great Streets Initiative can guide design and implementation with a focus on multimodal safety and place-making. Financing tools like New Market Tax Credits (NMTC), TIF, CIDs, and Section 108 Loan Guarantees can attract private development, while CDFIs such as Rise CDFI, Justine Petersen, and St. Louis Community Credit Union can provide flexible capital for small businesses. Philanthropic equity from institutions like the Incarnate Word Foundation, St. Louis Community Foundation, and others can fill critical funding gaps, while federal and state tax credits—such as LIHTC, historic tax credits, and brownfield remediation programs—can make mixed-use and adaptive reuse projects financially feasible. These funding streams, together with emerging federal opportunities like the Reconnecting Communities Pilot Grant Program and the Build to Scale Program, create a layered approach that can advance Salisbury Street as a dynamic commercial spine for the Hyde Park neighborhood.

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Funding & Implementation Phasing

OBJECTIVE: HP-20.1
Funding & Implementation Phasing

	Phase	Description	Timeline
1	**Visioning, Community Engagement & Branding**	Collaborate with residents, businesses, and organizations like HPNA and Trailnet to define a shared vision for Salisbury Street. Develop branding and design guidelines that reflect the neighborhood's identity. Survey vacant storefronts, conduct business roundtables, and identify physical and economic improvement opportunities.	Year 1
2	**Infrastructure Planning & Design**	Advance street redesign plans that address lighting, pedestrian safety, curb appeal, ADA accessibility, and green infrastructure. Align with MoDOT, GRG, and EWGCOG to coordinate investments. Initiate site planning for gateway nodes and priority storefronts. Apply for funding such as TAP, TDD, CID formation, and SS4A.	Year 1-2
3	**Streetscape & Façade Improvements**	Construct physical improvements along Salisbury including new sidewalks, street trees, benches, crosswalks, lighting, and traffic calming. Launch façade enhancement grants and signage upgrades for local businesses. Prioritize blocks with existing activity near Hyde Park and Windsor Park.	Year 2-3
4	**Business Activation & Programming**	Attract new small businesses through partnerships with Rise CDFI, SLDC, and credit unions. Host pop-up retail, markets, and festivals to generate foot traffic. Leverage support from Arch Grants, IFF, and St. Louis CDFI Coalition to assist entrepreneurs and incubators.	Year 3-5
5	**Maintenance, Promotion & Long-Term Stewardship**	Form a corridor management entity or business district association to maintain public realm improvements, support events, and track progress. Continue engaging residents, measure economic impact, and reinvest revenue from CIDs or commercial property taxes.	Year 6 onward

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HP-30.1

Improve the walkability between Salisbury St, Hyde Park, and Windsor Park to promote safe connections to neighborhood assets and resources while improving access for children, seniors, and those less mobile

OBJECTIVE: HP-30.1

Primary Core Topic: Transportation & Mobility (Connectivity)

Secondary Core Topic:

"Historic Preservation, Architecture, Landscape Design & Urban Design", "Sustainability, Climate Resiliency, Mitigation, Adaptation"

Type: Catalyst Project, Physical

Timeframe: Medium

Implementation Partners

- Hyde Park Neighborhood Association (HPNA)
- Great Rivers Greenway (GRG)
- Trailnet
- Open Space STL
- Missouri Department of Transportation (MoDOT)
- Federal Highway Administration (FHWA)

Implementation Partners Rationale

To support the implementation of HP 30.1, a strong coalition of place-based and mobility-oriented partners can guide efforts to improve walkability between Salisbury St, Hyde Park, and Windsor Park. The Hyde Park Neighborhood Association (HPNA) brings essential local insight and community engagement, ensuring infrastructure upgrades align with resident priorities and accessibility needs. Great Rivers Greenway (GRG) and Trailnet contribute design expertise and advocacy in greenway development and safe streets planning, helping ensure that new connections are vibrant, multimodal, and climate-resilient. Open Space STL offers experience in activating underutilized land and incorporating public space into neighborhood revitalization. At the regional and state level, MoDOT and the Federal Highway Administration (FHWA) play pivotal roles in technical oversight, funding alignment, and ensuring compliance with roadway and safety standards. This integrated partnership framework strengthens the project's capacity to deliver inclusive, sustainable, and connected mobility infrastructure for all Hyde Park residents.

Sources of Funding

- Community Development Administration (CDA)
- East-West Gateway Council of Governments (EWGCOG)
- Great Rivers Greenway (GRG)
- Missouri Department of Transportation (MoDOT)
- St Louis Development Corporation (SLDC)
- St. Louis Community Foundation
- Trailnet partnerships
- U.S. Department of Transportation (USDOT)

Specific Programs

- Advanced Industrial Manufacturing Zones (AIM Zones)
- American Rescue Plan Act (ARPA)
- Build to Scale (B2S) Program
- Community Development Grant (CDA)
- Community Improvement Districts (CID)
- Congestion Mitigation and Air Quality (CMAQ) Program (MoDOT, EWGCOG)
- Direct Appropriations
- Empowerment Zone
- Federal Brownfield Cleanup Grants
- Greenhouse Gas Reduction Fund (GGRF)
- Missouri Brownfields Remediation Program
- Neighborhood Capacity Building Grant Administration (CDA)
- Neighborhood Transformation Grants (CDA)
- Philanthropic Equity
- Port Improvement Districts (Chapter 68)
- Prop P (2013) Extensions
- Rams Settlement Funding
- Reconnecting Communities Pilot Grant Program

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- Safe Streets and Roads for All (SS4A) Grant Program (USDOT)
- Section 108 Loan Guarantee Program
- State Supplemental Tax Increment Financing (State TIF or Super TIF)
- Surface Transportation Block Grant Program (STBG) (FHWA, EWGCOG)
- Tax Increment Financing (TIF)
- Transportation Alternatives Program (TAP) (MoDOT, EWGCOG)
- Transportation Development Districts (TDD)
- Transportation Infrastructure Finance and Innovation Act (TIFIA)
- Urban Redevelopment Corporations (Chapter 353)
- Waive City Project Fees / Expediting Approvals

Funding Rationale

To support HP 30.1: Improve the walkability between Salisbury St, Hyde Park, and Windsor Park, a range of funding sources and programs can be leveraged to enhance pedestrian safety and mobility infrastructure. Core support may come from the Community Development Administration (CDA) and St. Louis Development Corporation (SLDC) through Community Development Block Grants and Neighborhood Transformation Grants. Federal and state transportation dollars—such as the Safe Streets and Roads for All (SS4A) program, Surface Transportation Block Grants (STBG), and the Transportation Alternatives Program (TAP)—can provide critical resources for sidewalk, crosswalk, and traffic-calming upgrades, in partnership with MoDOT, USDOT, and East-West Gateway Council of Governments (EWGCOG). Additional support for green and climate-resilient infrastructure may be accessed via the Greenhouse Gas Reduction Fund (GGRF) and Federal Brownfield Cleanup Grants, where applicable. Great Rivers Greenway (GRG) and Trailnet can offer strategic partnerships and potentially align capital support for accessible trails and multimodal improvements. Resources such as Congestion Mitigation and Air Quality (CMAQ) funds, Port Improvement Districts, CID financing, State TIF, and philanthropic equity can help fill funding gaps and ensure comprehensive improvements. Collectively, these tools and programs support a phased strategy to make walking between neighborhood assets safer, more inviting, and inclusive for residents of all ages and abilities.

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Funding & Implementation Phasing

OBJECTIVE: HP-30.1
Funding & Implementation Phasing

	Phase	Description	Timeline
1	**Community Input & Route Assessment**	Conduct public engagement to identify priority walking routes and barriers to access, especially for youth, seniors, and people with limited mobility. Partner with HPNA, Trailnet, and GRG to gather feedback on lighting, sidewalks, and safety needs. Map high-traffic pedestrian corridors and evaluate ADA compliance.	Year 1
2	**Design Safe Streets Upgrades**	Collaborate with MoDOT, GRG, and FHWA to design upgrades such as curb extensions, marked crosswalks, pedestrian lighting, bump-outs, and sidewalk repair. Identify opportunities to integrate green infrastructure, wayfinding signage, and placemaking. Submit funding applications (e.g., TAP, CMAQ, SS4A).	Year 1-2
3	**Phased Construction & Accessibility Enhancements**	Implement pedestrian improvements block-by-block, prioritizing areas around parks, schools, and transit stops. Install benches, lighting, street trees, and ADA curb ramps. Ensure Safe Routes to Parks and Schools are addressed. Leverage CDA and USDOT funding streams.	Year 2-3
4	**Community Programming & Activation**	Launch initiatives like walk audits, intergenerational walking clubs, art crosswalks, and safety education campaigns. Work with Open Space STL and STLNF to encourage stewardship and programming of new public spaces.	Year 3-4
5	**Ongoing Maintenance & Data Tracking**	Create a neighborhood-level plan for sidewalk and lighting maintenance. Use data from Trailnet and FHWA studies to monitor safety, accessibility, and pedestrian volumes over time. Advocate for continued investment and stewardship.	Year 4 onward

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HP-30.2

Continue to stabilize the housing in the neighborhood, prioritizing the areas around Hyde Park and Windsor Park.

OBJECTIVE: HP-30.2

Primary Core Topic: Transportation & Mobility (Connectivity)

Secondary Core Topic:

- Sustainability, Climate Resiliency, Mitigation, & Adaptation

Type: Physical

Timeframe: Medium, Long

Implementation Partners

- Bi-State Development / Metro
- City of St. Louis Planning & Urban Design Agency
- Cultural Resources Office (CRO)
- Downtown STL, Inc.
- Great Rivers Greenway
- Hyde Park Neighborhood Association
- LRA / SLDC (for vacant parcel reuse)
- Missouri Department of Transportation (MoDOT)
- St. Louis City Streets Department
- Trailnet

Implementation Partners Rationale

The Streets Department will lead on the design and engineering of Branch Street upgrades, coordinating traffic calming, sidewalks, and lighting. Great Rivers Greenway and MoDOT are critical regional partners for integrating this effort into broader trail and highway networks, particularly due to proximity to the McKinley Bridge Bikeway and Riverfront Trail. Trailnet will assist in bike/pedestrian planning and advocacy. The Hyde Park Neighborhood Association ensures community input is prioritized, and the Cultural Resources Office provides guidance if historic properties are reused. SLDC and the LRA can manage disposition or redevelopment of vacant parcels for pocket parks or cyclist amenities.

Sources of Funding

- American Rescue Plan Act (ARPA)
- Community Development Block Grant (CDBG)
- Federal Recreational Trails Program
- Great Rivers Greenway funding
- Missouri Department of Natural Resources (MoDNR) Grants
- Rams Settlement Funds
- State and Federal Historic Preservation Tax Credits (for reuse of historic properties)
- Surface Transportation Block Grant (STBG)
- Transportation Alternatives Program (TAP)

Specific Programs

- ARPA
- CDBG
- Great Rivers Greenway Partnership Projects
- MoDNR Trail Grants
- Recreational Trails Program
- STBG
- TAP

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HP-30.3

Make upgrades to the intersection at Salisbury St and N 11th St to improve safety and mobility

OBJECTIVE: HP-30.3

Primary Core Topic: Transportation & Mobility (Connectivity)

Secondary Core Topic:

- Sustainability, Climate Resiliency, Mitigation, & Adaptation

Type: Physical

Timeframe: Short, Medium

Implementation Partners

- City of St. Louis Planning & Urban Design Agency
- East-West Gateway Council of Governments (EWGCOG)
- Hyde Park Neighborhood Association
- Metro Transit (Bi-State Development)
- Missouri Department of Transportation (MoDOT)
- St. Louis City Office of Disability
- St. Louis City Streets Department
- Trailnet

Implementation Partners Rationale

The City Streets Department will manage design and construction, with MoDOT playing a key role given proximity to I-70. Trailnet supports community advocacy and can help design bike/pedestrian safety features. The Hyde Park Neighborhood Association ensures resident input and neighborhood alignment. The Office of Disability ensures full ADA compliance in upgrades. EWGCOG is important for regional coordination and access to federal transportation funding streams. Metro Transit may be involved if bus stop enhancements are required nearby.

Sources of Funding

- American Rescue Plan Act (ARPA)
- Community Development Block Grant (CDBG)
- Congestion Mitigation and Air Quality (CMAQ) Program
- Highway Safety Improvement Program (HSIP)
- Surface Transportation Block Grant (STBG)
- Transportation Alternatives Program (TAP)

Specific Programs

- ARPA
- CDBG
- CMAQ
- HSIP
- STBG
- TAP

Funding Rationale

This project is eligible for federal and state transportation and safety funding aimed at reducing accidents and enhancing multi-modal access. Programs like HSIP directly fund improvements at crash-prone intersections. TAP and STBG support infrastructure for pedestrians, cyclists, and safer street designs. ARPA and CDBG offer flexible local funding for lighting, signage, and ADA accessibility. The intersection's location near a major highway makes it suitable for CMAQ funding to reduce congestion and emissions by improving flow and non-vehicular options. Together, these programs provide a well-rounded funding base to implement comprehensive and equitable intersection redesign.

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HP-30.4

Extend the Brickline Greenway into and through Hyde Park to improve connections to the neighborhood and beyond.

OBJECTIVE: HP-30.4

Primary Core Topic: Transportation & Mobility (Connectivity)

Secondary Core Topic:

- Arts, Culture, & Community Assets and Programs (Educational, Recreational, Institutional, & Emergency)

Type: Physical, Programming

Timeframe: Medium, Long

Implementation Partners

- City of St. Louis Parks, Recreation & Forestry Department
- City of St. Louis Planning & Urban Design Agency
- College Hill Neighborhood Association
- East-West Gateway Council of Governments (EWGCOG)
- Great Rivers Greenway
- Hyde Park Neighborhood Association
- Missouri Department of Transportation (MoDOT)
- St. Louis Development Corporation (SLDC)
- Trailnet

Implementation Partners Rationale

Great Rivers Greenway is the lead agency for regional greenway development and will spearhead planning, funding, and coordination. The City's Parks Department and Planning Agency will support integration with local parks and zoning compliance. MoDOT may be involved if the trail intersects or runs adjacent to state roads or bridges. Trailnet supports complete streets and trail advocacy, while SLDC can assist in aligning with redevelopment priorities. Local neighborhood associations in Hyde Park and College Hill will play a key role in ensuring the trail design respects community identity and values. EWGCOG is key for funding access and long-range transportation planning alignment.

Sources of Funding

- American Rescue Plan Act (ARPA)
- Community Development Block Grant (CDBG)
- Congestion Mitigation and Air Quality (CMAQ) Program
- Missouri Department of Natural Resources – Recreational Trails Program
- Private foundation support (e.g., Trailnet, Great Rivers Greenway, Open Space Council)
- Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant
- Surface Transportation Block Grant (STBG)
- Transportation Alternatives Program (TAP)

Specific Programs

- ARPA
- CDBG
- CMAQ
- RAISE
- Recreational Trails Program
- STBG
- TAP

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HP-30.5

Create a safer, better, and more accessible connection to Old North St. Louis via N 14th St.

OBJECTIVE: HP-30.5

Primary Core Topic: Transportation & Mobility (Connectivity)

Secondary Core Topic:

- Arts, Culture, & Community Assets and Programs (Educational, Recreational, Institutional, & Emergency)

Type: Physical

Timeframe: Medium

Implementation Partners

- City of St. Louis Board of Public Service (BPS)
- City of St. Louis Planning & Urban Design Agency
- East-West Gateway Council of Governments (EWGCOG)
- Great Rivers Greenway
- Hyde Park Neighborhood Association
- Old North St. Louis Restoration Group
- St. Louis Development Corporation (SLDC)
- St. Louis Streets Department
- Trailnet

Implementation Partners Rationale

The St. Louis BPS and Streets Department are responsible for street-level infrastructure improvements, while the Planning & Urban Design Agency ensures any design aligns with the city's mobility and neighborhood plans. Trailnet brings complete streets expertise and public advocacy, while Great Rivers Greenway can provide technical and planning assistance given the proximity to trail corridors. SLDC helps align infrastructure upgrades with economic development goals, and EWGCOG is key to unlocking federal funding. Local neighborhood organizations — particularly the Old North St. Louis Restoration Group and Hyde Park Neighborhood Association — will ensure that cultural and community needs are reflected in the project.

Sources of Funding

- American Rescue Plan Act (ARPA)
- Community Development Block Grant (CDBG)
- Congestion Mitigation and Air Quality (CMAQ) Program
- Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant
- Safe Streets and Roads for All (SS4A) Grant
- Surface Transportation Block Grant (STBG)
- Transportation Alternatives Program (TAP)

Specific Programs

- ARPA
- CDBG
- CMAQ
- RAISE
- SS4A
- STBG
- TAP

Funding Rationale

This project enhances multi-modal safety and regional connectivity, making it an ideal candidate for federal and state transportation funding. TAP and CMAQ target pedestrian and bike improvements that reduce car dependency and emissions. SS4A and RAISE support safety upgrades and corridor-based investment in underserved neighborhoods. STBG offers flexible infrastructure funding, while CDBG and ARPA can help fund lighting, signage, and beautification. These combined programs can fully support corridor transformation in terms of mobility, safety, and neighborhood revitalization, helping knit together Hyde Park and Old North as cohesive historic communities.

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HP-31.1

Explore opening Farrar St to two-way traffic and introducing traffic calming measures.

OBJECTIVE: HP-31.1

Primary Core Topic: Transportation & Mobility (Connectivity)

Secondary Core Topic:

- Housing; Economic Development (Jobs, Employment & Businesses)

Type: Physical, Programming

Timeframe: Short, Medium

Implementation Partners

- City of St. Louis Planning & Urban Design Agency
- East-West Gateway Council of Governments (EWGCOG)
- Hyde Park Neighborhood Association
- St. Louis Board of Public Service (BPS)
- St. Louis Development Corporation (SLDC)
- St. Louis Metropolitan Police Department (SLMPD)
- St. Louis Streets Department
- Trailnet

Implementation Partners Rationale

The St. Louis BPS and Streets Department would be responsible for design and implementation of traffic pattern changes and traffic calming infrastructure. SLMPD plays a vital role in enforcement, especially if traffic violations or speeding have been an issue. Planning & Urban Design Agency ensures neighborhood-scaled traffic solutions align with land use and community identity. EWGCOG can support with planning, regional alignment, and funding applications. Trailnet brings complete streets advocacy and best practices in public engagement, while SLDC can link improvements to neighborhood investment strategies. The Hyde Park Neighborhood Association provides critical community insight and input throughout the process.

Sources of Funding

- American Rescue Plan Act (ARPA)
- Community Development Block Grant (CDBG)
- Congestion Mitigation and Air Quality Improvement Program (CMAQ)
- Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant
- Safe Streets and Roads for All (SS4A)
- Surface Transportation Block Grant (STBG)

Specific Programs

- ARPA
- CDBG
- CMAQ
- RAISE
- SS4A
- STBG

Funding Rationale

Opening Farrar Street to two-way traffic and adding traffic calming features supports multiple goals—neighborhood safety, connectivity, accessibility, and equitable investment. SS4A, RAISE, and STBG directly support traffic calming and safer street initiatives. CMAQ is applicable for interventions that reduce emissions, such as calming that encourages walking and biking. CDBG and ARPA can fund infrastructure upgrades and signage that promote safety and resident well-being. These programs collectively support both the capital improvements and the planning needed to ensure a community-supported, data-driven, and equitable redesign of Farrar Street.

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HP-40.1

Establish a Hyde Park Cultural Campus that connects significant landmarks like the former Clay School, former Divoll Branch of the St. Louis Public Library (anticipated future home to The Musaeum Library), and the Most Holy Trinity Church.

OBJECTIVE: HP-40.1

Primary Core Topic: Arts, Culture, & Community Assets and Programs (Educational, Recreational, Institutional, & Emergency)

Secondary Core Topic:

- Historic Preservation, Architecture, Landscape Design, & Urban Design

Type: Land Use / Zoning; Physical; Programming

Timeframe: Medium, Long

Implementation Partners

- City of St. Louis Cultural Resources Office (CRO)
- East-West Gateway Council of Governments
- Great Rivers Greenway
- Hyde Park Neighborhood Association
- Land Reutilization Authority (LRA)
- Missouri Historical Society
- Most Holy Trinity Catholic Church
- Regional Arts Commission (RAC)
- St. Louis Development Corporation (SLDC)
- St. Louis Public Library (SLPL)
- The Musaeum / Hyde Park Atelier

Implementation Partners Rationale

The Hyde Park Neighborhood Association and Hyde Park Atelier (which houses The Musaeum) are key community-based organizations with vision and direct involvement in the cultural assets named. SLPL plays a central role in transitioning the Divoll Library into a vibrant cultural hub. Most Holy Trinity Catholic Church is both a cultural and landowner partner and essential to programming and shared space use. The CRO ensures historic preservation aligns with district standards, while SLDC and LRA can help leverage city-owned land and vacant property around the sites. Great Rivers Greenway and EWGCOG support connectivity and signage components, while the Missouri Historical Society can contribute technical assistance for heritage interpretation and storytelling.

Sources of Funding

- American Rescue Plan Act (ARPA)
- Brownfields Cleanup and Reuse Program
- Community Development Block Grant (CDBG)
- Historic Preservation Tax Credits (State and Federal HTC)
- Missouri Humanities Council
- National Endowment for the Arts (NEA) Grants
- National Trust for Historic Preservation Grants
- New Markets Tax Credits (NMTC)
- Philanthropic Foundations (e.g., Kranzberg Arts Foundation, Mellon Foundation)
- St. Louis Public Arts Fund (via RAC)

Specific Programs

- ARPA
- Brownfields Cleanup and Reuse
- CDBG
- Historic Preservation Tax Credits (HTC)
- Missouri Humanities Council Grants
- NEA Grants
- NMTC
- RAC Public Art Program

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HP-40.2

Develop and promote a strong neighborhood brand and identity that highlights the community's unique arts, culture, history, and architecture to foster local pride and attract visitors.

OBJECTIVE: HP-40.2

Primary Core Topic: Arts, Culture, & Community Assets and Programs (Educational, Recreational, Institutional, & Emergency)

Secondary Core Topic:

- Housing

Type: Physical, Programming

Timeframe: Short, Medium

Implementation Partners

- Cultural Resources Office (CRO)
- Explore St. Louis
- Great Rivers Greenway
- Hyde Park Atelier / The Musaeum
- Hyde Park Neighborhood Association
- Missouri Historical Society
- Neighborhood Artists and Creatives
- Regional Arts Commission (RAC)
- St. Louis ArtWorks
- St. Louis Development Corporation (SLDC)
- St. Louis Public Schools (SLPS)
- Urban Strategies, Inc. (USI)

Implementation Partners Rationale

The Hyde Park Neighborhood Association and Hyde Park Atelier are positioned to lead branding work, with deep community ties and cultural assets to feature. SLDC and Explore St. Louis can help integrate the branding into city-wide economic development and tourism strategies. The Regional Arts Commission and St. Louis ArtWorks are well-equipped to support neighborhood-focused public art and mural programs. CRO ensures new installations respect historic designations. Local schools and youth programs will be vital in creating youth-inclusive storytelling and mural initiatives, while Great Rivers Greenway and Missouri Historical Society contribute to wayfinding and interpretive elements that integrate public art with historic identity.

Sources of Funding

- ARPA - Neighborhood Resiliency Funds
- Community Development Block Grant (CDBG)
- Great Rivers Greenway Community Projects Fund
- Missouri Humanities Council
- National Endowment for the Arts (NEA) Grants
- Neighborhood Beautification Grants (City of St. Louis)
- Philanthropic Support (Kranzberg Arts Foundation, Regional Foundations)
- RAC Artist Support and Public Art Grants
- Tourism Tax Revenue (via Explore St. Louis)

Specific Programs

- CDBG (for signage/public space branding)
- Great Rivers Greenway Grant Programs
- Missouri Humanities Council Grants
- NEA Our Town Program
- RAC Artist Support Grant
- RAC Public Art Initiatives

Funding Rationale

This initiative spans public art, cultural storytelling, historic interpretation, and physical signage — all areas supported by NEA Our Town, RAC, and Missouri Humanities Council grants. Funding from CDBG or ARPA can support neighborhood branding elements that boost community pride, resilience, and cohesion. Tourism funding (via Explore St. Louis) can be tapped to highlight Hyde Park as a historic and cultural destination. Together, these funding streams and programs enable a comprehensive identity-building effort that is community-driven, visually impactful, and culturally authentic.

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HP-41.1

Provide artists with resources, training, and a neighborhood hub to strengthen skills, market products, and build a local arts economy in Hyde Park

OBJECTIVE: HP-41.1

Primary Core Topic: Arts, Culture, & Community Assets and Programs (Educational, Recreational, Institutional, & Emergency)

Secondary Core Topic:

- Economic Development

Type: Physical; Programming

Timeframe: Short, Medium

Implementation Partners

- Regional Arts Commission of St. Louis (RACSTL)
- Missouri Arts Council
- The Center for the Study of Race, Ethnicity & Equity (CRE2) at Washington University
- Hyde Park Neighborhood Association
- Urban League of Metropolitan St. Louis
- Kranzberg Arts Foundation
- St. Louis ArtWorks
- Craft Alliance
- City of St. Louis Planning and Urban Design Agency (PDA)
- St. Louis Development Corporation (SLDC)
- St. Louis Public Schools (SLPS)
- Local artists, arts educators, and small business development centers
- Small Business Empowerment Center (SBEC)

Implementation Partners Rationale

RACSTL, Missouri Arts Council, and CRE2 are primary funders and supporters of artists and creative entrepreneurs, with existing grantmaking infrastructure and artist support networks.

Kranzberg Arts Foundation, Craft Alliance, and ArtWorks have proven models for youth and adult arts education, exhibition, and entrepreneurship support.

Urban League and SLDC can provide wraparound business development, workforce, and infrastructure funding support.

SLPS, local schools, and Washington University can serve as collaborators on youth internships, arts programming, and education pathways.

The Neighborhood Association ensures the center and campaigns are locally grounded and shaped by resident artists.

SBEC and small business centers can provide coaching and technical assistance for artists' business growth and marketing efforts.

Sources of Funding

- RACSTL Artist Support Grants and Cultural Resources Grants
- Missouri Arts Council Community Arts Program
- National Endowment for the Arts (NEA) – Our Town Grants
- Community Development Block Grants (CDBG)
- American Rescue Plan Act (ARPA) – Creative Economy allocations
- Kresge Foundation Arts & Culture Program
- Surdna Foundation Thriving Cultures Grants
- Deaconess Foundation (youth and neighborhood-centered arts initiatives)
- Local tax increment financing (TIF) for district-based infrastructure or facility development

Specific Programs

- "Made in Hyde Park" campaign (locally branded marketing push modeled after "Made in STL" and "Support Black Art STL")
- Pop-up artist market and vendor incubator (monthly or seasonal open-air arts market)
- Hyde Park Arts Center (new facility concept with gallery, coworking, studio, retail, training, and performance/event space)
- RACSTL's Community Arts Training (CAT) Institute

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- SLDC's STL Small Business Grant Program
- ARPA-supported Creative Space Development Initiative (CSID)
- NEA "Our Town" funding for creative placemaking and arts-based economic development
- Apprenticeship and internship programs in partnership with Craft Alliance, ArtWorks, and SLPS

Funding Rationale

The strategy blends creative entrepreneurship, placemaking, and economic revitalization, making it well-positioned for local, state, and federal arts funding. It also aligns with equity-focused foundations' emphasis on neighborhood-based arts ecosystems, youth opportunity, and BIPOC artist support. A centralized Hyde Park Arts Center would create a capital project eligible for CDBG, ARPA, or TIF support, while programming and outreach efforts like the "Made in Hyde Park" campaign or artist markets can be supported by grants from RACSTL, NEA, and private foundations. Coupling artist support with business coaching, workforce development, and retail incubation adds eligibility for economic development and job creation grants, particularly if partnered with agencies like SBEC or SLDC.

HP-42.1

Strengthen ongoing park maintenance and community-driven programming by fostering partnerships and encouraging greater stewardship.

OBJECTIVE: HP-42.1

Primary Core Topic: Arts, Culture, & Community Assets and Programs (Educational, Recreational, Institutional, & Emergency)

Secondary Core Topic:

- Transportation & Mobility (Connectivity); Historic Preservation, Architecture, Landscape Design, & Urban Design

Type: Physical, Programming

Timeframe: Short

Implementation Partners

- City of St. Louis Parks Department
- EarthDance Farms / Gateway Greening (for garden and green space integration)
- Faith-based organizations and churches
- Friends of Hyde Park (or similar stewardship groups)
- Great Rivers Greenway
- Hyde Park Atelier / The Musaeum
- Hyde Park Neighborhood Association
- Local schools (e.g., Most Holy Trinity, neighborhood charter/public schools)
- Nearby developers or property managers (for public-private partnership opportunities)
- St. Louis Metropolitan Police Department (community outreach division)
- Urban Strategies, Inc. (USI)

Implementation Partners Rationale

The Parks Department is a central partner for infrastructure and maintenance, but ongoing support from community groups like the Hyde Park Neighborhood Association, local faith-based partners, and nonprofits such as USI is essential to create regular programming and community ownership. Great Rivers Greenway can provide expertise in stewardship and connectivity, while local schools and churches can help organize volunteers and engage youth. Local developers and businesses are also valuable for funding and supporting stewardship through maintenance partnerships and park adoption.

Sources of Funding

- ARPA Local Fiscal Recovery Funds (for capital improvements or staffing support)
- Adopt-a-Park Programs
- City Parks Maintenance and Recreation Budgets
- Community Development Block Grants (CDBG)
- Corporate sponsorships (e.g., Ameren, Anheuser-Busch Foundation)

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- Missouri Department of Natural Resources – Land & Water Conservation Fund
- National Recreation and Park Association (NRPA) Community Grants
- Neighborhood Parks Partnership Program
- St. Louis Community Foundation

Specific Programs

- Adopt-a-Park St. Louis
- CDBG Public Facility Improvement Funds
- Great Rivers Greenway Community Stewardship Program
- NRPA Youth Mentorship and Recreation Programming Support
- Neighborhood Parks Partnership Initiative (local philanthropy/city collaboration)
- Urban Greening and Stewardship Grants

Funding Rationale

Small-to-medium scale improvements, cultural events, and basic upkeep can often be supported through CDBG, Adopt-a-Park, or foundation grants, especially when backed by organized community partners. For larger improvements or safety features (lighting, trail connections), ARPA or NRPA resources may be tapped. Corporate sponsors are often willing to support beautification and programming through park naming, branding, or public relations partnerships.

HP-42.2

Upgrade and enhance Hyde Park by improving its landscaping, lighting, recreational amenities, and historical features, while expanding community programming and events to make it a central gathering space for residents and visitors alike.

OBJECTIVE: HP-42.2

Primary Core Topic: Arts, Culture, & Community Assets and Programs (Educational, Recreational, Institutional, & Emergency)

Secondary Core Topic:

Historic Preservation, Architecture, Landscape Design & Urban Design, "Sustainability, Climate Resiliency, Mitigation, Adaptation, "Economic Development (Jobs, Employment & Businesses)

Type: Physical; Programming

Timeframe: Medium

Implementation Partners

- Forest ReLeaf of Missouri
- Great Rivers Greenway (GRG)
- Green City Coalition
- Missouri Coalition for the Environment
- Missouri Conservation Heritage Foundation
- Missouri Department of Conservation
- Missouri Department of Natural Resources (MoDNR)
- Missouri Sierra Club
- Open Space STL
- STL Neighborhood Foresters (STLNF)

Implementation Partners Rationale

To successfully implement HP 42.2, collaboration with a range of environmental and community-focused partners will be essential to ensure that improvements to Hyde Park are holistic, sustainable, and equitable. Organizations like Forest ReLeaf of Missouri, STL Neighborhood Foresters (STLNF), and Green City Coalition can provide critical support for tree planting, landscaping, and green infrastructure that improves shade, beauty, and stormwater management. Regional agencies such as Great Rivers Greenway (GRG) and Open Space STL bring technical expertise and community engagement strategies to activate public spaces and integrate the park into broader greenway systems. State-level environmental stewards like the Missouri Department of Conservation, Missouri Department of Natural Resources (MoDNR), and the Missouri Conservation Heritage Foundation offer both funding and programming for ecological restoration, education, and natural resource management. Meanwhile, advocacy organizations such as the Missouri Coalition for the Environment and the Missouri Sierra Club can play a key role in promoting environmental justice and ensuring that improvements

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to the park are accessible, resilient, and community-centered. Collectively, these partners offer a strong foundation for enhancing Hyde Park as a vibrant, inclusive, and sustainable gathering space.

Sources of Funding

- Board of Alderpersons (Ward Capital)
- Community Development Administration (CDA)
- Department of Parks, Recreation, and Forestry
- Missouri Coalition for the Environment
- Missouri Department of Conservation
- Missouri Department of Natural Resources (MoDNR)
- Missouri Foundation for Health
- National Recreation and Park Association (NRPA)
- St. Louis Development Corporation (SLDC)
- The Whitaker Foundation

Specific Programs

- Choice Neighborhoods Grant: Green Spaces and Recreation (CDA)
- Community Development Block Grants (CDBG) (CDA)
- Community Parks Revitalization Act
- Justice40 Initiative Funding
- Land & Water Conservation Fund (MoDNR)
- Land and Water Conservation Fund (LWCF)
- Meet Me at the Park Play Spaces Grant Program (NRPA)
- Outdoor Recreation Legacy Partnership Program Grant (MoDNR)
- Parks Build Community program (NRPA)
- Parks Grants (Whitaker Foundation)
- Recreational Trails Program (RTP) Grants (MoDNR)

Funding Rationale

To implement HP 42.2, a variety of targeted funding sources and programs can be leveraged to revitalize Hyde Park's public space infrastructure and programming. Local support can begin with Board of Alderpersons ward capital funds and Community Development Block Grants (CDBG) administered by the Community Development Administration (CDA), which support park upgrades and community-oriented amenities. The Department of Parks, Recreation, and Forestry provides ongoing city-level resources, while the Missouri Department of Natural Resources (MoDNR) and the Missouri Department of Conservation offer competitive state-level grants such as the Land and Water Conservation Fund (LWCF), Recreational Trails Program (RTP), and Outdoor Recreation Legacy Partnership Program to enhance ecological features and recreational access. National partners like the National Recreation and Park Association (NRPA) can supplement efforts through programs like Parks Build Community and Meet Me at the Park, while philanthropic institutions such as the Whitaker Foundation and the Missouri Foundation for Health can contribute resources for arts, health, and culture-focused programming. Finally, federal priorities like the Justice40 Initiative can support equity-driven investment in historically underserved neighborhoods. Together, these funding streams offer robust support for landscape improvements, lighting, historic preservation, recreational expansion, and inclusive community programming at Hyde Park.

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Funding & Implementation Phasing

OBJECTIVE: HP-30.1 Funding & Implementation Phasing			
	Phase	**Description**	**Timeline**
1	**Community Visioning & Landscape Assessment**	Engage residents, neighborhood associations, and local organizations to identify desired park improvements, programming, and safety concerns. Inventory current landscaping, lighting, and park infrastructure. Use input from STLNF, Open Space STL, and MoDNR to guide priorities.	Year 1
2	**Design & Funding Alignment**	Develop design concepts that incorporate historical features, sustainable landscaping, ADA accessibility, and new recreational amenities. Apply for grants (e.g., LWCF, NRPA programs, Parks Build Community) and coordinate with CDA and MoDNR on CDBG and RTP funding.	Year 1-2
3	**Infrastructure Upgrades**	Implement phased improvements: tree planting (via STLNF & Forest ReLeaf), lighting enhancements, trail resurfacing, and the addition of new amenities like playgrounds, fitness equipment, and historical signage. Ensure compliance with green space best practices and Justice40 goals.	Year 2-3
4	**Programming & Cultural Activation**	Launch family-friendly events, seasonal festivals, youth programming, and arts-based initiatives to bring energy and life to the park. Partner with RAC, Missouri Sierra Club, and community-based orgs to offer recurring programs aligned with resident interests.	Year 3-4
5	**Maintenance & Long-Term Stewardship**	Establish a sustainable maintenance plan involving city agencies, community stewards, and partner organizations. Use park usage and satisfaction surveys to adjust programs and infrastructure as needed. Seek long-term commitments from stakeholders for ongoing investment.	Year 4 onward

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HP-42.3

Improve Windsor Park by investing in new equipment and facilities, and by creating opportunities for intergenerational activities and community use that reflect the needs of nearby families and residents.

OBJECTIVE: HP-42.3

Primary Core Topic: Arts, Culture, & Community Assets and Programs (Educational, Recreational, Institutional, & Emergency)

Secondary Core Topic:

Historic Preservation, Architecture, Landscape Design & Urban Design, Sustainability, Climate Resiliency, Mitigation, Adaptation

Type: Physical; Programming

Timeframe: Medium

Implementation Partners

- Forest ReLeaf of Missouri
- Great Rivers Greenway (GRG)
- Green City Coalition
- Missouri Coalition for the Environment
- Missouri Conservation Heritage Foundation
- Missouri Department of Conservation
- Missouri Department of Natural Resources (MoDNR)
- Missouri Sierra Club
- Open Space STL
- STL Neighborhood Foresters (STLNF)

Implementation Partners Rationale

A range of local and state partners can support the successful implementation of HP 42.3, particularly given Windsor Park's environmental and community focus. Organizations such as Forest ReLeaf of Missouri, STL Neighborhood Foresters (STLNF), and the Missouri Department of Conservation can assist with the enhancement of native landscaping, tree planting, and ecological maintenance. Environmental and sustainability expertise can be provided by the Missouri Coalition for the Environment, Missouri Sierra Club, and Missouri Conservation Heritage Foundation, ensuring that park improvements support climate resilience and biodiversity. Great Rivers Greenway (GRG) and Green City Coalition can help integrate the park into broader greenway and ecological networks while supporting equitable access. Open Space STL brings a strong track record in activating public spaces through design and community engagement. Together, these organizations can help transform Windsor Park into a dynamic, sustainable, and intergenerational community resource.

Sources of Funding

- Board of Alderpersons (Ward Capital)
- Community Development Administration (CDA)
- Department of Parks, Recreation, and Forestry
- Missouri Coalition for the Environment
- Missouri Department of Conservation
- Missouri Department of Natural Resources (MoDNR)
- Missouri Foundation for Health
- National Recreation and Park Association (NRPA)
- St. Louis Development Corporation (SLDC)
- The Whitaker Foundation

Specific Programs

- Choice Neighborhoods Grant: Green Spaces and Recreation (CDA)
- Community Development Block Grants (CDBG) (CDA)
- Community Parks Revitalization Act
- Justice40 Initiative Funding
- Land & Water Conservation Fund (MoDNR)
- Land and Water Conservation Fund (LWCF)
- Meet Me at the Park Play Spaces Grant Program (NRPA)
- Outdoor Recreation Legacy Partnership Program Grant (MoDNR)
- Parks Build Community program (NRPA)
- Parks Grants (Whitaker Foundation)
- Recreational Trails Program (RTP) Grants (MoDNR)

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Funding Rationale

To support HP 42.3, a diverse set of public and philanthropic funding sources can be leveraged to enhance Windsor Park's infrastructure and programming for all ages. Core capital investments can be drawn from Board of Alderpersons ward funds, St. Louis Development Corporation (SLDC), and the Community Development Administration (CDA), using tools like the Community Development Block Grant (CDBG) and Choice Neighborhoods Grant for Green Spaces and Recreation. The Department of Parks, Recreation, and Forestry can provide technical guidance and operational funding, while state partners such as the Missouri Department of Natural Resources (MoDNR) and Missouri Department of Conservation offer access to landscape restoration and open space grants, including the Land & Water Conservation Fund (LWCF), Outdoor Recreation Legacy Partnership Program, and the Recreational Trails Program (RTP). National entities like the National Recreation and Park Association (NRPA) offer targeted programs—such as Parks Build Community and the Meet Me at the Park Play Spaces Grant Program—that can directly support intergenerational play and wellness amenities. Additional funding from the Missouri Coalition for the Environment, Missouri Foundation for Health, and the Whitaker Foundation can ensure improvements reflect the community's health, equity, and environmental priorities. Together, these resources can drive a holistic transformation of Windsor Park into a thriving and inclusive neighborhood anchor.

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Funding & Implementation Phasing

OBJECTIVE: HP-42.3 Funding & Implementation Phasing			
	Phase	**Description**	**Timeline**
1	**Community Engagement & Needs Assessment**	Host workshops and outreach activities to gather resident input on desired park uses, intergenerational programming, and specific facility upgrades. Include input from nearby families, seniors, and youth organizations. Coordinate with STLNF, Open Space STL, and Missouri Coalition for the Environment.	Year 1
2	**Planning, Design & Fundraising**	Translate community input into a design that includes sustainable landscaping, ADA-compliant amenities, and new recreational features. Begin grant applications (e.g., LWCF, Meet Me at the Park, NRPA) and funding proposals to Whitaker Foundation, CDA, and MoDNR.	Year 1-2
3	**Park Improvements & Equipment Installation**	Install new playgrounds, picnic shelters, seating, lighting, walking paths, and shade structures. Introduce native landscaping and tree planting through Forest ReLeaf and Missouri Department of Conservation. Address safety and visibility needs.	Year 2-3
4	**Program Launch & Intergenerational Activation**	Launch recurring intergenerational programs such as family movie nights, fitness sessions, nature walks, and educational workshops. Engage local nonprofits and partner groups like Missouri Sierra Club, Green City Coalition, and STLNF.	Year 3-4
5	**Maintenance & Community Stewardship**	Establish collaborative maintenance and stewardship practices with city departments and resident volunteers. Use feedback loops to adjust programs and features based on usage. Pursue additional enhancements in response to community growth and needs.	Year 4 onward

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HP-50.1

Promote the preservation and rehabilitation of historic buildings and features to maintain the neighborhood's historic character and architectural integrity.

OBJECTIVE: HP-50.1

Primary Core Topic: Historic Preservation, Architecture, Landscape Design, & Urban Design

Secondary Core Topic:

- Arts, Culture, & Community Assets and Programs (Educational, Recreational, Institutional, & Emergency)

Type: Programming, Policy

Timeframe: Short

Implementation Partners

- Cultural Resources Office (CRO), City of St. Louis
- Habitat for Humanity – St. Louis
- Historic St. Louis
- Hyde Park Neighborhood Association
- Landmarks Association of St. Louis
- Local CDCs and housing nonprofits
- Missouri State Historic Preservation Office (SHPO)
- Preservation Research Office
- Rebuilding Together St. Louis
- St. Louis Development Corporation (SLDC)
- St. Louis Vacancy Collaborative

Implementation Partners Rationale

The CRO is central for guiding preservation efforts and ensuring alignment with historic district ordinances. SHPO and Landmarks Association provide expertise, designation support, and funding pathways. Nonprofits like Rebuilding Together and Habitat for Humanity can support physical rehab, while SLDC and Vacancy Collaborative are positioned to assist with acquisition, stabilization, and reuse of historic structures. Neighborhood-level leadership through the Hyde Park Neighborhood Association ensures local values are integrated.

Sources of Funding

- ARPA funds (for rehabilitation or environmental remediation)
- Bank of America Historic Tax Credit Program
- Community Development Block Grant (CDBG)
- Environmental Protection Agency (EPA) Brownfields Funding (for remediating historic structures)
- Federal Historic Preservation Tax Incentives (Federal HTC)
- Local foundation support (e.g., Incarnate Word Foundation, Regional Arts Commission)
- Low-Income Housing Tax Credits (LIHTC) for adaptive reuse
- Missouri Historic Preservation Tax Credit Program (State HTC)
- National Trust for Historic Preservation Grants
- Save America's Treasures Grant (National Park Service)

Specific Programs

- City of St. Louis Façade Improvement Program (where applicable)
- Federal Section 106 Review Process (for eligible projects)
- Historic Preservation Revolving Loan Fund (administered by SHPO)
- Main Street America technical assistance programs
- Missouri Alliance for Historic Preservation (Missouri Preservation) grant/loan programs

Funding Rationale

Preserving and adapting historic buildings can be capital-intensive. Historic tax credits (state and federal) are essential for offsetting rehabilitation costs. Programs like CDBG, EPA Brownfields, and Save America's Treasures can help address remediation needs and structural stabilization. Combining HTCs with LIHTCs and philanthropic support ensures deeper affordability and access for mission-driven preservation projects.

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HP-50.2

Encourage high-quality, context-sensitive, and pedestrian-friendly new construction and development that respects the neighborhood's historic character and walkable scale.

OBJECTIVE: HP-50.2

Primary Core Topic: Historic Preservation, Architecture, Landscape Design, & Urban Design

Secondary Core Topic:

- Housing; Transportation & Mobility (Connectivity)

Type: Land Use / Zoning, Physical, Policy

Timeframe: Short, Medium

Implementation Partners

- American Institute of Architects (AIA) – St. Louis Chapter
- Community Development Corporations (CDCs)
- Cultural Resources Office (CRO), City of St. Louis
- Habitat for Humanity St. Louis
- Hyde Park Neighborhood Association
- Planning and Urban Design Agency (PDA)
- Preservation Research Office
- St. Louis Development Corporation (SLDC)
- St. Louis Vacancy Collaborative (especially the Development Working Group)
- U.S. Green Building Council – Missouri Gateway Chapter

Implementation Partners Rationale

CRO and PDA play critical roles in revising the historic standards and guiding the integration of context-sensitive design into zoning updates. The Hyde Park Neighborhood Association should shape the vision and design preferences. SLDC and local CDCs are essential to implementing infill projects and guiding adaptive reuse. The Vacancy Collaborative and AIA can support design guidance and capacity building, while USGBC helps integrate green building best practices.

Sources of Funding

- ARPA (American Rescue Plan Act) – for planning, permitting support, and infrastructure upgrades
- Affordable Housing Trust Fund (AHTF) – City of St. Louis
- Community Development Block Grant (CDBG)
- Green Communities Grants – Enterprise Community Partners
- Low-Income Housing Tax Credits (LIHTC) – for new housing aligned with context-sensitive goals
- Missouri Brownfields Redevelopment Program – for cleanup of former industrial sites
- Missouri Historic Preservation Tax Credit Program (for adjacent projects)
- New Market Tax Credits (NMTC) – for mixed-use and retail elements
- State Energy Program (SEP) or Energy Efficiency and Conservation Block Grants (EECBG)

Specific Programs

- Building Energy Performance Standard (BEPS) support tools – align green building incentives with redevelopment
- Chapter 99 and 353 Tax Abatement – conditionally support projects that meet design and sustainability goals
- City of St. Louis Zoning Code Rewrite (underway) – advocate for form-based codes and context-sensitive infill standards
- Modifications to Hyde Park Historic District Standards – develop streamlined design review pathways for infill
- Neighborhood Plan Adoption Process – use the neighborhood plan to advocate for zoning consistency
- Vacancy Collaborative's Development Toolkit – technical assistance for new construction on vacant parcels

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Funding Rationale

To make high-quality development feasible and equitable, a mix of historic, affordable housing, and sustainability-focused incentives are needed. These help offset the costs associated with building to historic or green standards, particularly on formerly industrial or vacant land. Programs like NMTC and LIHTC are essential for larger mixed-use projects that serve community needs while maintaining scale and character.

HP-51.1

Rehabilitate and reuse the old Penrose Police Station at 1901-1919 Penrose St.

OBJECTIVE: HP-51.1

Primary Core Topic: Historic Preservation, Architecture, Landscape Design, & Urban Design

Secondary Core Topic:

Arts, Culture, & Community Assets and Programs (Educational, Recreational, Institutional, Emergency)", "Economic Development (Jobs, Employment & Businesses)

Type: Physical

Timeframe: Medium, Long

Implementation Partners

- Arts and Education Council of Greater St. Louis
- Big Brothers Big Sisters of Eastern Missouri
- Boys & Girls Clubs of Greater St. Louis: Herbert Hoover Club
- Boys and Girls Club of America
- Counterpublic
- Dream Builders 4 Equity (DB4E)
- Faith-based organizations
- Gateway Region YMCA
- Gene Slay's Girls & Boys Club
- House of Vision
- Hyde Park Neighborhood Association (HPNA)
- Incarnate Word Foundation
- Jubilee Community Development Corp
- Kingdom House
- Kranzberg Arts Foundation
- Local colleges and universities
- Local non-profit organizations
- Local schools
- Northside Workshop
- Regional Arts Commission of St. Louis (RAC)
- St. Louis Arts Chamber of Commerce
- St. Louis ArtWorks
- St. Louis Association Of Community Organizations (SLACO)
- St. Louis Learning Disabilities Association (LDA)
- St. Louis Treasurer's Office (Property Owner)
- Unleashing Potential
- Urban League of Metropolitan St. Louis (ULSTL)
- Volunteer Lawyers and Accountants for the Arts (VLAA)
- YMCA of Greater St. Louis
- Youthbridge Community Foundation
- YWCA of Greater St. Louis

Implementation Partners Rationale

The successful rehabilitation and reuse of the historic Penrose Police Station will require strong partnerships across civic, nonprofit, educational, and arts-based organizations with deep roots in youth and family services. Key collaborators such as the St. Louis Treasurer's Office (property owner), Hyde Park Neighborhood Association, and Jubilee Community Development Corp offer essential community connectivity and local stewardship. Youth-serving organizations like Boys & Girls Clubs of Greater St. Louis, Big Brothers Big Sisters of Eastern Missouri, Unleashing Potential, YMCA of Greater St. Louis, YWCA, and Gene Slay's Girls & Boys Club are well-positioned to activate the space with enriching programs for children and teens. Cultural and creative partners, including the Kranzberg Arts Foundation, Counterpublic, St. Louis ArtWorks, Arts and Education Council, and Regional Arts Commission (RAC), can contribute to arts-based placemaking and

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programming. Meanwhile, legal, faith-based, and social service organizations — such as VLAA, Faith-based organizations, House of Vision, and St. Louis LDA — can help ensure the center is inclusive and supportive of the neighborhood's diverse needs. Local colleges, universities, nonprofits, and schools will also play a vital role in aligning educational programming and workforce training with long-term community goals. This collective of partners can help ensure the facility is fully utilized and deeply integrated into the social fabric of Hyde Park.

Sources of Funding

- Bellwether Foundation
- Berges Family Foundation
- Centene Charitable Foundation
- Clark-Fox Family Foundation
- Community Development Administration (CDA)
- Dana Brown Charitable Trust
- James S. McDonnell Foundation (JSMF)
- John And Mary Kaye Fort Family Foundation
- Justine Petersen
- Missouri Department of Economic Development (MoDED)
- Missouri Department of Elementary and Secondary Education (MoDESE)
- Missouri Department of Health and Senior Services (MoDHSS)
- Missouri Department of Higher Education and Workforce Development (MoDHEWD)
- Pettus Foundation (St. Louis Community Foundation)
- Serving Our Communities
- St Louis Development Corporation (SLDC)
- St. Louis Community Foundation (SLCF)
- The Kent Family Foundation
- The Saigh Foundation
- The Tilles Foundation
- The Trio Foundation of St. Louis
- United Way of Greater St. Louis
- US Department of Education (DOE)
- US Department of Health and Human Services (HHS)
- US Department of Housing and Urban Development (HUD)
- US Department of Labor (DOL)
- Wayne C. Kaufman Charitable Foundation
- William A. Kerr Foundation

Specific Programs

- Historic Preservation Tax Credit Program (HTC) (MoDED)
- Missouri Historic Preservation Tax Credit Program (State HTC)
- Missouri Brownfields Remediation Program
- Direct Appropriations
- Federal Historic Preservation Tax Incentives (Federal HTC)
- Neighborhood Plan Implementation NOFA (CDA)
- Community Development Block Grant (CDBG) (HUD, CDA)
- Neighborhood Capacity Building Grant Administration (CDA)
- Community Development Grant (CDA)
- Neighborhood Transformation Grants (CDA)
- American Rescue Plan Act (ARPA)
- Rams Settlement Funding
- Waive City Project Fees / Expediting Approvals
- Philanthropic Equity
- Urban Redevelopment Corporations (Chapter 353)
- Tax Increment Financing (TIF)
- Community Improvement Districts (CID)
- Transportation Development Districts (TDD)
- Section 108 Loan Guarantee Program
- State Supplemental Tax Increment Financing (State TIF or Super TIF)
- Missouri Works Program
- New Market Tax Credits (NMTC)
- Empowerment Zone
- Direct Appropriations

Funding Rationale

Rehabilitating and reusing the historic Penrose Police Station at 1901–1919 Penrose St. can draw on a diverse set of public and philanthropic funding streams tailored to support preservation, adaptive reuse, workforce development, and community health programming. The project can access federal and state Historic Preservation Tax Credits (HTC) and the Missouri Brownfields Remediation Program to support environmental remediation and architectural restoration. The Community Development Administration (CDA) offers tools like Neighborhood Transformation Grants, Neighborhood Capacity Building, and the Community Development Block Grant (CDBG) to assist in revitalization aligned

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with community plans. Direct appropriations, the American Rescue Plan Act (ARPA), and Section 108 Loan Guarantee Program provide additional capital for site rehabilitation and programming. Foundations such as the Bellwether Foundation, Clark-Fox Family Foundation, and Dana Brown Charitable Trust, along with organizations like Justine Petersen and the St. Louis Community Foundation, can contribute philanthropic equity and planning grants for mission-aligned uses. Workforce training and health programming can be supported by the Missouri Departments of Education, Health, and Workforce Development and their federal counterparts (USDOE, HHS, DOL). Lastly, tools like Tax Increment Financing (TIF), Urban Redevelopment Corporations (Chapter 353), and Community Improvement Districts (CID) can be used to support long-term operational sustainability of the site.

Funding & Implementation Phasing

OBJECTIVE: HP-51.1
Funding & Implementation Phasing

	Phase	Description	Timeline
1	**Stakeholder Engagement & Feasibility Study**	Convene residents, Hyde Park Neighborhood Association, community organizations, and potential operators to identify viable reuse options. Conduct a building conditions assessment and feasibility study for community, cultural, or entrepreneurial use.	Year 1
2	**Concept Design & Financial Strategy**	Finalize building reuse concept (e.g., co-working space, arts/cultural hub, nonprofit incubator, or mixed-use programming). Identify and secure funding through HUD CDBG, State & Federal Historic Tax Credits (HTC), and philanthropic partners like the Bellwether Foundation, RAC, and Justine Petersen.	Year 1-2
3	**Building Rehabilitation & Site Upgrades**	Begin interior and exterior rehab including roof, utilities, ADA compliance, accessibility upgrades, and environmental remediation if needed. Leverage Neighborhood Transformation Grants (CDA), NMTC, and Missouri Brownfields Remediation Program.	Year 2-3
4	**Tenant Fit-Out & Programming Setup**	Build out interior spaces to accommodate partner organizations. Collaborate with Big Brothers Big Sisters, DB4E, YWCA, or arts nonprofits for community-serving programming. Prepare space for education, youth, and workforce training uses.	Year 3-4
5	**Facility Launch & Long-Term Stewardship**	Celebrate reopening of the site as a neighborhood asset. Launch programs, monitor impact, and establish a sustainable operating model through nonprofit or shared governance. Continue to pursue grants and capital campaigns for ongoing support.	Year 4 onward

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HP-51.2

Rehabilitate and reuse the Bremen Theater building at 1929 Bremen Ave.

OBJECTIVE: HP-50.1

Primary Core Topic: Historic Preservation, Architecture, Landscape Design, & Urban Design

Secondary Core Topic:

- Housing and Vacancy

Type: Physical

Timeframe: Long

Implementation Partners

- Arts and Education Council of St. Louis
- Cultural Resources Office (CRO)
- Great Rivers Greenway (if linked to cultural or greenway destinations)
- Hyde Park Neighborhood Association
- Land Reutilization Authority (LRA) – if property is publicly owned
- Local arts or cultural nonprofit partners (e.g., UrbArts, Hyde Park Atelier)
- Missouri Alliance for Historic Preservation
- Preservation Research Office
- St. Louis Development Corporation (SLDC)
- St. Louis Vacancy Collaborative

Implementation Partners Rationale

The CRO and Preservation Research Office are central to navigating historic designation and design review processes. SLDC and LRA can support property transfer, predevelopment funding, or incentives. Arts organizations and Hyde Park community leaders should define programming priorities and manage potential operations. Great Rivers Greenway and others could play a supporting role if the site is part of broader cultural corridors or trails.

Sources of Funding

- ARPA funding (local government allocation for revitalization)
- Brownfields Remediation Program (if environmental issues exist)
- Community Development Block Grant (CDBG)
- Federal & Missouri Historic Preservation Tax Credits (HTC)
- Low-Income Housing Tax Credits (LIHTC) – if housing component is included
- Missouri Arts Council or Regional Arts Commission (RAC) Grants
- National Trust for Historic Preservation – intervention or predevelopment grants
- New Market Tax Credits (NMTC) – if mixed-use or commercial redevelopment
- Private philanthropy and corporate sponsorships (for arts/culture uses)
- St. Louis Affordable Housing Trust Fund (if housing-focused)

Funding Rationale

Reusing a historic theater often requires stacked funding sources, including HTCs, CDBG, NMTC, and potentially philanthropic or arts-based grants. Leveraging early-stage feasibility grants and identifying a mission-aligned developer or operator is essential to making the project viable.

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HP-51.3

Promote the redevelopment and reuse of the Krey and Shreves buildings at 3806 N Florissant Ave and 2030 Bremen Ave (two blocks along Bremen Ave and Farrar St between N Florissant Ave and N 20th St)

OBJECTIVE: HP-50.1

Primary Core Topic: Historic Preservation, Architecture, Landscape Design, & Urban Design

Secondary Core Topic:

- Arts, Culture, & Community Assets and Programs (Educational, Recreational, Institutional, & Emergency)

Type: Physical

Timeframe: Long

Implementation Partners

- Community Development Financial Institutions (e.g., IFF, Justine PETERSEN)
- Cultural Resources Office (CRO) – if buildings are historically significant
- Environmental Protection Agency (EPA) or Missouri DNR – for environmental assessments
- Hyde Park Neighborhood Association
- Land Reutilization Authority (LRA) – if publicly owned parcels are involved
- Potential nonprofit developers or CDCs (e.g., Rise Community Development, Urban Strategies, Lutheran Development Group)
- Preservation Research Office
- St. Louis Development Corporation (SLDC)
- St. Louis Vacancy Collaborative

Implementation Partners Rationale

SLDC, CRO, and LRA provide technical support for property transfer, redevelopment incentives, and code review. Preservation groups can support historic reuse if applicable, while CDCs and CDFIs are ideal for long-term stewardship and financing. Environmental partners (EPA, Missouri DNR) are crucial for addressing brownfield conditions common to large industrial properties.

Sources of Funding

- American Rescue Plan Act (ARPA) funds – for planning or environmental work
- Brownfields Remediation Program (State and Federal)
- Choice Neighborhoods Initiative (CNI) Funding – if within eligible geography
- Community Development Block Grant (CDBG)
- Infrastructure/green streets grants – if public realm upgrades are included
- Low-Income Housing Tax Credits (LIHTC) – if residential component is included
- Missouri & Federal Historic Tax Credits (HTC) – if buildings qualify
- Missouri Works Program – if job creation is part of project
- New Market Tax Credits (NMTC) – if mixed-use or community/commercial
- Philanthropic or mission-driven investment capital

Funding Rationale

These large industrial buildings likely require stacked capital: historic tax credits, LIHTC or NMTC depending on use, paired with CDBG or ARPA for site prep and local infrastructure. Environmental cleanup funding and mission-driven equity will be critical in de-risking the project for developers.

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Jeff-Vander-Lou
Funding & Implementation

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JVL-10.1

Strengthen and promote policies and programs that support the creation of diverse housing options to attract new residents.

OBJECTIVE: JVL-10.1

Primary Core Topic: Housing

Secondary Core Topic:

- Historic Preservation, Architecture, Landscape Design, & Urban Design

Type: Land Use / Zoning, Policy

Timeframe: Short

Implementation Partners

- Community Development Administration (CDA)
- Habitat for Humanity St. Louis
- Jeff-Vander-Lou (JVL) Neighborhood Association
- Justine PETERSEN (CDFI)
- Missouri Housing Development Commission (MHDC)
- Neighborhood associations and tenant groups
- Private Developers
- Rise Community Development
- St. Louis Affordable Housing Commission
- St. Louis Development Corporation (SLDC)
- Tower Grove Neighborhoods CDC (or other local CDCs)
- U.S. Department of Housing and Urban Development (HUD)

Implementation Partners Rationale

Each partner brings distinct capacities that are essential for implementing this multi-pronged strategy. SLDC, CDA, and the Affordable Housing Commission coordinate public investment in housing, planning, and neighborhood stabilization. MHDC provides access to statewide housing finance tools. Justine PETERSEN and Rise are local CDFIs and CDCs with deep experience in financial empowerment and development. Habitat for Humanity can deliver affordable construction at scale, while neighborhood associations and tenant groups ensure efforts are grounded in local priorities. HUD, as the federal housing authority, supports both funding and regulatory oversight.

Sources of Funding

- Community Development Block Grant (CDBG)
- Federal Home Loan Bank Affordable Housing Program (AHP)
- HUD HOME Investment Partnerships Program
- Low-Income Housing Tax Credits (LIHTC)
- Missouri Housing Trust Fund
- Neighborhood Assistance Program (NAP) Tax Credits
- Private lending from mission-aligned financial institutions / CDFIs
- St. Louis Affordable Housing Trust Fund

Specific Programs

- Blight Removal and Reinvestment Program
- Down Payment Assistance (MHDC & CDA)
- Expediting Approvals
- Federal Historic Preservation Tax Incentives
- Habitat for Humanity Homeownership Program
- Housing Opportunities for Persons with AIDS (HOPWA)
- HUD Housing Counseling & Homebuyer Education
- Justine Peterson Homeownership Promotion Services
- Missouri Affordable Housing Assistance Program (AHAP)
- Missouri Housing Trust Fund (MHTF)
- Missouri Land Clearance for Redevelopment Law (Chapter 99) Program
- National Housing Trust Fund (NHTF)
- Rise CDC Affordable Homeownership Initiatives
- St. Louis Home Repair Program
- Waive City Project Fees

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Jeff-Vander-Lou reserves the right to challenge any and all projects that lack strategic alignment with JVL community-driven and community-led goals.

JVL-10.2

Ensure new housing development matches the existing housing stock and respects the scale, form, and context of the neighborhood.

OBJECTIVE: JVL-10.2

Primary Core Topic: Housing

Secondary Core Topic:

- Historic Preservation, Architecture, Landscape Design, & Urban Design

Type: Land Use / Zoning; Policy

Timeframe: Medium

Implementation Partners

- Beyond Housing
- City of St. Louis Planning and Urban Design Agency (PDA)
- Habitat for Humanity Saint Louis
- Jeff-Vander-Lou (JVL) Neighborhood Association
- Local CDCs (e.g., North Newstead Association)
- Missouri Workforce Housing Association
- Private developers
- Rise Community Development
- St. Louis Affordable Housing Commission (AHC)
- St. Louis Development Corporation (SLDC)
- Urban Land Institute (ULI) St. Louis
- US Department of Housing and Urban Development (HUD)

Implementation Partners Rationale

These organizations bring expertise in policy, development, and community engagement. SLDC and PDA are responsible for zoning, permitting, and redevelopment strategies, ensuring alignment with citywide plans. Nonprofits like Habitat for Humanity, Beyond Housing, and Rise specialize in delivering mixed-income and affordable housing. Local CDCs offer on-the-ground knowledge and strong community relationships, while private developers provide needed capital and capacity. ULI and Missouri Workforce Housing Association support research and best practices in affordable, equitable development.

Sources of Funding

- Community Development Block Grant (CDBG)
- Federal Housing Trust Fund
- HOME Investment Partnerships Program
- Low-Income Housing Tax Credits (LIHTC)
- Missouri Housing Development Commission (MHDC) funding programs
- New Markets Tax Credits (NMTC)
- Private investment
- Tax Increment Financing (TIF)

Specific Programs

- Affordable Housing Trust Fund (St. Louis)
- Choice Neighborhoods Initiative
- Community Reinvestment Act (CRA) programs
- Expediting Approvals
- Federal Historic Preservation Tax Incentives
- Habitat for Humanity Homeownership Program
- Healthy Housing, Healthy Communities
- Housing Opportunities for Persons with AIDS (HOPWA)
- Justine Peterson Homeownership Promotion Services
- Landmarks Association of St. Louis Preservation Training and Funding
- Missouri Affordable Housing Assistance Program (AHAP)
- Missouri Alliance for Historic Preservation (Missouri Preservation) Grant/Loan Programs
- Missouri and Federal Historic Tax Credits
- Missouri Housing Trust Fund (MHTF)
- Missouri State Historic Preservation Office (SHPO) Planning anf Designation Support
- MHDC Rental Production Program
- National Housing Trust Fund (NHTF)
- SLDC Infill Housing Program
- St. Louis Cultural Resources Office Programs

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JVL-20.1

Promote improvements to North Vandeventer Ave and support investment in its Black-owned businesses and local enterprises to strengthen the corridor as a center of neighborhood commerce.

OBJECTIVE: JVL-20.1

Primary Core Topic: Economic Development (Jobs, Employment, & Businesses)

Secondary Core Topic:

- Historic Preservation, Architecture, Landscape Design, & Urban Design; Transportation & Mobility (Connectivity)

Type: Land Use / Zoning; Physical

Timeframe: Medium; Long

Implementation Partners

- Black-owned business associations (e.g., Heartland St. Louis Black Chamber of Commerce)
- Community Development Financial Institutions (CDFIs)
- Invest STL
- Metro Transit (Bi-State Development)
- Missouri Main Street Connection
- North Newstead Association
- St. Louis Agency on Training and Employment (SLATE)
- St. Louis Development Corporation (SLDC)
- St. Louis Small Business Empowerment Center

Implementation Partners Rationale

The partners selected bring a balance of economic development capacity, small business support, and local knowledge. SLDC and the Small Business Empowerment Center offer technical and financial tools that can assist corridor businesses directly. Organizations like Invest STL and North Newstead Association are community-rooted and focused on equitable investment, while groups like the Black Chamber of Commerce can provide culturally competent engagement. SLATE connects workforce needs, and Metro ensures any pedestrian/transit improvements align with regional plans. Missouri Main Street and CDFIs offer implementation frameworks and funding mechanisms suited to corridor revitalization.

Sources of Funding

- CDFI Fund grants and loans
- Community Development Block Grant (CDBG)
- Economic Development Administration (EDA) grants
- Local TIF districts
- Neighborhood Commercial District Improvement Program (NCDIP)
- New Markets Tax Credits (NMTC)
- State Small Business Credit Initiative (SSBCI)

Specific Programs

- Façade Improvement Grant Program
- Live Near your Work Incentives
- Missouri Main Street Revitalization Program
- National Education Association (NEA) “Our Town” Grant Program
- Philanthropic Equity
- Rams Settlement Fund
- SBA Community Advantage Program
- SLDC Commercial Corridor Program and Small Business Assistance Programs
- SLDC Facade Grant Program
- Small Business Stabilization Grant
- Urban Main (National Main Street Center)
- U.S. Department of Housing and Urban Development (HUD) Empowerment Zone Tax Incentives and Grants
- U.S. Internal Revenue Service (IRS) Opportunity Zone Incentives

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Jeff-Vander-Lou reserves the right to challenge any and all projects that lack strategic alignment with JVL community-driven and community-led goals.

JVL-20.2

Promote the development of Dr. Martin Luther King Dr as a vibrant, mixed-use neighborhood corridor that honors the area's cultural legacy while providing access to needed goods and services.

OBJECTIVE: JVL-20.2

Primary Core Topic: Economic Development (Jobs, Employment, & Businesses)

Secondary Core Topic:

- Historic Preservation, Architecture, Landscape Design, & Urban Design; Transportation & Mobility (Connectivity)

Type: Land Use / Zoning; Physical

Timeframe: Medium, Long

Implementation Partners

- Community Development Financial Institutions (CDFIs)
- Heartland St. Louis Black Chamber of Commerce
- Invest STL
- Kranzberg Arts Foundation
- Local arts organizations (for murals and cultural identity work)
- Missouri Main Street Connection
- North Newstead Association
- St. Louis Board of Aldermen (zoning and land use changes)
- St. Louis City Planning and Urban Design Agency
- St. Louis Development Corporation (SLDC)

Implementation Partners Rationale

SLDC and the Planning and Urban Design Agency are key to leading zoning evaluations and shaping land use policy. The Heartland Black Chamber, North Newstead Association, and Invest STL can help drive culturally sensitive investment and engage legacy businesses. Missouri Main Street and local arts groups are valuable in establishing corridor identity and implementing beautification efforts. CDFIs and the Board of Aldermen play important roles in delivering financing and approving land use changes.

Sources of Funding

- American Rescue Plan Act (ARPA) funds (if still available)
- CDFI Fund grants and loans
- Community Development Block Grant (CDBG)
- Façade Improvement Grants (SLDC/NCDIP)
- Missouri Development Finance Board (MDFB) Tax Credit Programs
- New Markets Tax Credits (NMTC)
- Section 108 Loan Guarantee Program

Specific Programs

- Community Advantage Loan Program
- Community Development Financial Institutions (CDFI) Fund New Markets Tax Credits (NMTC) Program
- Community Improvement District (CID) Revenue Mechanisms
- Direct Appropriations
- Façade Improvement Grant Program
- Justine Peterson Homeownership Microenterprise Loan Program
- Missouri Main Street Revitalization Program
- Missouri Land Clearance for Redevelopment Law (Chapter 99) Program
- National Education Association (NEA) "Our Town" Grant Program
- Philanthropic Equity
- Rams Settlement Fund
- SBA 7(a) and 504 Loan Programs
- SLDC Commercial Corridor Program and Small Business Assistance Programs
- SLDC Facade Grant Program
- Section 108 Loan Guarantee Program
- U.S. Department of Housing and Urban Development (HUD) Empowerment Zone Tax Incentives and Grants
- U.S. Internal Revenue Service (IRS) Opportunity Zone Incentives

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Funding Rationale

The transformation of Dr. Martin Luther King Dr into a vibrant, mixed-use corridor requires both capital investment and culturally aware planning tools. CDBG and Section 108 support infrastructure and business development. NMTC and MDFB tax credits incentivize catalytic private investment. CDFI and SBA programs offer accessible capital tailored for small and minority-owned businesses. The Main Street and façade improvement programs enhance visual cohesion and appeal—essential for branding the corridor while preserving its legacy. Together, these programs support a holistic revitalization that combines economic empowerment with community-driven identity.

Funding & Implementation Phasing

OBJECTIVE: JVL-20.2
Funding & Implementation Phasing

	Phase	Description	Timeline
1	**Community Visioning & Stakeholder Alignment**	Launch a visioning process with residents, businesses, cultural leaders, and faith-based organizations to define shared goals for corridor development. Identify priority areas for activation and nodes of historical significance to preserve.	Year 1
2	**Corridor Planning & Design Guidelines**	Develop a corridor master plan that includes zoning overlays, public realm improvements, infrastructure upgrades, and equitable development strategies. Coordinate with City of St. Louis Planning & Urban Design Agency, MoDOT, and SLDC.	Year 1-2
3	**Financing & Developer Recruitment**	Pursue funding from programs like CDBG, ARPA, New Market Tax Credits, and State HTC. Recruit mission-aligned developers to rehabilitate historic buildings and create new mixed-use infill with affordable housing, retail, and community space.	Year 2-3
4	**Infrastructure & Streetscape Upgrades**	Implement streetscape improvements (sidewalks, lighting, trees, transit amenities) along key blocks. Leverage Great Streets Initiative (EWGCOG), CMAQ, TAP, and Safe Streets & Roads for All (SS4A) grants.	Year 3-4
5	**Development of Anchor Projects**	Support development of anchor properties such as cultural centers, cooperative markets, or community hubs that reflect the corridor's Black cultural heritage. Pair ground-floor activation with upper-floor housing or office space.	Year 4-5
6	**Ongoing Activation & Stewardship**	Organize regular cultural programming, markets, and public art projects. Establish a corridor stewardship structure, such as a Community Improvement District (CID), to manage maintenance and events. Monitor equity and displacement impacts.	Year 5 onward

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JVL-20.3

Promote the development of North Grand Blvd as a vibrant, mixed-use neighborhood retail corridor that serves as a walkable "Main Street" while providing access to needed goods and services.

OBJECTIVE: JVL-20.3

Primary Core Topic: Economic Development (Jobs, Employment, & Businesses)

Secondary Core Topic:

- Historic Preservation, Architecture, Landscape Design, & Urban Design; Transportation & Mobility (Connectivity)

Type: Land Use / Zoning; Physical

Timeframe: Short, Medium, Long

Implementation Partners

- Community-based economic development groups
- GRG
- GRG - CDC
- Grand Center Inc.
- Great Rivers Greenway
- Harris Stowe Entrepreneurship
- Heartland Black Chamber
- Justine Petersen
- Kranzberg Arts Foundation
- Local arts and cultural organizations
- Local neighborhood associations
- Mission St. Louis
- Missouri Department of Transportation (MoDOT)
- St. Louis City Planning and Urban Design Agency
- St. Louis Community Credit Union
- St. Louis Development Corporation (SLDC)

Implementation Partners Rationale

Great Rivers Greenway is leading the Brickline Greenway development and is central to infrastructure and programming integration. SLDC and the Planning Agency guide zoning, development, and corridor investment. Grand Center Inc. brings expertise in arts-oriented district development and can help with activation and branding. MoDOT is essential for streetscape coordination on Grand Blvd. Local neighborhood associations and community development entities ensure culturally rooted, inclusive economic development, and arts organizations can support event programming and cultural visibility.

Sources of Funding

- Community Development Block Grant (CDBG)
- Congestion Mitigation and Air Quality (CMAQ) Improvement Program
- Great Rivers Greenway funding
- Local Business Improvement District (BID) revenues
- Missouri Development Finance Board (MDFB)
- National Endowment for the Arts (NEA) – Our Town Grant
- State of Missouri Neighborhood Assistance Program (NAP) tax credits

Specific Programs

- Community Development Financial Institutions (CDFI) Fund New Markets Tax Credits (NMTC) Program
- Community Improvement District (CID) Revenue Mechanisms
- Direct Appropriations
- Industrial Development Bonds
- Justine Peterson Homeownership Microenterprise Loan Program
- Brickline Greenway Project
- CDBG-funded corridor improvement grants
- Facade Improvement Grant Program
- Missouri Main Street Revitalization Program
- National Education Association (NEA) "Our Town" Grant Program
- Philanthropic Equity
- Rams Settlement Fund
- SLDC Commercial Corridor Program and Small Business Assistance Programs
- SLDC Facade Grant Program
- U.S. Department of Housing and Urban Development (HUD) Empowerment Zone Tax Incentives and Grants
- U.S. Internal Revenue Service (IRS) Opportunity Zone Incentives

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Funding Rationale

Corridor development along Grand Blvd must leverage both placemaking and infrastructure funding. The Brickline Greenway already brings catalytic investment, so aligning programs like Missouri Main Street and NEA Our Town supports arts, culture, and community programming. CDBG and NAP provide flexible capital for small business support and corridor beautification. CMAQ helps improve multimodal transit and walkability. Façade and corridor improvement programs round out the funding ecosystem to deliver a complete, vibrant, and culturally resonant "Main Street" experience along Grand Blvd.

Funding & Implementation Phasing

OBJECTIVE: JVL-20.3
Funding & Implementation Phasing

	Phase	Description	Timeline
1	**Community Engagement & Visioning**	Host listening sessions and walking audits with residents, local businesses, and faith-based groups to gather ideas, identify barriers, and align priorities for Grand Blvd's revitalization. Focus on safety, access to services, and cultural identity.	Year 1
2	**Corridor Design & Policy Alignment**	Create a corridor plan with form-based codes or overlays that encourage mixed-use development, walkable design, and transit-oriented features. Coordinate with the Planning & Urban Design Agency, SLDC, and MoDOT.	Year 1-2
3	**Secure Funding & Incentives**	Pursue funding through programs such as CDBG, ARPA, LIHTC, NMTC, and State/Federal Historic Tax Credits. Establish or expand a Community Improvement District (CID) to support public realm improvements and corridor activation.	Year 2-3
4	**Infrastructure, Transit & Streetscape Upgrades**	Make key improvements along Grand Blvd including widened sidewalks, pedestrian lighting, bike lanes, transit stops, and street trees. Align with Safe Streets & Roads for All (SS4A), TAP, CMAQ, and Rams Settlement funding.	Year 3-4
5	**Mixed-Use Development & Small Business Support**	Rehabilitate vacant storefronts and develop new infill projects with ground-floor retail and upper-floor housing. Provide business assistance through SLDC, Justine Petersen, and local CDFIs to support local entrepreneurs.	Year 4-5
6	**Cultural Programming & Corridor Stewardship**	Activate Grand Blvd with murals, events, pop-up markets, and public art that celebrate neighborhood heritage. Establish a stewardship coalition to lead maintenance, promotion, and long-term oversight.	Year 5 onward

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JVL-20.4

Promote development along North Jefferson Ave to create a more walkable, vibrant, mixed use corridor that leverages planned investments including the NGA campus and the planned Transit Expansion.

OBJECTIVE: JVL-20.4

Primary Core Topic: Economic Development (Jobs, Employment & Businesses)

Secondary Core Topic:

- Transportation & Mobility (Connectivity); Historic Preservation, Architecture, Landscape Design & Urban Design

Type: Physical; Land Use / Zoning

Timeframe: Short; Medium; Long

Implementation Partners

- St. Louis Development Corporation (SLDC)
- Planning and Urban Design Agency (PDA)
- City of St. Louis Board of Public Service (BPS)
- Northside Regeneration LLC
- Missouri Department of Transportation (MoDOT)
- East-West Gateway Council of Governments (EWGCOG)
- Bi-State Development / Metro Transit
- Project Connect Steering Committee
- Vashon High School / SLPS
- St. Louis Community College
- Carr Square Tenant Corporation
- Urban League of Metropolitan St. Louis (ULSTL)
- Community builders and CDCs
- Real estate development partners experienced with public-private partnerships
- Local schools, churches, and neighborhood organizations

Implementation Partners Rationale

The St. Louis Development Corporation and PDA will play a central role in coordinating planning, zoning, and redevelopment approvals, especially related to the mixed-use and walkable character of the corridor. MoDOT, BPS, and EWGCOG are critical for infrastructure coordination, especially around intersection redesigns, multimodal improvements, and safety enhancements. Metro Transit will need to be closely involved due to the planned Transit Expansion, ensuring coordination between development and station placement. Northside Regeneration LLC, the current landowner at the Cass/Jefferson intersection, will need to either participate in redevelopment or transfer land through eminent domain or acquisition.

Partners like Vashon High School, SLCC, and the Carr Square Tenant Corp represent nearby anchors and potential beneficiaries of walkable access and increased foot traffic. Community groups, educational institutions, and ULSTL can help ensure development reflects local needs and benefits the community.

Sources of Funding

- City of St. Louis Capital Improvement Funds
- St. Louis Development Corporation resources
- Community Development Administration (CDA)
- Missouri Department of Economic Development (MoDED)
- Missouri Works Program
- U.S. Department of Housing and Urban Development (HUD)
- U.S. Department of Transportation (USDOT)
- Philanthropic funders and mission-driven equity investors
- New Markets Tax Credits (NMTC)
- Low-Income Housing Tax Credits (LIHTC)
- Tax Increment Financing (TIF)
- Community Improvement Districts (CID)
- Infrastructure Investment and Jobs Act (IIJA)
- American Rescue Plan Act (ARPA)

Specific Programs

- Community Development Financial Institutions (CDFI) Fund New Markets Tax Credits (NMTC) Program
- Community Improvement District (CID) Revenue Mechanisms
- Direct Appropriations
- Justine Peterson Homeownership Microenterprise Loan Program

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- Live Near your Work Incentives
- Neighborhood Plan Implementation NOFA (CDA)
- Community Development Block Grants (CDBG)
- Missouri Historic Preservation Tax Credit (if historic elements are incorporated)
- Missouri Land Clearance for Redevelopment Law (Chapter 99) Program
- Philanthropic Equity and Program-Related Investments
- Reconnecting Communities Pilot Program (USDOT)
- Safe Streets and Roads for All (SS4A)
- Surface Transportation Block Grant (STBG)
- State and Federal LIHTC
- SLDC Commercial Corridor Program and Small Business Assistance Programs
- SLDC Facade Grant Program
- Community Project Funding / Earmarks
- Urban Redevelopment Corporations (Chapter 353
- U.S. Department of Housing and Urban Development (HUD) Empowerment Zone Tax Incentives and Grants)
- U.S. Internal Revenue Service (IRS) Opportunity Zone Incentives

Funding Rationale

This project intersects a powerful set of current and planned investments (NGA, Metro Transit Expansion, and nearby educational and cultural anchors) making it a strong candidate for public / private / philanthropic investment. The Cass and Jefferson intersection has both strategic location value and urgent redevelopment need, especially with the potential public acquisition of neglected parcels. Given the corridor's proximity to federally supported projects (NGA), HUD and DOT resources like LIHTC, NMTC, TIF, CDBG, and SS4A are all appropriate. ARPA and IIJA funds can support infrastructure improvements, green streets, and pedestrian safety upgrades, while philanthropic support could help activate ground-floor community-serving uses. Missouri Works and other job creation incentives can be used to attract developers and operators.

JVL-30.1

Upgrade neighborhood streets and intersections to improve safety, accessibility, and connectivity for all users while enhancing existing tree canopies and providing additional lighting.

OBJECTIVE: JVL-30.1

Primary Core Topic: Transportation & Mobility (Connectivity)

Secondary Core Topic:

- Historic Preservation, Architecture, Landscape Design, & Urban Design; Sustainability, Climate Resiliency, Mitigation, & Adaptation

Type: Physical

Timeframe: Short, Medium

Implementation Partners

- Community design and planning nonprofits (e.g., CityStudioSTL)
- Local neighborhood associations
- Metro Transit / Bi-State Development
- Missouri Department of Transportation (MoDOT)
- St. Louis City Streets Department
- Trailnet
- Urban Forestry Division, City of St. Louis

Implementation Partners Rationale

The City Streets Department and MoDOT will lead infrastructure upgrades along public rights-of-way, including safety and accessibility improvements. Metro Transit and Bi-State Development are critical for coordinating any changes along bus routes and integrating traffic calming with transit priorities. The Urban Forestry Division and neighborhood associations are essential for tree planting and lighting advocacy. Trailnet and similar nonprofits bring expertise in pedestrian and bike-friendly street design and can help guide equitable planning and implementation.

Sources of Funding

- Ameren Missouri Neighborhood Streetlight Program
- Community Development Block Grant (CDBG)
- Federal Highway Safety Improvement Program (HSIP)
- Infrastructure Investment and Jobs Act (IIJA) – Safe

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Streets and Roads for All
- MoDOT Transportation Alternatives Program (TAP)
- Surface Transportation Block Grant (STBG)
- Urban and Community Forestry Grant (Missouri Department of Conservation)

Specific Programs

- CDBG
- HSIP
- Rams Settlement Fund
- Safe Streets and Roads for All
- TAP
- Urban and Community Forestry Grant

Funding Rationale

Upgrading intersections and streets to improve safety and accessibility aligns with national goals and funding priorities, particularly those of HSIP and TAP, which support traffic calming and pedestrian improvements. CDBG can support targeted beautification and sidewalk infrastructure. Tree canopy and lighting enhancements qualify for Urban Forestry and utility-funded lighting programs like those from Ameren. Federal IIJA funds and Safe Streets programs are designed to reduce crashes and support multimodal safety—making them ideal matches for the comprehensive improvements proposed along Jefferson Ave, E Prairie Ave, and other corridors.

Funding & Implementation Phasing

OBJECTIVE: JVL-30.1
Funding & Implementation Phasing

	Phase	Description	Timeline
1	**Community Input & Site Assessment**	Conduct walk audits, traffic studies, and resident feedback sessions to identify priority intersections, safety concerns, and gaps in accessibility. Partner with Trailnet and neighborhood groups.	Year 1
2	**Design Development & Coordination**	Work with MoDOT, SLDC, and the Planning and Urban Design Agency (PDA) to create street improvement designs that balance pedestrian safety, ADA compliance, and green infrastructure.	Year 1-2
3	**Secure Infrastructure & Beautification Funding**	Pursue funding through CMAQ, TAP, Safe Streets and Roads for All (SS4A), Rams Settlement Funds, and Urban Greening grants. Include budget for lighting upgrades and native canopy tree planting.	Year 2-3
4	**Capital Improvements & Tree Canopy Expansion**	Begin phased implementation of crosswalks, curb bump-outs, ADA ramps, street lights, and tree planting. Coordinate with Great Rivers Greenway, Forestry Division, and utility providers.	Year 3-4
5	**Performance Monitoring & Resident Feedback**	Evaluate safety and mobility impacts post-implementation using community surveys and traffic metrics. Adjust future phases accordingly. Continue resident engagement.	Year 4-5
6	**Maintenance, Public Art & Placemaking**	Install wayfinding signage, murals, and decorative lighting elements in key locations. Maintain trees and infrastructure in partnership with local stewards and nonprofit partners.	Year 5 onward

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JVL-30.2

Implement traffic calming measures that are less intrusive to reduce speeding and create safer neighborhood streets, especially near schools, parks, and residential areas.

OBJECTIVE: JVL-30.2

Primary Core Topic: Economic Development (Jobs, Employment & Businesses)

Secondary Core Topic:

- Arts, Culture, & Community Assets and Programs (Educational, Recreational, Institutional, & Emergency); Historic Preservation, Architecture, Landscape Design, & Urban Design

Type: Physical

Timeframe: Short; Medium

Implementation Partners

- Bi-State Development (Metro Transit)
- Community improvement districts (CIDs)
- Local schools and school districts
- Missouri Department of Transportation (MoDOT)
- Neighborhood associations
- St. Louis City Streets Department
- Trailnet

Implementation Partners Rationale

The Streets Department and MoDOT are the primary agencies for planning and executing traffic-calming improvements such as speed humps, curb extensions, and signage. Trailnet can provide technical guidance and community engagement support, particularly around active transportation and equitable mobility. Bi-State Development is important where traffic calming interacts with transit routes. Schools and neighborhood associations can help prioritize interventions near school zones and community assets. CIDs may contribute to enhancements along key corridors like N Garrison Ave and E Prairie Ave.

Sources of Funding

- Ameren Missouri Lighting Program
- Community Development Block Grant (CDBG)
- Highway Safety Improvement Program (HSIP)
- Infrastructure Investment and Jobs Act (IIJA)
- Safe Streets and Roads for All (SS4A) – U.S. DOT
- School Safety Grants
- Transportation Alternatives Program (TAP) – MoDOT

Specific Programs

- CDBG
- HSIP
- Rams Settlement Fund
- Safe Streets and Roads for All (SS4A)
- School Safety Grant Program
- TAP

Funding Rationale

Because the focus of this objective is on safety near parks, schools, and residential streets, programs like SS4A and HSIP are directly aligned with its goals. These federal sources prioritize reducing traffic-related injuries and deaths through systemic changes. TAP funding supports pedestrian and bicycle infrastructure, ideal for interventions like bulb-outs, speed cushions, or raised crosswalks. CDBG can be used for local infrastructure improvements in LMI (low-to-moderate income) areas, while School Safety Grants can target streets adjacent to schools. Collectively, these funding sources support both safety improvements and community-driven planning to ensure equitable outcomes.

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JVL-30.3

Revitalize neighborhood alleys to restore access, resolve use conflicts, and support safe, clean, and functional connections to homes and businesses

OBJECTIVE: JVL-30.3

Primary Core Topic: Economic Development (Jobs, Employment, & Businesses)

Secondary Core Topic:

- Historic Preservation, Architecture, Landscape Design, & Urban Design; Housing

Type: Land Use / Zoning; Physical; Policy

Timeframe: Medium

Implementation Partners

- Brightside St. Louis
- Community Improvement Districts (CIDs)
- Local property owners and block captains
- Neighborhood associations
- Refuse Division – City of St. Louis
- St. Louis Building Division
- St. Louis City Streets Department
- St. Louis Development Corporation (SLDC)

Implementation Partners Rationale

The City Streets Department is responsible for alley maintenance and improvement and must lead efforts related to paving, drainage, and lighting. The Refuse Division is key to resolving alley use conflicts tied to trash collection, which often affects alley safety and cleanliness. The Building Division may need to get involved where new zoning or access standards are being introduced. SLDC and CIDs can assist with targeted improvements tied to business use. Neighborhood associations and block captains play a vital role in identifying specific issues and rallying resident support for revitalization, especially in resolving conflicts between residential and commercial users.

Sources of Funding

- ARPA Local Fiscal Recovery Funds
- Community Development Block Grant (CDBG)
- Environmental Protection Agency (EPA) Brownfields Program
- Neighborhood Transformation Grants (SLDC)
- Ward Capital Improvement Funds

Specific Programs

- ARPA (City of St. Louis administered)
- CDBG
- EPA Brownfields
- Neighborhood Transformation Grants
- Operation Brightside Grants
- St. Louis Alley Maintenance Program

Funding Rationale

Alley revitalization aligns well with CDBG's focus on neighborhood infrastructure and quality of life improvements in low- and moderate-income areas. ARPA and Ward Capital Funds may be flexible sources for small-scale infrastructure repair, especially where alleys impact safety, mobility, or property access. SLDC's Neighborhood Transformation Grants can support improvements that contribute to broader revitalization goals. Where alleys are underused due to contamination or legacy infrastructure, EPA's Brownfields Program may support cleanup and reuse planning. The city's own alley maintenance initiatives should be leveraged to ensure long-term upkeep once initial improvements are made.

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JVL-40.1

Attract housing development and support the reopening of Dunbar School to complete "The Trifecta" (the Education Trifecta) in Jeff-Vander-Lou.

OBJECTIVE: JVL-40.1

Primary Core Topic: Arts, Culture, & Community Assets and Programs (Educational, Recreational, Institutional, & Emergency)

Secondary Core Topic:

- Historic Preservation, Architecture, Landscape Design, & Urban Design

Type: Physical; Programming

Timeframe: Short, Medium, Long

Implementation Partners

- Affinia Healthcare
- American Federation of Teachers (AFT) Missouri
- American Federation of Teachers (AFT) St. Louis Local 420
- Brightside St. Louis
- City of St. Louis Planning and Urban Design Agency
- Community Education Organizations (e.g., Ready Readers, Nine Network, Turn the Page STL)
- Forest ReLeaf of Missouri
- Fresh Starts Community Garden
- Gamble Community Center
- Healthcare Providers
- Jeff-Vander-Lou (JVL) Neighborhood Association
- Local nonprofits (e.g., Urban League, Big Brothers Big Sisters, Girls Inc.)
- Missouri Botanical Garden (MOBOT)
- Missouri Department of Elementary and Secondary Education (DESE)
- Neighborhood associations and resident leaders
- Phi Global Farms
- SAVESLPS
- St. Louis Community College
- St. Louis Development Corporation (SLDC)
- St. Louis Public Schools (SLPS)
- St. Louis Public Schools (SLPS) Foundation (St. Louis Education Fund)
- St. Louis Public Schools Building Revitalization Collaborative
- Tillie's Corner, Inc.
- Walk N Faith

Implementation Partners Rationale

St. Louis Public Schools and St. Louis Community College are central to the "Education Trifecta" and must be engaged in both planning and activation of the site and facilities. The Planning and Urban Design Agency and SLDC can support physical revitalization and neighborhood development that complements the institutions. DESE plays a policy and compliance role for educational programming and partnerships. Nonprofits with a track record in youth development, family support, and cross-generational programming can activate the site in ways that serve community needs. Neighborhood associations ensure that plans reflect resident priorities and help promote sustained engagement.

Sources of Funding

- 21st Century Community Learning Centers Grant
- ARPA Local Fiscal Recovery Funds
- Community Development Block Grant (CDBG)
- Historic Preservation Tax Credits (state and federal)
- Missouri Neighborhood Assistance Program (NAP)
- Philanthropic foundations (e.g., Deaconess Foundation, Clark-Fox Family Foundation)

Specific Programs

- Community Development Financial Institutions (CDFI) Fund New Markets Tax Credits (NMTC) Program
- Federal Historic Preservation Tax Incentives
- 21st Century Community Learning Centers
- ARPA
- CDBG
- Historic Tax Credits
- Missouri Alliance for Historic Preservation (Missouri Preservation) Grant/Loan Programs
- Missouri and Federal Historic Tax Credits
- Missouri State Historic Preservation Office (SHPO) Planning anf Designation Support
- NAP
- Nine Network Early Learning Initiatives
- Rams Settlement Fund

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- Reading Opens the World in the Lou
- Safe Routes to Schools (SRTS)
- St. Louis Cultural Resources Office Programs
- St. Louis Public Schools (SLPS) Foundation (St. Louis Education Fund)

Funding Rationale

Funding and programs need to reflect the dual goals of restoring a historic educational site and enhancing its programming and community impact. CDBG can support renovations and activation that serve LMI communities. ARPA can fill critical funding gaps for programming and space improvements. NAP and philanthropic funding are especially suited for education-focused capital and programming. The 21st Century Community Learning Centers program is a federal resource dedicated to out-of-school enrichment for students, ideal for expanding youth engagement. Historic Preservation Tax Credits (state and federal) are essential for leveraging investment in the Dunbar Elementary building, given its historic significance. Local initiatives like Turn the Page STL and Nine Network provide tailored educational programming that could thrive in a revitalized community learning hub.

Funding & Implementation Phasing

OBJECTIVE: JVL-40.1
Funding & Implementation Phasing

	Phase	Description	Timeline
1	**Community Visioning & Education Partner Engagement**	Host community workshops to align on goals for the "Education Trifecta" and gather input from residents, alumni, and education stakeholders. Convene STLCC, SLPS, and Harrison Center leaders.	Year 1
2	**Feasibility & Reuse Planning for Dunbar School**	Conduct structural assessment, programming feasibility study, and historic preservation analysis for the Dunbar building. Explore mixed-education and community use models.	Year 1-2
3	**Funding Strategy & Capital Campaign Development**	Pursue funding through HUD, Department of Education, Historic Tax Credits, and philanthropic foundations. Leverage partnerships with education institutions and foundations.	Year 2-3
4	**Stabilization, Design & Phased Rehabilitation**	Begin exterior stabilization and phased interior rehab of Dunbar School. Coordinate design with potential education, cultural, and youth programming partners.	Year 3-4
5	**Program Launch & Partnership Integration**	Launch educational, cultural, and family support programming in the restored facility. Reinforce collaboration between Dunbar, Vashon, and Harrison to strengthen community-serving education pipeline.	Year 4-5
6	**Ongoing Evaluation, Stewardship & Growth**	Establish operating and maintenance partnerships. Track educational and community impact through annual reports and adapt programming to evolving neighborhood needs.	Year 5 onward

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JVL-40.2

Promote the continued and expanded use and programming of the Beaumont School at 3836 Natural Bridge Ave as the Beaumont Technical Center (CTE).

OBJECTIVE: JVL-40.2

Primary Core Topic: Arts, Culture, & Community Assets and Programs (Educational, Recreational, Institutional, & Emergency)

Secondary Core Topic:

- Historic Preservation, Architecture, Landscape Design, & Urban Design

Type: Physical; Programming

Timeframe: Short, Medium

Implementation Partners

- Affinia Healthcare
- American Federation of Teachers (AFT) Missouri
- American Federation of Teachers (AFT) St. Louis Local 420
- Beaumont Technical Center
- City of St. Louis Planning and Urban Design Agency
- Fresh Starts Community Garden
- Gamble Community Center
- Healthcare Providers
- Jeff-Vander-Lou (JVL) Neighborhood Association
- Local employers (especially in advanced manufacturing, green energy, healthcare, and tech sectors)
- Missouri Botanical Garden (MOBOT)
- Missouri Department of Elementary and Secondary Education (DESE)
- Phi Global Farms
- Saint Louis Torchbearers 2
- SAVESLPS
- St. Louis Agency on Training and Employment (SLATE)
- St. Louis Development Corporation (SLDC)
- St. Louis Public Schools (SLPS)
- St. Louis Public Schools (SLPS) Foundation (St. Louis Education Fund)
- Tillie's Corner, Inc.
- Walk N Faith
- Workforce development nonprofits (e.g., RUNG for Women, St. Louis Builds Credit, NPower, LaunchCode)

Implementation Partners Rationale

SLPS operates the Beaumont site, and its continued use hinges on coordination with district planning. Beaumont Technical Center is a designated CTE site and must be central to strategy. SLATE is critical for connecting students and adult learners to employment pathways and providing workforce services. SLDC and the Planning Agency help ensure that economic development and land use support job-generating and skills-building activities. Workforce-oriented nonprofits bring training capacity, employer networks, and programmatic infrastructure. Engagement with employers ensures that training aligns with real opportunities in growth industries.

Sources of Funding

- Apprenticeship Building America (ABA) Grant
- Community Development Block Grant (CDBG)
- Federal Perkins Career and Technical Education (CTE) Funds
- Missouri One Start
- Philanthropic funding (e.g., JPMorgan Chase AdvancingCities)
- Workforce Innovation and Opportunity Act (WIOA) Grants

Specific Programs

- Apprenticeship Building America
- Federal Historic Preservation Tax Incentives
- Jobs for America's Graduates Missouri (JAG-Missouri)
- LaunchCode's LC101
- Missouri One Start
- Missouri Alliance for Historic Preservation (Missouri Preservation) Grant/Loan Programs
- Missouri and Federal Historic Tax Credits
- Missouri State Historic Preservation Office (SHPO) Planning anf Designation Support

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- NPower Tech Fundamentals
- Perkins CTE
- Reading Opens the World in the Lou
- Safe Routes to Schools (SRTS)
- SLATE Workforce Services
- St. Louis Cultural Resources Office Programs
- St. Louis Public Schools (SLPS) Foundation (St. Louis Education Fund)
- WIOA

Funding Rationale

This objective aligns strongly with federal and state workforce development goals, making WIOA and Perkins CTE funds natural fits. Missouri One Start and the ABA Grant can support customized training and apprenticeships in emerging sectors. CDBG can be used for facility improvement and supportive services that make participation possible for low-income residents. LaunchCode and NPower offer free, industry-aligned technical training that complements CTE education and can help expand programming for adults and out-of-school youth. Philanthropic investment can help fill programmatic or capital gaps while demonstrating innovation and scalability in workforce partnerships.

Funding & Implementation Phasing

OBJECTIVE: JVL-40.2
Funding & Implementation Phasing

	Phase	Description	Timeline
1	**Stakeholder Engagement & Vision Alignment**	Convene meetings with St. Louis Public Schools (SLPS), Missouri Department of Elementary and Secondary Education (DESE), local employers, and community partners to align on the long-term vision for Beaumont as a regional CTE hub.	Year 1
2	**CTE Program Expansion Planning**	Identify high-demand industries (e.g., clean energy, construction, healthcare, IT) and align expanded course offerings accordingly. Evaluate facility needs and career pathway partnerships.	Year 1-2
3	**Facility Assessment & Funding Strategy**	Conduct building assessment and identify capital improvement needs. Apply for state/federal workforce development grants and philanthropic funding. Explore apprenticeship and employer-sponsored capital partnerships.	Year 2-3
4	**Facility Improvements & Technology Upgrades**	Complete renovations to support modern labs, maker spaces, green infrastructure, and accessibility upgrades. Upgrade utilities, Wi-Fi, and building systems.	Year 3-4
5	**Launch of Expanded CTE Programs**	Roll out new CTE programs in partnership with local industry, higher education, and workforce agencies. Host ribbon-cutting and community open house.	Year 4-5
6	**Ongoing Industry Engagement & Program Evaluation**	Maintain feedback loops with employers and alumni to adapt offerings. Track employment outcomes and grow partnerships with regional businesses.	Year 5 onward

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JVL-41.1

Promote the unique and rich history of sports in the neighborhood.

OBJECTIVE: JVL-41.1

Primary Core Topic: Arts, Culture, & Community Assets and Programs (Educational, Recreational, Institutional, & Emergency)

Secondary Core Topic:

- Historic Preservation, Architecture, Landscape Design, & Urban Design

Type: Physical; Programming

Timeframe: Short; Medium; Long

Implementation Partners

- City of St. Louis Parks Department
- Friends of Sportsman's Park
- Great Rivers Greenway
- Herbert Hoover Boys and Girls Club (Property Owner)
- Historic St. Louis
- Legacy Baseball Organizations (e.g., local Negro Leagues chapters or alumni networks)
- Local schools and youth sports organizations
- Missouri History Museum
- National Negro Leagues Baseball Museum
- PGA Reach Foundation
- St. Louis Development Corporation (SLDC)

Implementation Partners Rationale

The National Negro Leagues Baseball Museum plays a pivotal role given the proposed museum site at 2423 North Spring and their investment in celebrating Black baseball history. Friends of Sportsman's Park and the City's Parks Department are instrumental in coordinating improvements at Rumbold Park and ensuring park amenities align with the historical theme. SLDC and Great Rivers Greenway can support public realm improvements and help integrate cultural elements into park and streetscape upgrades. Cultural organizations like the Missouri History Museum offer expertise in curating events, exhibits, and signage. Local schools and youth sports organizations can foster intergenerational engagement with the neighborhood's sports legacy.

Sources of Funding

- American Rescue Plan Act (ARPA) cultural recovery funds
- Local parks bond funds
- MLB
- Major League Baseball (MLB)
- Missouri Humanities Council
- National Endowment for the Arts (NEA)
- National Endowment for the Humanities (NEH)
- National Negro Leagues Baseball Museum
- PGA
- PGA Reach Foundation
- Private sponsorships or philanthropic support
- St. Louis Cardinals
- Tourism and cultural heritage grants from Missouri Division of Tourism

Specific Programs

- ARPA cultural recovery programs
- Great Rivers Greenway community partnerships
- Missouri Humanities Council Mini Grants
- NEA Grants for Arts Projects
- NEH Public Humanities Projects

Funding Rationale

Celebrating local sports heritage is a cultural and historical initiative eligible for public humanities and arts funding. NEH and NEA grants directly support public interpretation, exhibitions, and community programs centered on cultural history. Missouri Humanities Council and the state's tourism agency fund storytelling and place-based heritage projects that can attract visitors and foster community pride. ARPA funds, particularly those earmarked for cultural recovery, can help launch or sustain programming tied to historical preservation and community engagement. Great Rivers Greenway and local park investments can support the physical infrastructure and public space improvements needed to tie these efforts together.

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Jeff-Vander-Lou reserves the right to challenge any and all projects that lack strategic alignment with JVL community-driven and community-led goals.

JVL-42.1

Enhance the five neighborhood parks in Jeff-Vander-Lou and Fairground Park in the Fairground Neighborhood, with targeted upgrades, better access, and expanded programming to meet community needs.

OBJECTIVE: JVL-42.1

Primary Core Topic: Arts, Culture, & Community Assets and Programs (Educational, Recreational, Institutional, & Emergency)

Secondary Core Topic:

- Historic Preservation, Architecture, Landscape Design, & Urban Design; Sustainability, Climate Resiliency, Mitigation, & Adaptation; Transportation & Mobility (Connectivity)

Type: Physical; Programming

Timeframe: Medium

Implementation Partners

- Boys & Girls Clubs of Greater St. Louis
- City of St. Louis Parks Department
- Fairground Park Advisory Committee
- Forest ReLeaf of Missouri
- Fresh Starts Community Garden
- Gamble Community Center
- Great Rivers Greenway
- Local neighborhood associations (e.g., JVL and surrounding areas)
- Local schools and youth organizations
- Missouri Department of Natural Resources (DNR)
- Phi Global Farms
- Pickleball and Tennis Clubs
- Tillie's Corner, Inc.
- Trailnet
- Walk N Faith
- YMCA of Greater St. Louis

Implementation Partners Rationale

The City of St. Louis Parks Department is responsible for overseeing infrastructure, safety, and amenities in public parks. The Fairground Park Advisory Committee and neighborhood associations are key to ensuring upgrades reflect community needs. The Missouri DNR supports funding and technical assistance for park improvements. Trailnet and Great Rivers Greenway provide infrastructure expertise for trails, bike paths, and park access. Community-based organizations like the Boys & Girls Clubs and YMCA are ideal programming partners, especially for youth and intergenerational activities. Local schools and youth programs can further expand participation and ensure that programming aligns with residents' needs.

Sources of Funding

- American Rescue Plan Act (ARPA)
- Federal Community Development Block Grant (CDBG) funds
- Great Rivers Greenway partnership funds
- Local capital improvement budget
- Missouri DNR Land and Water Conservation Fund
- Municipal Parks Grant Commission (St. Louis County)
- Private foundations (e.g., Missouri Foundation for Health)

Specific Programs

- ARPA park improvement funding
- CDBG Public Facilities Program
- Great Rivers Greenway Matching Grants
- Missouri Land and Water Conservation Fund
- National Recreation and Park Association
- National Parks Partnership Initiative
- Rams Settlement Fund
- Reading Opens the World in the Lou
- Trailnet Safe Routes to Parks initiative

Funding Rationale

State and federal funding programs such as the Missouri Land and Water Conservation Fund and CDBG can support capital improvements to park facilities and lighting. ARPA offers flexible dollars that can be allocated to public space enhancements and health-promoting infrastructure. Great Rivers Greenway and Trailnet can support access and circulation improvements, including bike and pedestrian routes into and through the park. Private foundations and local bond funding can close budget gaps and support programming expansion. These combined sources and programs help ensure both physical improvements and long-term activation of the park space.

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JVL-50.2

Extend the St. Louis Ave cultural corridor from St. Louis Place into the neighborhood to strengthen neighborhood connections and unify historic and cultural assets.

OBJECTIVE: JVL-50.2

Primary Core Topic: Historic Preservation, Architecture, Landscape Design, & Urban Design

Secondary Core Topic:

- Arts, Culture, & Community Assets and Programs (Educational, Recreational, Institutional, & Emergency); Economic Development (Jobs, Employments, & Businesses)

Type: Land Use / Zoning; Policy

Timeframe: Medium

Implementation Partners

- Cultural Resources Office (City of St. Louis)
- Great Rivers Greenway
- Historic St. Louis
- Landmarks Association of St. Louis
- Local artists, historians, and community leaders
- Missouri State Historic Preservation Office (SHPO)
- Regional Arts Commission (RAC)
- STL Made / St. Louis Development Corporation (SLDC)
- St. Louis Art Place Initiative
- St. Louis Place and JeffVanderLou neighborhood associations

Implementation Partners Rationale

The Cultural Resources Office and SHPO are central to assessing the feasibility and process for creating a local historic district. Neighborhood associations, artists, and historians offer on-the-ground expertise and ensure that efforts reflect community values. Landmarks Association provides technical and research support, while RAC and the St. Louis Art Place Initiative support cultural development and artist involvement. Great Rivers Greenway can help ensure integration of the corridor with public space improvements and wayfinding. The STL Made campaign and SLDC can play a role in framing the corridor as a cultural destination with economic development benefits.

Sources of Funding

- American Rescue Plan Act (ARPA) local funding
- Missouri Historic Preservation Tax Credit Program
- National Endowment for the Arts (NEA) grants
- National Trust for Historic Preservation grants
- Neighborhood Transformation Grants (City of St. Louis)
- Private foundations (e.g., Kresge Foundation, ArtPlace America)
- Regional Arts Commission project grants

Specific Programs

- Community Improvement District (CID) Revenue Mechanisms
- Direct Appropriations
- Federal Historic Preservation Tax Incentives
- Landmarks Association of St. Louis Preservation Training and Funding
- Missouri Historic Preservation Tax Credit
- Missouri Alliance for Historic Preservation (Missouri Preservation) Grant/Loan Programs
- Missouri and Federal Historic Tax Credits
- Missouri State Historic Preservation Office (SHPO) Planning anf Designation Support
- NEA “Our Town” Grant
- National Trust for Historic Preservation’s Johanna Favrot Fund
- RAC Artist Support Grants
- SLDC Neighborhood Transformation Initiative
- St. Louis Cultural Resources Office Programs
- State Historic Preservation Office (SHPO) Certified Local Government (CLG) Program

Funding Rationale

Funding and programmatic support are available through both historic preservation and cultural development channels. Missouri’s Historic Preservation Tax Credit can support rehabilitation along the corridor, while grants from the National Trust and NEA fund projects that celebrate local identity and culture. RAC and private foundations offer flexible support for artist-led and community-driven efforts. SLDC and ARPA can provide catalytic investment for public infrastructure and strategic planning. These funding mechanisms align with the dual goals of celebrating cultural heritage and fostering reinvestment.

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JVL-50.3

Make the history and culture of the neighborhood more visible.

OBJECTIVE: JVL-50.3

Primary Core Topic: Historic Preservation, Architecture, Landscape Design, & Urban Design

Secondary Core Topic:

- Arts, Culture, & Community Assets and Programs (Educational, Recreational, Institutional, & Emergency)

Type: Physical; Programming

Timeframe: Short; Medium

Implementation Partners

- Fresh Starts Community Garden
- Gamble Community Center
- Great Rivers Greenway
- Historic St. Louis
- Kranzberg Arts Foundation
- Landmarks Association of St. Louis
- Local artists and historians
- Missouri Historical Society
- Neighborhood associations (e.g., JeffVanderLou, Vandeventer)
- Phi Global Farms
- Regional Arts Commission (RAC)
- STL Made / Explore St. Louis
- St. Louis ArtWorks
- St. Louis Development Corporation (SLDC)
- Tillie's Corner, Inc.

Implementation Partners Rationale

This objective calls for strong storytelling, cultural branding, and community-focused programming, which require partnerships between historical, artistic, and civic organizations. The Landmarks Association and Missouri Historical Society bring deep expertise in preservation and heritage interpretation. Great Rivers Greenway and Explore St. Louis can amplify visibility through physical wayfinding and tourism marketing. Local artists, historians, and neighborhood groups ensure authenticity and connection to the community's lived experience, while RAC and St. Louis ArtWorks offer creative infrastructure. SLDC can help tie cultural branding to broader revitalization efforts.

Sources of Funding

- Local philanthropic foundations (e.g., Kranzberg Arts Foundation)
- Missouri Humanities Council
- National Endowment for the Humanities (NEH) grants
- National Trust for Historic Preservation
- Regional Arts Commission project grants
- SLDC Neighborhood Transformation Grants

Specific Programs

- Missouri Alliance for Historic Preservation (Missouri Preservation) Grant/Loan Programs
- Missouri and Federal Historic Tax Credits
- Missouri State Historic Preservation Office (SHPO) Planning anf Designation Support
- NEH Public Humanities Projects
- National Trust Johanna Favrot Fund
- RAC Artist Support Grants
- SLDC Neighborhood Transformation Initiative
- St. Louis Cultural Resources Office Programs

Funding Rationale

Federal and state humanities and preservation agencies offer grant funding specifically designed to elevate public understanding of local history. NEH and Missouri Humanities programs support storytelling, signage, and engagement, while RAC and the National Trust offer funding for interpretive and physical improvements to landmarks. Local foundations focused on cultural equity and arts engagement can fund related public programs. These tools collectively support both the infrastructure and the outreach needed to make neighborhood culture more visible and celebrated.

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6.6

Old North St. Louis
Funding & Implementation

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ONSL 10.1

Develop affordable housing options in the neighborhood that also provide space to work and create.

OBJECTIVE: ONSL 10.1

Primary Core Topic: Housing

Secondary Core Topic:

- Arts, Culture, & Community Assets and Programs (Educational, Recreational, Institutional, & Emergency)
- Economic Development (Jobs, Employment, & Businesses)

Type: Physical; Programming

Timeframe: Medium; Long

Implementation Partners

- ArtPlace America (for past model references)
- Community Development Administration (CDA)
- Creative Reaction Lab
- Cultural Resources Office (CRO)
- DeSales Community Development
- Habitat for Humanity
- Incarnate Word Foundation
- Kranzberg Arts Foundation
- Local CDCs (e.g., Old North St. Louis Restoration Group)
- Old North St. Louis Restoration Group (ONSLRG)
- Regional Arts Commission of St. Louis (RAC)
- St Louis Development Corporation (SLDC)
- St. Louis Affordable Housing Commission (AHC)
- St. Louis Art Place Initiative

Implementation Partners Rationale

This objective sits at the intersection of affordable housing, arts, and neighborhood revitalization. SLDC and CDA are necessary for development coordination and funding. AHC can help support affordability goals. RAC and Kranzberg Arts Foundation bring knowledge, networks, and potential funding to support live-work artist housing. CRO ensures compatibility with historic character. Local CDCs and neighborhood groups ensure alignment with community priorities. Creative Reaction Lab and similar organizations can embed equity-focused design and engagement.

Sources of Funding

- Affordable Housing Trust Fund (City of St. Louis)
- Community Development Block Grant (CDBG)
- Economic Development Administration (EDA)
- Local Initiative Support Corporation (LISC)
- Low-Income Housing Tax Credits (LIHTC)
- Missouri Arts Council
- National Endowment for the Arts (NEA)
- Private philanthropic support (e.g., Kresge Foundation, Ford Foundation)

Specific Programs

- Affordable Housing Commission Housing Production Program
- CDBG Creative Economy Pilot Initiatives
- Kranzberg Arts Foundation Cultural Asset Programs
- LISC Creative Placemaking Program
- Missouri Development Finance Board Build Program
- NEA Our Town Grant

Funding Rationale

Programs like NEA's Our Town and LISC's creative placemaking funds support projects that combine housing and arts to revitalize neighborhoods. LIHTC and AHC funds ensure affordability. CDBG supports mixed-use and adaptive reuse projects, while Missouri Arts Council and Kranzberg provide local capacity for artist engagement and programming. Foundations increasingly fund arts-driven neighborhood revitalization, and some have funded live-work housing for artists as a tool of equitable development.

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ONSL 11.1

Work collaboratively to find long-term, community-based alternatives to the encampment in the south of the neighborhood.

OBJECTIVE: ONSL 11.1

Primary Core Topic: Housing

Secondary Core Topic:

- Arts, Culture, & Community Assets and Programs (Educational, Recreational, Institutional, & Emergency)
- Historic Preservation, Architecture, Landscape Design, & Urban Design

Type: Physical; Policy; Programming

Timeframe: Short; Medium

Implementation Partners

- BJC Behavioral Health
- City of St. Louis Department of Human Services (DHS)
- Community Development Administration (CDA)
- Homefull St. Louis
- Local faith-based organizations and mutual aid groups
- Neighbors for Social Justice
- Office of the Mayor
- Peter & Paul Community Services
- Places for People
- SLDC (St. Louis Development Corporation)
- St. Louis Continuum of Care (CoC)
- St. Patrick Center

Implementation Partners Rationale

Addressing homelessness requires a deeply collaborative and coordinated approach across housing, health, and social service sectors. DHS and CoC lead regional homelessness strategy and funding coordination. Service providers like St. Patrick Center, Places for People, and Peter & Paul have critical experience in outreach, housing-first solutions, and wraparound support. CDA and SLDC can support related housing and redevelopment efforts. Inclusion of local organizations ensures solutions are community-rooted and reflect the dignity and needs of those impacted. Mutual aid and faith-based groups often provide essential frontline support.

Sources of Funding

- American Rescue Plan Act (ARPA) funds
- Continuum of Care (CoC) Program Funding
- Emergency Solutions Grant (ESG)
- HOME Investment Partnerships Program
- Local philanthropic and hospital community benefit funds
- Missouri Housing Development Commission (MHDC)
- SAMHSA (Substance Abuse and Mental Health Services Administration) grants
- U.S. Department of Housing and Urban Development (HUD)

Specific Programs

- ESG – Rapid Re-Housing and Street Outreach Programs
- HOME-ARP (HOME-American Rescue Plan) for supportive housing
- HUD Continuum of Care Program
- MHDC's Housing Development and Operating Assistance Programs
- SAMHSA's PATH (Projects for Assistance in Transition from Homelessness)
- St. Louis Affordable Housing Trust Fund Homelessness Prevention and Housing Placement Initiatives
- St. Louis CoC Coordinated Entry System

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Funding Rationale

Funding streams such as ESG, CoC, and HOME-ARP are designed to support rapid re-housing, transitional housing, supportive housing, and encampment response. These programs prioritize dignity, housing-first approaches, and service integration. MHDC and SAMHSA support mental health and housing intersections. Local and philanthropic sources can bridge gaps not covered by federal funds and allow for community-driven innovations. Coordinated Entry ensures efficient, equitable access to services and housing for those most in need.

ONSL 12.1

Focus development at strategic clusters of vacant properties that could be reused or developed with a focus on housing. *

OBJECTIVE: ONSL-12.1

Primary Core Topic: Housing

Secondary Core Topic:

- Economic Development (Jobs, Employment & Businesses)
- Historic Preservation, Architecture, Landscape Design, & Urban Design

Type: Land Use / Zoning; Physical

Timeframe: Short; Medium; Long

Implementation Partners

- St. Louis Vacancy Collaborative (STLVC)
- Legal Services of Eastern Missouri's (LSEM)
- Neighborhood Vacancy Initiative (NVI)
- Vacancy Strategy Initiative (CDA)
- Green City Coalition
- East-West Gateway Council of Governments (EWGCOG)

Implementation Partners Rationale

The redevelopment of vacant property clusters in Old North St. Louis requires strong coordination between organizations with expertise in land use policy, legal frameworks, community engagement, and environmental remediation. The St. Louis Vacancy Collaborative (STLVC) plays a central role in aligning stakeholders around equitable vacancy solutions and promoting community-driven approaches. Legal support from Legal Services of Eastern Missouri's Neighborhood Vacancy Initiative (NVI) is essential for addressing title issues, tax delinquency, and other legal barriers to redevelopment. The Vacancy Strategy Initiative, led by CDA, is a key city-led mechanism for strategic land assemblage and prioritization of reuse efforts. Environmental and open space considerations can be integrated through partnerships with Green City Coalition, which focuses on greening vacant lots and transforming them into community assets. Finally, East-West Gateway Council of Governments (EWGCOG) brings regional planning capacity and helps align neighborhood redevelopment efforts with broader housing, transportation, and infrastructure strategies

Sources of Funding

- Community Development Administration (CDA)
- St Louis Development Corporation (SLDC)
- East-West Gateway Council of Governments (EWGCOG)
- Missouri Department of Economic Development (MoDED)
- US Department of Housing and Urban Development (HUD)
- US Environmental Protection Agency (EPA)

Specific Programs

- American Rescue Plan Act (ARPA)
- Build to Scale (B2S) Program
- Community Development Block Grant (CDBG)
- Community Improvement Districts (CID)
- Direct Appropriations

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- Direct Appropriations
- Emergency Solutions Grant (ESG)
- Empowerment Zone
- Federal Brownfield Cleanup Grants
- Federal Historic Preservation Tax Incentives (Federal HTC)
- FHA 221(d)(4) Mortgage Insurance (FHA Loan)
- Greenhouse Gas Reduction Fund (GGRF)
- HOME Investment Partnership Program (HOME)
- Housing Opportunities for Persons with AIDS (HOPWA)
- Industrial Development Bonds (Chapter 100)
- Land Clearance for Redevelopment Law (Chapter 99)
- Low Income Housing Tax Credits (LIHTC)
- Missouri Affordable Housing Assistance Program (AHAP)
- Missouri Brownfields Remediation Program
- Missouri Historic Preservation Tax Credit Program (State HTC)
- Missouri Housing Trust Fund (MHTF)
- Missouri Works Program
- National Housing Trust Fund (NHTF)
- New Market Tax Credits (NMTC)
- Opportunity Zones
- Philanthropic Equity
- Port Improvement Districts (Chapter 68)
- Property Assessed Clean Energy (PACE)
- Rams Settlement Funding
- Reconnecting Communities Pilot Grant Program
- Section 108 Loan Guarantee Program
- State Supplemental Tax Increment Financing (State TIF or Super TIF)
- Tax Increment Financing (TIF)
- Transportation Development Districts (TDD)
- Transportation Infrastructure Finance and Innovation Act (TIFIA)
- Urban Redevelopment Corporations (Chapter 353)
- Waive City Project Fees / Expediting Approvals

Funding Rationale

To support housing-focused redevelopment of vacant property clusters in Old North St. Louis, a mix of federal, state, local, and philanthropic funding sources can be deployed. Key federal programs such as CDBG, HOME, LIHTC, and the National Housing Trust Fund can help finance both infrastructure and affordable housing construction. Additional supports like Section 108 Loan Guarantees, FHA 221(d)(4) mortgage insurance, and ARPA funds can reduce financial barriers for developers. Environmental remediation of vacant lots can be addressed through EPA Brownfield Cleanup Grants and Missouri's Brownfields Program. To encourage investment in historic buildings or sites, Federal and State Historic Tax Credits are available, along with tools like Chapter 99, Chapter 353, and Opportunity Zones to support site readiness and tax abatement. Programs like Empowerment Zones, CID, and TIF can drive infrastructure upgrades and commercial activation, while newer tools such as the Greenhouse Gas Reduction Fund and PACE financing can incentivize energy-efficient building. Additional capital from sources like Direct Appropriations, Philanthropic Equity, and Rams Settlement Funds may be used to close funding gaps or support community-based projects. Agencies including CDA, SLDC, MoDED, HUD, and EPA play essential roles in administering and coordinating access to these programs, making a layered, place-based funding strategy both viable and sustainable.

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Funding & Implementation Phasing

OBJECTIVE: ONSL-12.1
Funding & Implementation Phasing

	Phase	Description	Timeline
1	**Site Analysis & Target Area Identification**	Conduct a spatial analysis of vacancy patterns to identify strategic clusters for concentrated development. Prioritize proximity to existing infrastructure, community amenities, and safety services.	Year 1
2	**Community Engagement & Visioning**	Engage residents, neighborhood organizations, and potential residents in planning workshops to determine preferred housing types, affordability goals, and urban design priorities.	Year 1-2
3	**Predevelopment & Acquisition Strategy**	Work with SLDC, CDA, LRA, and housing partners to assemble land parcels, clear titles, and prepare sites. Launch RFQs or partnerships with mission-aligned developers.	Year 2
4	**Funding & Incentives Packaging**	Align funding streams such as Low-Income Housing Tax Credits (LIHTC), Affordable Housing Trust Fund, New Markets Tax Credits (NMTC), and ARPA with infrastructure support, predevelopment grants, and philanthropic investment.	Year 2-3
5	**Site Development & Housing Construction**	Break ground on new housing construction in phased clusters, including affordable rental and ownership options. Use sustainable and resilient construction practices.	Year 3-4
6	**Move-In, Programming & Neighborhood Integration**	Support residents with move-in resources, community orientation, and connections to local programming. Track occupancy and neighborhood feedback.	Year 4-6
7	**Ongoing Maintenance & Capacity Building**	Strengthen local CDCs and neighborhood groups with technical assistance to maintain properties, manage infill opportunities, and steward long-term affordability.	Year 6+ and ongoing

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ONSL 20.1

Promote and support a diversity of small businesses throughout the neighborhood to create job opportunities, bring goods and services closer to the community, and attract new residents.

OBJECTIVE: ONSL 20.1

Primary Core Topic: Economic Development (Jobs, Employment & Businesses)

Secondary Core Topic:

- Arts, Culture, & Community Assets and Programs (Educational, Recreational, Institutional, & Emergency)
- Historic Preservation, Architecture, Landscape Design, & Urban Design

Type: Policy; Programming

Timeframe: Short; Medium

Implementation Partners

- Black Chamber of Commerce of Metropolitan St. Louis
- Business Assistance Center
- Community Development Administration (CDA)
- Downtown North Partnership (or other Community Development Corporations)
- Justine Petersen
- Missouri Small Business Development Center
- Missouri Small Business Development Center (SBDC) at UMSL
- Northside Economic Empowerment Center
- Old North St. Louis Restoration Group (ONSLRG)
- St. Louis Community Credit Union
- St. Louis Development Corporation (SLDC)
- St. Louis Economic Development Partnership
- St. Louis Small Business Empowerment Center (SBEC)

Implementation Partners Rationale

SLDC, CDA, and the Economic Development Partnership lead citywide initiatives for economic growth and are equipped to provide financial tools and development incentives. Organizations like the Missouri SBDC and Justine Petersen offer critical technical assistance, access to capital, and microloans to small businesses. Community-rooted organizations like the Northside Economic Empowerment Center and Black Chamber of Commerce ensure resources reach underrepresented entrepreneurs. Local CDCs or partnerships can help activate vacant buildings and support pop-up retail pilots aligned with community development goals.

Sources of Funding

- American Rescue Plan Act (ARPA) small business recovery funds
- Community Development Block Grant (CDBG)
- Local philanthropic and mission-driven lenders
- New Markets Tax Credits
- U.S. Department of Commerce – Economic Development Administration (EDA)
- U.S. Small Business Administration (SBA)

Specific Programs

- CDBG – Economic Development Activities
- EDA Public Works and Economic Adjustment Assistance Programs
- Justine Petersen Loan Fund
- Missouri Technology Corporation's IDEA Fund
- SBA Microloan and 7(a) Loan Programs
- SLDC Commercial Corridor and Small Business Assistance programs
- St. Louis Economic Adjustment Strategy programs

Funding Rationale

CDBG and EDA programs can support business development and revitalization of commercial spaces. SBA and local microlenders (like Justine Petersen) provide flexible capital for new and expanding small businesses. Programs like the IDEA Fund can attract innovation-based enterprises, while local sources such as SLDC's small business assistance programs and New Markets Tax Credits provide place-based support for historically disinvested areas. These funding mechanisms enable both startup support and corridor revitalization in ways that align with neighborhood employment goals.

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ONSL 20.2

Promote development at the opportunity site around Tucker Ave and Cass Ave and support existing plans for the "Northern Light Land Development Project"

OBJECTIVE: ONSL 20.2

Primary Core Topic: Economic Development (Jobs, Employment & Businesses)

Secondary Core Topic:

- Arts, Culture, & Community Assets and Programs (Educational, Recreational, Institutional, Emergency)
- Historic Preservation, Architecture, Landscape Design & Urban Design

Type: Physical; Land Use / Zoning

Timeframe: Short; Medium; Long

Implementation Partners

- JJAAC Enterprises
- Old North St. Louis Restoration Group
- St. Louis Development Corporation (SLDC)
- Community Development Administration (CDA)
- Planning & Urban Design Agency (PDA)
- East-West Gateway Council of Governments (EWGCOG)
- Missouri Department of Transportation (MoDOT)
- Great Rivers Greenway (GRG)
- Invest STL
- Private developers
- Downtown STL, Inc.
- Bi-State Development / Metro
- U.S. Department of Housing and Urban Development (HUD)

Implementation Partners Rationale

JJAAC Enterprises, as the lead entity behind the proposed special event district, is a natural partner to help anchor any efforts building off the vision already set in motion. Old North St. Louis Restoration Group brings deep experience in community-led development, housing, and commercial revitalization in the area.

SLDC, CDA, and PDA are critical city agencies for guiding land use approvals, financing tools, and alignment with citywide plans. EWGCOG and MoDOT are essential for multimodal planning and transportation improvements along Tucker and Cass. Great Rivers Greenway can contribute to pedestrian and bike infrastructure. Invest STL can help connect equity-focused investments.

Private sector developers and capital providers will be essential for large-scale mixed-use implementation. Downtown STL, Inc. can assist with downtown-adjacent connections and corridor branding. Bi-State/Metro can align improvements with transit access. Finally, HUD is a key partner for mixed-income housing and CDBG-eligible infrastructure.

Sources of Funding

- Community Development Administration (CDA)
- St. Louis Development Corporation (SLDC)
- Missouri Department of Economic Development (MoDED)
- U.S. Department of Housing and Urban Development (HUD)
- U.S. Department of Transportation (USDOT)
- U.S. Economic Development Administration (EDA)
- Environmental Protection Agency (EPA)
- Missouri Brownfields Program
- Private equity and mission-driven investment funds
- New Market Tax Credit (NMTC) Allocatees
- Community Development Financial Institutions (CDFIs)

Specific Programs

- Community Development Block Grants (CDBG)
- Section 108 Loan Guarantee Program (HUD)
- Neighborhood Transformation Grants (CDA)
- New Market Tax Credits (NMTC)
- Tax Increment Financing (TIF)
- Urban Redevelopment Corporations (Chapter 353)

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- Missouri Works Program
- Transportation Alternatives Program (TAP) (MoDOT/EDA)
- Reconnecting Communities Program (USDOT)
- EPA Brownfield Assessment and Cleanup Grants
- Economic Adjustment Assistance (EDA)
- Low-Income Housing Tax Credits (LIHTC)
- Historic Preservation Tax Credits (State/Federal)

Funding Rationale

The redevelopment of the Tucker and Cass opportunity site — especially in coordination with the Northern Light Land Development Project — can draw from a wide range of public and private funding tools. CDA and SLDC can provide CDBG, TIF, and local incentives to activate the site, particularly for infrastructure, streetscape improvements, and affordable housing components. The Section 108 Loan Guarantee Program can enable upfront capital for catalytic mixed-use investments.

Given the scale of proposed event-centered programming, the project may qualify for NMTC, EDA Economic Adjustment Assistance, or Missouri Works funds. MoDOT and USDOT programs like Reconnecting Communities and TAP can fund safety and walkability upgrades to Cass and Tucker.

If any environmental remediation is required (especially given past industrial uses nearby), EPA Brownfields funds can support assessment and cleanup. LIHTCs and Historic Tax Credits could be layered in for any residential or adaptive reuse components. The combination of federal, state, and local resources can unlock the site's long-latent potential, especially when aligned with a strong vision and community backing.

ONSL 30.1

Beautify and improve streets with consistent tree canopies, accessible, well-lit, and well maintained sidewalks and pedestrian spaces. *

OBJECTIVE: ONSL 30.1

Primary Core Topic: Transportation & Mobility (Connectivity)

Secondary Core Topic:

- Historic Preservation, Architecture, Landscape Design, & Urban Design;
- Sustainability, Climate Resiliency, Mitigation, & Adaptation

Type: Physical

Timeframe: Short; Medium

Implementation Partners

- Forest ReLeaf
- Brightside St. Louis
- City of St. Louis Board of Public Service (BPS)
- City of St. Louis Planning & Urban Design Agency (PDA)
- City of St. Louis Streets Department
- Community Development Administration (CDA)
- Downtown North Partnership / Neighborhood Associations
- Great Rivers Greenway
- Habitat for Humanity
- Metro Transit (Bi-State Development)
- Old North St. Louis Restoration Group (ONSLRG)
- St. Louis City Forestry Division
- Urban Forestry Commission

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Implementation Partners Rationale

Public infrastructure upgrades, including sidewalks, streetlights, and streetscape improvements, fall under the purview of the City's BPS and Streets Department. The Forestry Division and Urban Forestry Commission are key to expanding and maintaining tree canopy coverage. Great Rivers Greenway and Brightside St. Louis have proven track records in beautification and green infrastructure. PDA can ensure streetscape designs are consistent with broader urban design principles. CDA and neighborhood groups play important roles in organizing and advocating for localized investments in pedestrian environments and accessibility.

Sources of Funding

- Community Development Block Grant (CDBG)
- Metropolitan Sewer District (MSD) Project Clear – Green Infrastructure Program
- Missouri Department of Conservation – Community Forestry Cost-Share
- Safe Streets and Roads for All (SS4A)
- Surface Transportation Block Grant (STBG)
- Transportation Alternatives Program (TAP)
- Urban and Community Forestry Grants (US Forest Service)

Specific Programs

- CDBG – Infrastructure Improvements and Public Facilities
- MSD Project Clear – Rainscaping Small Grants Program
- MoDNR / US Forest Service Urban Forestry Assistance Programs
- Rebuilding American Infrastructure with Sustainability and Equity (RAISE) grants
- STBG Set-Aside for Local Projects
- Safe Streets and Roads for All (SS4A)
- TAP – Federal Funding for Streetscape and Bike/Ped Projects

Funding Rationale

Federal, state, and local funding sources offer targeted support for infrastructure improvements, pedestrian safety, streetscape enhancements, and urban greening. CDBG can support neighborhood infrastructure priorities; TAP and STBG are vital for pedestrian and bike infrastructure. MSD's Project Clear program and the Missouri Department of Conservation offer resources for green infrastructure and tree planting. SS4A and RAISE grants provide substantial federal support for equity-centered, safety-focused street projects — aligned with neighborhood needs in Old North St. Louis.

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Funding & Implementation Phasing

ONSL 30.1
Beautify and improve streets with consistent tree canopies, accessible, well-lit, and well maintained sidewalks and pedestrian spaces. *

	Phase	Description	Timeline
1	**Assessment of Streetscape Conditions**	Conduct a block-by-block audit of current sidewalk conditions, lighting, tree canopy coverage, and pedestrian safety concerns. Prioritize areas with high foot traffic, schools, and transit access.	Year 1
2	**Community Input & Design Standards**	Work with neighborhood residents, local nonprofits, and city agencies to establish a community-informed vision for streetscape improvements — including preferred tree species, lighting types, and sidewalk materials.	Year 1-2
3	**Funding & Partnerships Mobilization**	Align funding from CDA, GRG, and other city/state sources. Apply for Transportation Alternatives Program (TAP), Safe Streets and Roads for All (SS4A), Prop P, and Urban Forestry grants.	Year 2
4	**Pilot Projects & Quick-Build Improvements**	Launch pilot corridors with new trees, solar or LED pedestrian lighting, and repaired sidewalks. Include benches, signage, trash receptacles, and ADA-compliant ramps where applicable.	Year 2-3
5	**Neighborhood-Wide Implementation**	Expand improvements block by block, using a phased construction schedule. Coordinate with other infrastructure projects to minimize disruption and maximize efficiency.	Year 3-5
6	**Maintenance Plans & Resident Stewards**	Establish long-term maintenance responsibilities for tree pruning, lighting repairs, and sidewalk upkeep. Explore resident or block group stewardship programs supported by city funds.	Year 4+ and ongoing

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ONSL 30.2

Implement upgrades and improvements to the N 13th St corridor following the community's existing plans.*

OBJECTIVE: ONSL 30.2

Primary Core Topic: Transportation & Mobility (Connectivity)

Secondary Core Topic:

- Arts, Culture, & Community Assets and Programs (Educational, Recreational, Institutional, & Emergency);
- Historic Preservation, Architecture, Landscape Design, & Urban Design
- Sustainability, Climate Resiliency, Mitigation, & Adaptation

Type: Physical; Policy

Timeframe: Short; Medium

Implementation Partners

- Bi-State Development (BSD)
- Board of Public Service (BPS)
- Brightside St. Louis
- Building Futures: Design and Build Workshop
- City of St. Louis Board of Public Service (BPS)
- Community Development Administration (CDA)
- Downtown North Partnership
- Great Rivers Greenway
- Habitat for Humanity
- Jackson Park Apartments
- Kranzberg Arts Foundation
- Metro
- Metro Transit (Bi-State Development)
- Missouri Department of Transportation (MoDOT)
- Old North St. Louis Restoration Group
- Old North St. Louis Restoration Group (ONSLRG)
- Planning & Urban Design Agency (PDA)
- St Louis Development Corporation (SLDC)
- Streets Department

Implementation Partners Rationale

Upgrading a key corridor like N 13th Street will require coordination across city agencies responsible for design, construction, and funding of infrastructure. BPS and the Streets Department are essential for executing the improvements, while PDA ensures consistency with adopted planning and design standards. CDA can provide CDBG or related funding support. The Old North St. Louis Restoration Group and Downtown North Partnership bring community knowledge and advocacy, while organizations like Great Rivers Greenway and Brightside can contribute to the streetscape, greening, and beautification. Metro Transit's involvement ensures transit access and stop improvements are integrated with corridor upgrades.

Sources of Funding

- Community Development Block Grant (CDBG)
- Local Streets Program – East-West Gateway Council of Governments
- Local match from SLDC or neighborhood TIF (where applicable)
- Rebuilding American Infrastructure with Sustainability and Equity (RAISE)
- Safe Streets and Roads for All (SS4A)
- Surface Transportation Block Grant (STBG)
- Transportation Alternatives Program (TAP)

Specific Programs

- CDBG – Public Infrastructure & Streetscape Improvements
- MoDOT Cost-Share Program (if improvements align with state facilities)
- Neighborhood or Special Allocation TIF (if available)
- RAISE Grant – Corridor & Transportation Projects
- SS4A – Safety-Oriented Street Redesign
- STBG – Urban Streets Projects
- TAP – Pedestrian/Bicycle/Accessibility Infrastructure

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Funding Rationale

Corridor and streetscape improvements qualify for a variety of infrastructure funding sources that prioritize safety, accessibility, and community enhancement. CDBG supports locally driven infrastructure projects, while TAP, STBG, and SS4A provide federal support for bike/pedestrian enhancements and safer streets. RAISE and MoDOT's Cost-Share Program support catalytic infrastructure investments that align with community planning. If a TIF district is in place, it could serve as a flexible source for local matching funds or to directly support enhancements.

Funding & Implementation Phasing

ONSL 30.2
Implement upgrades and improvements to the N 13th St corridor following the community's existing plans.*

	Phase	Description	Timeline
1	**Review of Existing Plans & Community Input**	Revisit prior streetscape or corridor plans developed by the community for N 13th St. Host community workshops to validate goals and gather updated feedback.	Year 1
2	**Design Updates & Technical Assessments**	Conduct surveys and technical studies for sidewalk conditions, drainage, lighting, safety, and tree canopy. Refine design plans based on site constraints and community priorities.	Year 1-2
3	**Secure Funding & Partner Commitments**	Align funding from CDA, SLDC, MoDOT, Great Rivers Greenway, and programs like TAP, Prop P, and Safe Streets for All (SS4A). Confirm project roles with key implementation partners.	Year 2
4	**Quick-Build Demonstration Project**	Test design elements (e.g., curb extensions, lighting, painted bump-outs) using temporary materials in a selected section of N 13th St. Evaluate safety, usage, and resident feedback.	Year 2-3
5	**Full Corridor Construction & Beautification**	Begin phased construction, starting with the highest-need blocks. Install upgraded sidewalks, pedestrian lighting, bike lanes (if applicable), trees, and placemaking features.	Year 3-5
6	**Maintenance & Activation**	Coordinate with city agencies and local block groups to maintain improvements. Launch corridor programming—like seasonal cleanups, mural projects, or community-led events.	Year 4+ and ongoing

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ONSL 30.3

Enhance the safety, walkability, and accessibility of N Florissant Ave by upgrading key infrastructure to meet the community's needs.

OBJECTIVE: ONSL 30.3

Primary Core Topic: Transportation & Mobility (Connectivity)

Secondary Core Topic:

- Historic Preservation, Architecture, Landscape Design, & Urban Design

Type: Physical

Timeframe: Medium

Implementation Partners

- City of St. Louis Board of Public Service (BPS)
- Community Development Administration (CDA)
- East-West Gateway Council of Governments
- Great Rivers Greenway
- Metro Transit (Bi-State Development)
- MoDOT (if the corridor has state jurisdiction)
- Old North St. Louis Restoration Group
- Planning & Urban Design Agency (PDA)
- Streets Department
- Trailnet

Implementation Partners Rationale

Upgrading a major corridor like N Florissant Ave requires a multi-agency approach. BPS and the Streets Department are essential for engineering and construction, while PDA ensures alignment with city plans and policies. CDA can assist with funding strategies. Metro Transit is critical for transit-stop improvements. Trailnet and Great Rivers Greenway contribute to bike/pedestrian infrastructure and advocacy. The East-West Gateway COG can assist with regional funding and project planning. Community organizations like the Old North St. Louis Restoration Group help guide improvements that reflect local priorities. If any part of the corridor is under MoDOT jurisdiction, their involvement ensures regulatory compliance and funding eligibility.

Sources of Funding

- Community Development Block Grant (CDBG)
- Local match funding (SLDC, neighborhood TIFs)
- MoDOT Cost-Share Program
- Rebuilding American Infrastructure with Sustainability and Equity (RAISE)
- Safe Streets and Roads for All (SS4A)
- Surface Transportation Block Grant (STBG)
- Transportation Alternatives Program (TAP)

Specific Programs

- CDBG – Public Infrastructure Improvements
- MoDOT – Local Cost-Share Program (if applicable)
- Neighborhood TIFs (if designated)
- RAISE – Comprehensive Corridor Redevelopment
- SS4A – Corridor Safety and Pedestrian Improvements
- STBG – Urban Corridor Reconstruction
- TAP – Bicycle and Pedestrian Infrastructure

Funding Rationale

The wide range of funding programs available for corridor upgrades allows the city and its partners to pursue improvements that enhance walkability, safety, and multimodal transportation. CDBG offers flexible local funding support, especially for ADA and lighting upgrades. SS4A and TAP focus on pedestrian and safety projects. STBG and RAISE support full corridor redevelopment with federal resources. If eligible, MoDOT's Cost-Share Program can supplement improvements on or near state routes. Local TIF funds can be used as match or to fill funding gaps for enhancements that align with development goals.

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ONSL 31.1

Improve access to the Brickline Greenway and St. Louis Place Park.

OBJECTIVE: ONSL 31.1

Primary Core Topic: Transportation & Mobility (Connectivity)

Secondary Core Topic:

- Historic Preservation, Architecture, Landscape Design, & Urban Desig
- Sustainability, Climate Resiliency, Mitigation, & Adaptation

Type: Physical

Timeframe: Medium

Implementation Partners

- CDA (Community Development Administration)
- Great Rivers Greenway
- Metro Transit (Bi-State Development)
- MoDOT (if state routes involved)
- NorthSide Community Housing, Inc.
- Old North St. Louis Restoration Group
- Planning & Urban Design Agency (PDA)
- St. Louis Board of Public Service (BPS)
- Streets Department
- Trailnet

Implementation Partners Rationale

Multiple public and nonprofit funding streams align with the goal of extending and improving access to the Brickline Greenway. TAP, SS4A, and STBG all provide targeted federal funding for bicycle, pedestrian, and complete streets projects. Great Rivers Greenway offers direct project funding for its greenway infrastructure. CDBG supports neighborhood-serving public improvements. If projects are near or involve state routes, the MoDOT Cost-Share program can help. Infill improvements could be locally matched with TIF or SLDC sources to fill funding gaps and ensure project viability.

Sources of Funding

- CDBG (Community Development Block Grants)
- Great Rivers Greenway Capital Program
- Local match through SLDC or neighborhood TIF districts
- MoDOT Cost-Share Program
- Safe Streets and Roads for All (SS4A)
- Surface Transportation Block Grant (STBG)
- Transportation Alternatives Program (TAP)

Specific Programs

- CDBG – Infrastructure and park access
- Great Rivers Greenway – Strategic Implementation Fund
- MoDOT Local Cost-Share Program
- Neighborhood TIF Programs
- SS4A – Pedestrian and bike safety improvements
- STBG – Sidewalk and streetscape upgrades
- TAP – Active transportation infrastructure

Funding Rationale

Extending the Brickline Greenway and ensuring better connections to it will require direct collaboration with Great Rivers Greenway, the regional agency leading Greenway development. BPS, PDA, and the Streets Department will lead infrastructure changes to roads, sidewalks, and lighting. Metro Transit is essential for improving transit connections. Trailnet can provide planning support and pedestrian/bike safety outreach. Local community organizations like Old North St. Louis Restoration Group and NorthSide Community Housing bring neighborhood perspectives and can mobilize support. CDA may help coordinate public investment or grant deployment.

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ONSL 32.2

Reassess past street vacations and barriers to identify opportunities to reverse them and reopen select streets.

OBJECTIVE: ONSL 32.2

Primary Core Topic: Transportation & Mobility (Connectivity)

Secondary Core Topic:

- Historic Preservation, Architecture, Landscape Design, & Urban Design

Type: Physical; Programming

Timeframe: Short; Medium

Implementation Partners

- Board of Public Service
- City of St. Louis Planning & Urban Design Agency (PDA)
- City of St. Louis Streets Department
- Neighborhood associations (e.g., Old North St. Louis Restoration Group)
- St. Louis City Recorder of Deeds
- St. Louis Development Corporation (SLDC)
- Trailnet
- Ward-level elected officials

Implementation Partners Rationale

The reopening of vacated streets involves coordination among infrastructure departments (BPS, Streets), land-use planners (PDA), and legal entities (Recorder of Deeds) to assess property status and regulatory needs. Community groups and elected officials help ensure proposals reflect neighborhood interests, while SLDC plays a role in aligning redevelopment with economic revitalization goals.

Sources of Funding

- Capital Improvement Program (City of St. Louis)
- Community Development Block Grant (CDBG)
- East-West Gateway Surface Transportation Program (STP)
- Infrastructure Investment and Jobs Act (IIJA)
- Urban Redevelopment Financing (via SLDC)

Specific Programs

- CDBG Neighborhood Improvement Grants
- Federal Reconnecting Communities Program
- MoDOT Local Public Agency (LPA) Program
- SLDC Land Reutilization Strategy

Funding Rationale

Reversing street vacations typically requires both capital investment and legal/administrative work. Federal and local capital funds—especially those tied to community connectivity and infrastructure restoration—are well-suited to cover street reopening costs. The Reconnecting Communities Program is a particularly aligned federal tool for undoing prior infrastructure decisions that created disconnection or division, and programs like the LPA or CDBG grants support planning and construction.

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ONSL 40.1

Protect and improve Jackson Place Park.

OBJECTIVE: X

Primary Core Topic: Arts, Culture, & Community Assets and Programs (Educational, Recreational, Institutional, & Emergency)

Secondary Core Topic:

- Historic Preservation, Architecture, Landscape Design, & Urban Design
- Sustainability, Climate Resiliency, Mitigation, & Adaptation

Type: Physical; Programming

Timeframe: Short; Medium

Implementation Partners

- Alderperson / Ward Office
- Area churches and faith-based organizations
- City of St. Louis Parks Division
- Community Mediation Services
- Forest ReLeaf of Missouri
- Great Rivers Greenway
- Local neighborhood associations (e.g., Old North St. Louis Restoration Group)
- Local schools and community centers
- Missouri Department of Conservation
- Missouri Foundation for Health
- Neighborhood Stabilization Team (NST)
- Old North St. Louis Restoration Group
- Old North St. Louis Restoration Group (ONSLRG)
- Open Space STL
- Operation Brightside
- Park Central Development
- St. Louis Department of Public Safety
- St. Louis Development Corporation (SLDC)
- St. Louis Metropolitan Police Department (SLMPD)
- St. Louis Neighborhood Stabilization Team (NST)
- St. Louis Office of Violence Prevention
- St. Louis Recreation Division
- Trailnet
- Urban League of Metropolitan St. Louis

Implementation Partners Rationale

Creating a trusted, consistent presence in the community requires coordination across multiple stakeholders. SLMPD and the Department of Public Safety are critical for institutional support and implementation. Community-based partners like the NST, Urban League, and neighborhood organizations can build grassroots trust and facilitate local participation. Mediation services and faith-based organizations can support conflict resolution and community dialogue. Partnerships with schools and youth-serving groups also ensure that programming is inclusive and preventive in nature.

Sources of Funding

- Byrne Criminal Justice Innovation (BCJI) Program (U.S. DOJ)
- City of St. Louis Capital Improvements Budget
- City of St. Louis Public Safety Budget
- Community Development Block Grant (CDBG)
- Edward Byrne Memorial Justice Assistance Grant (JAG)
- Land and Water Conservation Fund (LWCF)
- Local philanthropic foundations (e.g., Missouri Foundation for Health)
- Missouri Department of Conservation Grants
- Missouri Department of Public Safety Grants
- Municipal Parks Grant Commission (St. Louis County)
- National Recreation and Park Association (NRPA) Grants
- SLDC Community Development Block Grants (CDBG)
- St. Louis Community Foundation
- State and Federal Infrastructure Funding (e.g., ARPA)

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Specific Programs

- Community Development Administration (CDA) Neighborhood Transformation Grants
- Community Violence Intervention and Prevention Initiative (CVIPI)
- Cure Violence (St. Louis Office of Violence Prevention)
- DOJ Byrne Criminal Justice Innovation Program
- LWCF Outdoor Recreation Legacy Partnership Program
- Missouri Urban and Community Forestry Grant
- NRPA Community and Environmental Resilience Fund
- Operation Brightside Grants
- SLMPD Community Engagement Unit programming
- Safe Streets and Roads for All (SS4A) – for improving built environment in safety planning
- St. Louis Municipal Parks Grant Program

Funding Rationale

Violence prevention and community safety programs are eligible for a variety of funding streams, particularly those that combine public safety, neighborhood engagement, and social support. Federal sources like JAG and CVIPI support holistic, place-based safety strategies. Cure Violence is already active in St. Louis and could be expanded in the area. State-level funds and local CDBG allocations can fill gaps or support local programming and implementation capacity.

ONSL 40.2

Transform the historic infrastructure of 'The Trestle' into a unique public space by developing an elevated park that enhances community connectivity, provides access to the riverfront, and serves as a catalyst for economic development, tourism, and neighborhood revitalization.

OBJECTIVE: ONSL 40.2

Primary Core Topic: Arts, Culture, & Community Assets and Programs (Educational, Recreational, Institutional, & Emergency)

Secondary Core Topic:

- Economic Development (Jobs, Employment, & Businesses)
- Historic Preservation, Architecture, Landscape Design, & Urban Design
- Sustainability, Climate Resiliency, Mitigation, & Adaptation

Type: Land Use / Zoning; Physical; Programming

Timeframe: Short; Medium; Long

Implementation Partners

- Better Family Life
- Brickline Greenway / Great Rivers Greenway
- City of St. Louis Parks Department
- City of St. Louis Planning and Urban Design Agency
- Community Builders Network of Metro St. Louis (CBN)
- Local architecture and urban design firms
- Local developers
- Missouri Department of Transportation (MoDOT)
- Neighborhood leadership organizations
- Regional arts and tourism organizations
- SLMPD (St. Louis Metropolitan Police Department)
- St. Louis Development Corporation (SLDC)
- St. Louis Neighborhood Stabilization Team (NST)
- Trailnet

Implementation Partners Rationale

These partners play a critical role in both community engagement and perception management.

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SLMPD's role in transparency and trust-building is vital to improve how residents view safety. Community organizations such as Better Family Life and CBN have experience leading narrative-shifting campaigns and strengthening resident-led efforts that highlight positive developments. Local neighborhood organizations are essential for anchoring messaging in authentic experiences and successes.

Sources of Funding

- City capital improvement funds
- City of St. Louis General Revenue
- Community Development Block Grant (CDBG) funds
- Federal transportation enhancement grants (e.g., Rebuilding American Infrastructure with Sustainability and Equity – RAISE)
- Great Rivers Greenway capital investments
- Local philanthropic organizations (e.g., Missouri Foundation for Health, Regional Arts Commission)
- Missouri Department of Transportation grants
- New Markets Tax Credits
- Private philanthropic support from local foundations
- SLDC Community Development funds
- State grants for public safety outreach

Specific Programs

- Federal DOT Reconnecting Communities Pilot Program
- Great Rivers Greenway funding streams for greenway extensions
- Neighborhood Safety Initiative (SLDC)
- Potential TIF or CID to support surrounding development
- Public Information Campaigns via the City's communications team
- SLDC marketing and branding grants
- SLMPD Community Engagement Unit programming
- St. Louis City Capital Improvements Program
- Urban Parks and Recreation Recovery (UPARR) Program

Funding Rationale

Transforming 'The Trestle' into a linear park is a bold infrastructure reuse initiative that aligns well with federal priorities for reconnecting communities and enhancing multimodal access. A mix of transportation, parks, and economic development funding will be essential to execute both the public space improvements and the adjacent infill development. Specific programs and incentives that have supported similar elevated park projects — like the High Line in NYC — can be adapted to St. Louis's context through strategic partnerships.

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Funding & Implementation Phasing

OBJECTIVE: ONSL 40.2
Transform the historic infrastructure of 'The Trestle' into a unique public space by developing an elevated park that enhances community connectivity, provides access to the riverfront, and serves as a catalyst for economic development, tourism, and neighborhood revitalization

	Phase	Description	Timeline
1	**Feasibility Study & Community Visioning**	Conduct engineering studies, structural assessments, and historical research on the Trestle. Engage residents, artists, businesses, and youth in visioning sessions to shape community priorities for design and use.	Year 1
2	**Concept Design & Partnerships**	Develop conceptual design renderings reflecting community input. Identify and confirm implementation partners (e.g., Great Rivers Greenway, RAC, Open Space STL). Launch an advocacy campaign to build public awareness.	Year 1-2
3	**Secure Funding & Regulatory Approvals**	Apply for federal, state, and local grants (e.g., Reconnecting Communities, RTP, LWCF), tax credits, and philanthropic contributions. Work with city and regional agencies on zoning, access, and land transfer or easements.	Year 2
4	**Phase I Construction & Public Art Installations**	Stabilize and activate a small portion of the Trestle for interim public use (e.g., lookout deck, murals, lighting). Introduce temporary programming such as pop-up events and walking tours.	Year 2-3
5	**Full Development & Riverfront Connections**	Complete the full build-out of the elevated park, including landscaping, lighting, trail connections, wayfinding, ADA upgrades, gathering spaces, and art installations. Create physical access points from neighborhoods and the riverfront.	Year 3-5
6	**Maintenance, Programming & Economic Activation**	Implement long-term maintenance plan in partnership with local nonprofits and city agencies. Launch regular programming (e.g., fitness, history walks, food events) to draw visitors. Support surrounding development to boost local economy.	Year 4+ and ongoing

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ONSL 41.1

Mobilize and empower artists to participate in beautifying the neighborhood.

OBJECTIVE: 41.1

Primary Core Topic: Arts, Culture, & Community Assets and Programs (Educational, Recreational, Institutional, & Emergency)

Secondary Core Topic:

- Historic Preservation, Architecture, Landscape Design, & Urban Design

Type: Physical; Programming

Timeframe: Short

Implementation Partners

- Arts and Education Council of Greater St. Louis
- Counterpublic
- Freedom Arts & Education Center
- Great Rivers Greenway
- Harris-Stowe State University (HSSU)
- House of Vision
- Humans of St. Louis
- Incarnate Word Foundation
- Kranzberg Arts Foundation
- Missouri Arts Council
- Missouri Botanical Garden (MOBOT)
- Missouri History Museum
- National Building Arts Center
- National Endowment for the Arts (NEA)
- Northside Workshop
- Old North St. Louis Restoration Group
- Old North St. Louis Restoration Group (ONSLRG)
- Regional Arts Commission (RAC)
- Regional Arts Commission of St. Louis (RAC)
- SLACO (St. Louis Association of Community Organizations)
- STL Artworks
- Saint Louis Story Stitchers
- Saint Louis University (SLU)
- St. Louis Art Place Initiative
- St. Louis ArtWorks
- St. Louis Arts Chamber of Commerce
- St. Louis City Planning & Urban Design Agency
- St. Louis Mural Project (STLMP)
- St. Louis Public Library
- The Griot Museum of Black History
- The State Historical Society of Missouri (SHSMO)
- University of Missouri - St. Louis (UMSL)
- Urban League of Metropolitan St. Louis
- Volunteer Lawyers and Accountants for the Arts (VLAA)
- Washington University in St. Louis (WashU)
- Zuka Arts Guild - 14th Street Artist Community

Implementation Partners Rationale

These partners bring strong networks, experience in arts-based community development, and a grounding in local engagement. Arts nonprofits like RAC and STL Artworks can provide funding and guidance, while local groups such as ONSLRG ensure alignment with neighborhood values and goals. City agencies provide regulatory support, and broader organizations like SLACO and Urban League offer connections to residents and community infrastructure.

Sources of Funding

- Community Development Block Grants (CDBG)
- Local foundations and philanthropic organizations
- National Endowment for the Arts (NEA)
- Private sponsorship and corporate social responsibility funding
- Regional Arts Commission (RAC) grants
- TIF (Tax Increment Financing) or other local incentive-based tools

Specific Programs

- Community Arts Training Institute (CAT)
- Mural and public art installation grant programs
- Public-private partnership initiatives tied to

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redevelopment efforts
- RAC Artist Support Grant
- STL Artworks youth arts employment program

Funding Rationale

Arts funding can come from a blend of public and private sources, particularly when projects are aligned with revitalization, youth engagement, or placemaking. Programs like STL Artworks and RAC's Artist Support Grants are already embedded in the local context and can be expanded or leveraged for neighborhood beautification. Coordinating with redevelopment incentives like TIF can support permanent or large-scale installations. Combining city, nonprofit, and corporate sponsorship provides a resilient funding mix.

ONSL 41.2

Extend the cultural corridor along St. Louis Ave from St. Louis Place into the neighborhood, creating a stronger connection between the neighborhoods and tying together existing historic and cultural assets

OBJECTIVE: ONSL 41.2

Primary Core Topic: Arts, Culture, & Community Assets and Programs (Educational, Recreational, Institutional, & Emergency)

Secondary Core Topic:
- Historic Preservation, Architecture, Landscape Design, & Urban Design

Type: Land Use / Zoning; Policy

Timeframe: Medium; Long

Implementation Partners

- City of St. Louis Cultural Resources Office
- Community artists and arts collectives
- Great Rivers Greenway
- Kranzberg Arts Foundation
- Local Historic Preservation groups
- Old North St. Louis Restoration Group
- Regional Arts Commission of St. Louis (RAC)
- SLACO (St. Louis Association of Community Organizations)
- STL Art Place Initiative
- St. Louis Development Corporation (SLDC)

Implementation Partners Rationale

These partners have relevant expertise in cultural planning, local arts programming, historic preservation, and community development. Working collaboratively ensures efforts are culturally grounded, equity-driven, and tied to broader neighborhood revitalization goals. Local artists and community groups are essential for co-creating a district that reflects the neighborhood's identity and vision.

Sources of Funding

- Great Rivers Greenway community investment grants
- Historic Preservation Tax Credits
- Local philanthropic foundations (e.g., Kranzberg Arts Foundation, Incarnate Word Foundation)
- Missouri Arts Council
- National Endowment for the Arts (NEA)
- New Markets Tax Credits
- Regional Arts Commission (RAC) Grants
- SLDC Community Development Block Grants (CDBG)

Specific Programs

- Creative Enterprise Hub support from Kranzberg Arts Foundation
- Great Rivers Greenway Trailhead Activation funding
- Missouri State Historic Preservation Office (SHPO) planning and designation support

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- NEA Our Town – for creative placemaking and arts-based community planning
- RAC Gyo Obata Fellowship or Artists Count grants
- St. Louis Cultural Resource Office programs

Funding Rationale

The funding and programs listed are designed to support cultural and artistic revitalization, especially in historically disinvested neighborhoods. Many of these programs explicitly prioritize equity, historic preservation, and neighborhood engagement. Leveraging a mix of public, private, and philanthropic sources ensures financial sustainability and expands opportunity for artists and local stakeholders to shape the Arts and Cultural District.

ONSL 41.3

Strengthen the neighborhood's identity and visibility while fostering community pride.

OBJECTIVE: ONSL 41.3

Primary Core Topic: Arts, Culture, & Community Assets and Programs (Educational, Recreational, Institutional, & Emergency)

Secondary Core Topic:

- Historic Preservation, Architecture, Landscape Design, & Urban Design
- Transportation & Mobility (Connectivity)

Type: Physical; Programming

Timeframe: Short; Medium

Implementation Partners

- Great Rivers Greenway
- Local artists and design professionals
- Local neighborhood associations
- Missouri Arts Council
- Old North St. Louis Restoration Group
- Regional Arts Commission (RAC)
- St. Louis City Planning and Urban Design Agency
- St. Louis Development Corporation (SLDC)

Implementation Partners Rationale

A successful neighborhood identity campaign benefits from the combined expertise of city planning, community development, arts, and local cultural leaders. Old North's strong neighborhood association, supported by entities like RAC and the Planning and Urban Design Agency, can collaboratively lead the design and installation of gateways that authentically represent the community's pride and history.

Sources of Funding

- Community Development Block Grant (CDBG)
- Great Streets Initiative
- Local TIF (Tax Increment Financing) revenue (if applicable)
- Missouri Arts Council Grants
- National Endowment for the Arts (NEA)
- SLDC Neighborhood Transformation Grants

Specific Programs

- Great Rivers Greenway Gateway Program
- NEA "Our Town" grant program
- Neighborhood branding campaigns (locally organized)
- Placemaking and Signage Initiative (via SLDC or Planning Dept.)
- RAC Community Arts Grants

Funding Rationale

These programs are specifically tailored to neighborhood identity, branding, wayfinding, and arts integration. By combining local and national programs, the community can implement gateways that are not only functional but also cultural landmarks.

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ONSL 42.1

Strengthen and expand access to healthy food options and community-driven wellness initiatives by fostering local food networks and creating spaces that encourage healthy lifestyles.

OBJECTIVE: ONSL 42.1

Primary Core Topic: Arts, Culture, & Community Assets and Programs (Educational, Recreational, Institutional, & Emergency)

Secondary Core Topic:

- Economic Development (Jobs, Employment, & Businesses)
- Sustainability, Climate Resiliency, Mitigation, & Adaptation

Type: Physical; Programming

Timeframe: Short; Medium

Implementation Partners

- City of St. Louis Department of Health
- Department of Parks, Recreation and Forestry
- Health-focused Nonprofits and Community Organizations (e.g., Operation Food Search, Missouri Foundation for Health)
- Local Healthcare Providers (e.g., Federally Qualified Health Centers, BJC HealthCare, SSM Health)
- Local schools and youth centers
- Missouri Department of Agriculture
- St. Louis Development Corporation (SLDC)
- Urban agriculture and gardening organizations (e.g., Gateway Greening)

Implementation Partners Rationale

Collaborating with health nonprofits, healthcare providers, and urban agriculture groups ensures access to fresh, healthy food and preventive care. These groups can coordinate mobile health services, nutrition programs, and community-based wellness programming. Schools and local centers can amplify engagement and outreach.

Sources of Funding

- Centers for Disease Control and Prevention (CDC) – REACH Program
- Community Development Block Grants (CDBG)
- Foundation Grants (e.g., Missouri Foundation for Health, Robert Wood Johnson Foundation)
- Healthy Food Financing Initiative (HFFI)
- Local philanthropic partners and health systems
- Missouri Department of Agriculture grants
- USDA Urban Agriculture and Innovative Production Grants

Specific Programs

- Community Food Programs (e.g., food pantries, senior meal delivery)
- Farmers Market Network Expansion
- Infrastructure for Physical Activity (e.g., walking trails, outdoor gyms)
- Urban Agriculture Initiatives (e.g., community gardens, food-sharing programs)

Funding Rationale

Numerous funding streams support food access, wellness, and community health, particularly in underserved neighborhoods. Federal, state, and local programs prioritize equitable access to healthy foods and preventive care, and private foundations often fund innovative health initiatives.

DRAFT

ONSL 50.1

Discourage and phase out incompatible industrial land use the neighborhood while encouraging the redevelopment of vacant or underutilized land to better align with community priorities and enhance the neighborhood's character.

OBJECTIVE: ONSL 50.1

Primary Core Topic: Historic Preservation, Architecture, Landscape Design, & Urban Design

Secondary Core Topic:

- Economic Development (Jobs, Employment, & Businesses)
- Housing

Type: Land Use / Zoning

Timeframe: Short

Implementation Partners

- Brickline Greenway / Great Rivers Greenway
- City of St. Louis Planning & Urban Design Agency (PDA)
- Community Development Corporations (CDCs)
- Elected officials (Alders)
- Environmental advocacy groups
- Local zoning and land use boards
- Missouri Department of Natural Resources (DNR)
- Neighborhood associations
- Private developers with community-focused interests
- St. Louis Development Corporation (SLDC)

Implementation Partners Rationale

These partners play vital roles in zoning changes, brownfield remediation, and public engagement. PDA and SLDC can lead technical and economic assessments, while local organizations and elected officials ensure alignment with community priorities. Developers and environmental agencies are essential for transforming industrial parcels into viable, safe, and neighborhood-serving uses.

Sources of Funding

- EPA Brownfields Assessment and Cleanup Grants
- Economic Development Administration (EDA) Public Works Program
- HUD Community Development Block Grants (CDBG)
- Missouri Brownfield Redevelopment Program
- New Markets Tax Credits (NMTC)
- SLDC redevelopment and incentive programs
- Tax Increment Financing (TIF)

Specific Programs

- Great Rivers Greenway redevelopment initiatives
- SLDC Real Property Tax Abatement
- St. Louis Climate Pollution Reduction Grant (where applicable)
- St. Louis Equitable Development Initiative

Funding Rationale

This objective hinges on transforming former industrial parcels — often environmentally degraded — into community-aligned uses. That process requires significant remediation and infrastructure investment, making brownfield funding (EPA, Missouri DNR) and tax-credit tools (NMTC, TIF) essential. Federal resources like CDBG and EDA Public Works can help build necessary infrastructure, while SLDC incentives lower barriers for developers. Local programs like Great Rivers Greenway support creative land reuses, while city-led initiatives encourage equitable and sustainable redevelopment.

DRAFT

ONSL 50.2

Ensure that new development and renovations complement the historic scale and fabric of the neighborhood and maintain a cohesive and walkable built environment.

OBJECTIVE: ONSL 50.2

Primary Core Topic: Historic Preservation, Architecture, Landscape Design, & Urban Design

Secondary Core Topic:

- Arts, Culture, & Community Assets and Programs (Educational, Recreational, Institutional, & Emergency)
- Economic Development (Jobs, Employment, & Businesses)
- Housing

Type: Land Use / Zoning; Physical; Policy

Timeframe: Short; Medium

Implementation Partners

- City of St. Louis Planning & Urban Design Agency (PDA)
- Community Development Administration (CDA)
- Local architecture and urban planning firms
- Missouri Main Street Connection
- Old North St. Louis Restoration Group
- Preservation Board
- St. Louis Development Corporation (SLDC)
- Urban Land Institute – St. Louis

Implementation Partners Rationale

A combination of planning, preservation, and design organizations is required to ensure new developments complement the neighborhood's unique architectural and cultural identity. SLDC and CDA play key roles in guiding investment and infrastructure improvements, while local preservation groups and design firms can help ensure context-sensitive development aligned with community goals.

Sources of Funding

- Community Development Block Grants (CDBG)
- Environmental Protection Agency (EPA) Brownfields Program
- Historic Preservation Tax Credits (State and Federal)
- Low-Income Housing Tax Credits (LIHTC)
- Neighborhood Transformation Grants
- Private and philanthropic investment
- St. Louis Affordable Housing Trust Fund

Specific Programs

- Community Planning and Implementation Grants (CDA)
- Design/Build workshops and charrettes led by local design schools
- Historic Preservation Tax Credit Program (Missouri DED)
- Rebuilding Together STL for residential improvements
- SLDC's Land Reutilization Authority redevelopment incentives
- Walkability improvement grants (e.g., from Trailnet or East-West Gateway)

Funding Rationale

Redevelopment that respects the existing built environment often relies on preservation-oriented funding sources like Historic Tax Credits. Paired with community development grants and affordable housing incentives, these programs can encourage sensitive infill and renovations that maintain the walkable, human-scale character of Old North St. Louis. Walkability and beautification efforts can be supported by transportation-related or sustainability-focused funding programs.

DRAFT

ONSL 50.3

Support and promote neighborhood commercial development along key corridors

OBJECTIVE: ONSL 50.3

Primary Core Topic: Historic Preservation, Architecture, Landscape Design, & Urban Design

Secondary Core Topic:

- Economic Development (Jobs, Employment, & Businesses)
- Housing

Type: Land Use / Zoning; Physical

Timeframe: Short

Implementation Partners

- City of St. Louis Planning & Urban Design Agency (PDA)
- Community Development Administration (CDA)
- Old North St. Louis Restoration Group
- Small Business Empowerment Center
- St. Louis Development Corporation (SLDC)
- Zoning and Land Use Boards

Implementation Partners Rationale

The partners listed play a vital role in shaping commercial corridors through planning, economic development, zoning updates, and support for small businesses. The SLDC and PDA can align land use with community development priorities, while local organizations like the Old North St. Louis Restoration Group can ensure neighborhood-level participation. The Zoning and Land Use Boards are key to facilitating necessary updates that promote mixed-use and neighborhood-supporting commercial development.

Sources of Funding

- Community Development Block Grant (CDBG)
- Economic Development Administration (EDA) Grants
- Missouri Department of Economic Development
- Neighborhood Commercial District Program
- New Markets Tax Credits
- Private Foundation Grants

Specific Programs

- PDA zoning and land use review initiative
- SLDC Neighborhood Commercial District Improvement Program
- STL Small Business Assistance Center
- State and federal Main Street Revitalization Programs

Funding Rationale

Promoting commercial development along N 14th St and N Florissant Ave aligns well with multiple public and private funding sources that prioritize revitalization, economic opportunity, and small business growth. CDBG and EDA grants are suitable for infrastructure and economic development, while programs like the Neighborhood Commercial District Program and Small Business Assistance Center provide technical and financial assistance to ensure long-term business viability. These tools can fund both physical improvements and entrepreneurial support necessary to realize the updated land use goals.

DRAFT

ONSL 51.1

Protect and preserve historic buildings and key architectural assets in the neighborhood

OBJECTIVE: ONSL 51.1

Primary Core Topic: Historic Preservation, Architecture, Landscape Design, & Urban Design

Secondary Core Topic:

- Arts, Culture, & Community Assets and Programs (Educational, Recreational, Institutional, & Emergency)
- Economic Development (Jobs, Employment, & Businesses)
- Housing

Type: Land Use / Zoning; Physical; Programming

Timeframe: Short; Medium

Implementation Partners

- City of St. Louis Cultural Resources Office
- Landmarks Association of St. Louis
- Missouri Historical Society
- Missouri State Historic Preservation Office
- National Park Service
- Old North St. Louis Restoration Group
- Preservation Research Office
- Rebuilding Together St. Louis
- St. Louis Development Corporation (SLDC)
- St. Louis LRA (Land Reutilization Authority)

Implementation Partners Rationale

These partners bring together technical expertise, preservation planning capacity, regulatory oversight, and access to resources that support the identification, rehabilitation, and long-term stewardship of historic structures. Community-based groups such as the Old North St. Louis Restoration Group are essential to ensuring preservation is aligned with resident priorities and community development.

Sources of Funding

- Community Development Block Grants (CDBG)
- Economic Development Administration (EDA)
- Federal Historic Preservation Tax Incentives Program
- Missouri Historic Preservation Tax Credits
- National Trust for Historic Preservation grants
- New Markets Tax Credit (NMTC)
- Philanthropic foundations (e.g., Getty Foundation, 1772 Foundation)

Specific Programs

- Certified Local Government (CLG) Program
- DIY historic home rehab workshops
- Façade Improvement Grants (SLDC or local)
- Historic Preservation Fund (NPS)
- Section 106 of the National Historic Preservation Act (for project reviews)
- Targeted City/State preservation funds for key assets (e.g., endangered properties lists)

Funding Rationale

Preserving historic buildings requires both financial incentives and technical support. Historic tax credits (federal and state) provide essential tools for incentivizing the rehabilitation of properties while maintaining their character. Programs like the Certified Local Government initiative and Historic Preservation Fund grants help municipalities implement preservation planning and infrastructure. Community-based repair and education initiatives like DIY workshops can bridge access gaps for residents while preserving the housing stock. These tools support neighborhood identity, stimulate reinvestment, and prevent demolition by neglect.

DRAFT

ONSL 51.2

Promote development and new construction that preserves and builds off of the neighborhood's historic materials, density, and urban form.

OBJECTIVE: ONSL 51.2

Primary Core Topic: Historic Preservation, Architecture, Landscape Design, & Urban Design

Secondary Core Topic:

- Arts, Culture, & Community Assets and Programs (Educational, Recreational, Institutional, & Emergency);
- Economic Development (Jobs, Employment, & Businesses);
- Housing

Type: Land Use / Zoning; Physical; Policy

Timeframe: Short; Medium

Implementation Partners

- City of St. Louis Cultural Resources Office (CRO)
- Community Development Corporations (CDCs)
- Landmarks Association of St. Louis
- Missouri State Historic Preservation Office (SHPO)
- Old North St. Louis Restoration Group (ONSLRG)
- Private developers
- St. Louis Development Corporation (SLDC)

Implementation Partners Rationale

These partners bring complementary expertise to historic preservation and context-sensitive development. The CRO and SHPO ensure compliance with preservation standards. CDCs, SLDC, and ONSLRG play important roles in advancing neighborhood-based development aligned with community character. Developers are essential for implementation.

Sources of Funding

- Community Development Block Grants (CDBG)
- Historic Tax Credits (State & Federal)
- Missouri Development Finance Board
- Neighborhood Preservation Act funding
- New Markets Tax Credits (NMTC)
- Tax Increment Financing (TIF)

Specific Programs

- City of St. Louis Façade Improvement Program
- Missouri Historic Preservation Tax Credit Program
- National Park Service Federal Historic Tax Incentives Program
- Preservation training and funding from Landmarks Association of St. Louis
- SLDC's Real Estate and Development Incentives

Funding Rationale

Historc tax credits, especially when layered (federal + state), are essential for offsetting the higher costs of context-sensitive and preservation-focused construction. Programs like façade improvement and SLDC incentives help ensure affordability while maintaining architectural quality. Community block grants and TIF can support infrastructure and streetscape improvements that match historic context.

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6.7

St. Louis Place
Funding & Implementation

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SLP 10.1

Promote the development of affordable infill housing at vacant buildings and parcels around St. Louis Place Park.

OBJECTIVE: SLP 10.1

Primary Core Topic: Housing

Secondary Core Topic:

- Arts, Culture, & Community Assets and Programs (Educational, Recreational, Institutional, & Emergency)
- Historic Preservation, Architecture, Landscape Design, & Urban Design

Type: Land Use / Zoning; Physical

Timeframe: Short; Medium; Long

Implementation Partners

- CDA
- Community Development Administration (CDA)
- Dutchtown South Community Corporation
- Habitat for Humanity
- Habitat for Humanity Saint Louis
- Land Reutilization Authority (LRA)
- Local CDCs and neighborhood associations
- McCormack Baron Salazar
- Private affordable housing developers
- RISE Community Development
- St. Louis Development Corporation (SLDC)
- St. Louis Planning and Urban Design Agency (PDA)

Implementation Partners Rationale

A coordinated approach is necessary to successfully deliver affordable infill housing. SLDC and CDA are critical funding and policy partners, while the LRA controls many of the vacant parcels targeted for redevelopment. The Planning and Urban Design Agency plays a vital regulatory role. Local non-profits like Habitat for Humanity and RISE bring deep experience in affordable housing development, and neighborhood associations offer community engagement and localized insight that ensure housing aligns with residents' needs and preferences.

Sources of Funding

- Affordable Housing Trust Fund (City of St. Louis)
- Community Development Block Grant (CDBG)
- HOME Investment Partnerships Program
- Low-Income Housing Tax Credits (LIHTC)
- Missouri Housing Development Commission (MHDC) funds
- Philanthropic and foundation grants (e.g., Deaconess Foundation, St. Louis Community Foundation)

Specific Programs

- CDA Home Repair and Development Assistance Programs
- Habitat for Humanity's Homeownership Program
- LRA Side Lot and Redevelopment Programs
- MHDC Low-Income Housing Tax Credit Program
- SLDC's Infill Housing Programs
- St. Louis Affordable Housing Trust Fund

Funding Rationale

Affordable infill development requires layered and flexible financing. CDBG and HOME programs provide foundational support for acquisition and construction, while LIHTC and MHDC programs bring in critical tax credit equity. The Affordable Housing Trust Fund offers local leverage and aligns with City goals for equity. Local programs like CDA assistance and Habitat for Humanity support both development and homeownership readiness, while SLDC and LRA initiatives offer targeted mechanisms to turn vacant land into housing that supports long-term community stability.

DRAFT

SLP 20.1

Attract development to the intersection of St. Louis Ave and N 20th St.

OBJECTIVE: SLP 20.1

Primary Core Topic: Economic Development (Jobs, Employment, & Businesses)

Secondary Core Topic:

- Arts, Culture, & Community Assets and Programs (Educational, Recreational, Institutional, & Emergency)
- Housing
- Transportation & Mobility (Connectivity)

Type: Land Use / Zoning; Physical; Policy

Timeframe: Short; Medium; Long

Implementation Partners

- City of St. Louis Planning & Urban Design Agency (PDA)
- Great Rivers Greenway (if greenway corridors are involved)
- Local neighborhood associations and CDCs (e.g., St. Louis Place, Old North St. Louis Restoration Group)
- Project Connect Implementation Team
- St. Louis Board of Aldermen
- St. Louis Development Corporation (SLDC)
- St. Louis Zoning Section

Implementation Partners Rationale

Zoning updates and commercial corridor planning require coordination between local planning authorities (PDA), development agencies (SLDC), and the Zoning Section. Involving the Board of Aldermen ensures alignment with local legislative processes. Neighborhood associations and CDCs are critical for local buy-in and community-driven planning. If improvements to public realm infrastructure or connections to greenways are envisioned, organizations like Great Rivers Greenway should be included as well.

Sources of Funding

- City of St. Louis Community Development Block Grant (CDBG)
- Economic Justice Accelerator Program
- New Markets Tax Credits
- Private development capital
- SLDC Development Incentives Toolkit
- Tax Increment Financing (TIF)

Specific Programs

- New Markets Tax Credits via regional Community Development Entities (CDEs)
- SLDC Neighborhood Commercial District Program
- St. Louis CDBG Commercial District Revitalization Grants
- St. Louis Facade Improvement Program
- American Rescue Plan Act (ARPA)
- Build to Scale (B2S) Program
- Community Development Block Grant (CDBG)
- Community Improvement Districts (CID)
- Direct Appropriations
- Emergency Solutions Grant (ESG)
- Empowerment Zone
- Federal Brownfield Cleanup Grants
- Federal Historic Preservation Tax Incentives (Federal HTC)
- FHA 221(d)(4) Mortgage Insurance (FHA Loan)
- Greenhouse Gas Reduction Fund (GGRF)
- HOME Investment Partnership Program (HOME)
- Housing Opportunities for Persons with AIDS (HOPWA)
- Industrial Development Bonds (Chapter 100)
- Land Clearance for Redevelopment Law (Chapter 99)
- Low Income Housing Tax Credits (LIHTC)
- Missouri Affordable Housing Assistance Program (AHAP)

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- Missouri Brownfields Remediation Program
- Missouri Historic Preservation Tax Credit Program (State HTC)
- Missouri Housing Trust Fund (MHTF)
- Missouri Works Program
- National Housing Trust Fund (NHTF)
- New Market Tax Credits (NMTC)
- Opportunity Zones
- Philanthropic Equity
- Port Improvement Districts (Chapter 68)
- Rams Settlement Funding
- Reconnecting Communities Pilot Grant Program
- Section 108 Loan Guarantee Program
- SLDC Neighborhood Commercial District Program
- St. Louis CDBG Commercial District Revitalization Grants
- St. Louis Facade Improvement Program
- State Supplemental Tax Increment Financing (State TIF or Super TIF)
- Tax Increment Financing (TIF)
- Transportation Development Districts (TDD)
- Transportation Infrastructure Finance and Innovation Act (TIFIA)
- Urban Redevelopment Corporations (Chapter 353)
- Waive City Project Fees / Expediting Approvals

Funding Rationale

To catalyze mixed-use and corridor revitalization at St. Louis Ave and N 20th St, a diverse blend of funding sources is essential. Traditional tools such as Community Development Block Grants (CDBG) and Tax Increment Financing (TIF) provide foundational public investment to support infrastructure upgrades, building improvements, and affordability. Programs like the SLDC Neighborhood Commercial District Program and the St. Louis Facade Improvement Program offer targeted support for small businesses and corridor beautification. New Markets Tax Credits (NMTCs) and Low-Income Housing Tax Credits (LIHTC) can bring in critical private capital, especially in underserved or high-need areas. Additional federal supports — such as ARPA, the Build to Scale Program, Section 108 Loan Guarantees, and Brownfield Cleanup Grants — can be leveraged to close financing gaps, address environmental remediation needs, and encourage inclusive, equity-focused development. State and local tools like the Missouri Historic Preservation Tax Credit, Chapter 100 Industrial Development Bonds, and Opportunity Zone incentives can further enhance the site's attractiveness for reinvestment. Taken together, these funding mechanisms offer a layered and adaptable approach to unlocking the area's redevelopment potential.

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Funding & Implementation Phasing

OBJECTIVE: SLP 20.1
Attract development to the intersection of St. Louis Ave and N 20th St.

	Phase	Description	Timeline
1	**Site Assessment & Visioning**	Assess the site's physical condition, zoning, and ownership status. Host workshops with neighbors, businesses, and youth to envision the types of housing, retail, or public uses that best serve the area. Align vision with the broader Northside-Southside corridor strategy.	Year 1
2	**Master Plan & Partnership Building**	Create a development framework for the intersection, potentially including mixed-use buildings, greenspace, and mobility infrastructure. Identify interested developers, CDFIs, and institutional partners. Coordinate with the City for alignment with SLDC and zoning requirements.	Year 1-2
3	**Secure Funding & Incentives**	Package funding from CDA, SLDC, and MHDC alongside tools like LIHTC, TIF, or CID where appropriate. Apply for site prep funds (brownfield remediation if needed) and submit infrastructure funding proposals (ARPA, State TIF).	Year 2
4	**Initial Infrastructure & Vertical Construction**	Begin with infrastructure upgrades (sidewalks, lighting, utilities) to signal investment readiness. Follow with phased construction of new residential and/or commercial spaces, prioritizing local hiring and minority-owned contractors.	Year 2-4
5	**Business Attraction & Community Activation**	Recruit neighborhood-serving businesses and entrepreneurs, supported by organizations like Justine Petersen or the St. Louis CDFI Coalition. Activate the space through markets, pop-up events, and community celebrations.	Year 3-5
6	**Monitoring & Maintenance**	Track economic activity, pedestrian usage, and occupancy rates. Adjust maintenance and public programming strategies based on community feedback and evolving needs. Ensure long-term stewardship and reinvestment.	Year 4+ and onward

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SLP 20.2

Promote development at key intersections along N Florissant Ave such as at St. Louis Ave, N Market St, Madison St

OBJECTIVE: SLP 20.2

Primary Core Topic: Economic Development (Jobs, Employment, & Businesses)

Secondary Core Topic:

- Arts, Culture, & Community Assets and Programs (Educational, Recreational, Institutional, & Emergency)
- Historic Preservation, Architecture, Landscape Design, & Urban Design
- Transportation & Mobility (Connectivity)

Type: Land Use / Zoning; Physical

Timeframe: Short; Medium; Long

Implementation Partners

- Board of Aldermen
- Cortex Innovation District (as technical TOD consultants)
- East-West Gateway Council of Governments
- Local developers and community development corporations (CDCs)
- Planning & Urban Design Agency (PDA)
- St. Louis Development Corporation (SLDC)

Implementation Partners Rationale

These organizations play a critical role in rezoning, facilitating development, attracting commercial investment, and coordinating infrastructure and economic development planning. SLDC and PDA are central to planning and development approvals, while the Board of Aldermen can support zoning changes. East-West Gateway can offer transportation planning support, especially where TOD and regional coordination are involved. Including local CDCs ensures community-centered planning and helps align infill with neighborhood priorities.

Sources of Funding

- City Capital Improvement Program (CIP)
- Community Development Block Grants (CDBG)
- New Markets Tax Credits (NMTC)
- Private equity and bank lending
- State of Missouri Neighborhood Assistance Program (NAP)
- Tax Increment Financing (TIF)

Specific Programs

- CDBG Commercial Revitalization Program
- Federal TOD Planning Grants (via FTA)
- Live Near Your Work incentives
- Missouri Development Finance Board (MDFB) Tax Credit for Contribution Program
- SLDC Commercial Corridor Program

Funding Rationale

Because this objective involves revitalizing key intersections through targeted development and zoning changes, a combination of local and federal funding mechanisms is required. CDBG and TIF provide flexible local funds to incentivize development and infrastructure improvements, while NMTC and MDFB programs help attract private capital and corporate contributions. Federal TOD grants support planning aligned with transit investment, and commercial revitalization programs can fill gaps for small and medium-sized developers in early-stage implementation.

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SLP 20.3

Promote a transition away from industrial land use in the neighborhood with the redevelopment at the southeast corner of the neighborhood for commercial use.

OBJECTIVE: SLP 20.3

Primary Core Topic: Economic Development (Jobs, Employment, & Businesses)

Secondary Core Topic:

- Arts, Culture, & Community Assets and Programs (Educational, Recreational, Institutional, & Emergency)
- Historic Preservation, Architecture, Landscape Design, & Urban Design
- Transportation & Mobility (Connectivity)

Type: Land Use / Zoning

Timeframe: Short

Implementation Partners

- Board of Aldermen
- Environmental Protection Agency (EPA) – Region 7
- Local community development corporations (CDCs)
- Missouri Department of Natural Resources (MDNR)
- Planning & Urban Design Agency (PDA)
- Private developers and commercial real estate partners
- St. Louis Development Corporation (SLDC)

Implementation Partners Rationale

Redevelopment of former industrial areas requires zoning changes, infrastructure upgrades, and environmental remediation. PDA and SLDC are essential for land use planning, development strategy, and real estate activation. The EPA and MDNR provide technical and financial support for environmental assessments and cleanup. The Board of Aldermen is crucial for rezoning support. Including CDCs and private developers ensures that the transformation aligns with community priorities and commercial feasibility.

Sources of Funding

- City Capital Improvement Program (CIP)
- Community Development Block Grants (CDBG)
- EPA Brownfields Assessment and Cleanup Grants
- Missouri Brownfield Remediation Program
- New Markets Tax Credits (NMTC)
- Tax Increment Financing (TIF)

Specific Programs

- CDBG Economic Development Grants
- EPA Brownfields Program (Assessment, Cleanup, and Multipurpose Grants)
- MDFB Infrastructure Development Program
- Missouri Brownfields/Voluntary Cleanup Program
- SLDC Site Assembly and Preparation Fund

Funding Rationale

Because the targeted area includes legacy industrial uses, funding must address both remediation and redevelopment. EPA and MDNR brownfield programs offer essential funding and oversight for environmental cleanup. CDBG and TIF provide flexible capital to support infrastructure and real estate costs. NMTCs help attract private investment, especially for projects with a community benefit. These layered funding sources reduce risk for developers while ensuring public priorities are met.

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SLP 21.1

Foster strong, collaborative relationships between businesses and the community by creating opportunities for engagement, encouraging transparency, and promoting shared use of spaces to ensure new and existing businesses contribute positively to neighborhood life.

OBJECTIVE: SLP 21.1

Primary Core Topic: Economic Development (Jobs, Employment & Businesses)

Secondary Core Topic:

- Arts, Culture, & Community Assets and Programs (Educational, Recreational, Institutional, Emergency)

Type: Physical, Policy

Timeframe: Short; Medium

Implementation Partners

- Chambers of Commerce
- City of St. Louis Office of Community Engagement
- Community Improvement Districts (CIDs)
- Downtown STL, Inc.
- Local businesses and property owners
- Neighborhood Business Districts (e.g., Old North, Hyde Park)
- Neighborhood associations and CDCs
- St. Louis Development Corporation (SLDC)
- St. Louis Economic Development Partnership

Implementation Partners Rationale

Establishing collaborative relationships between businesses and residents requires a mix of economic development support, trusted community intermediaries, and intentional programming. SLDC and the Economic Development Partnership can guide business attraction and engagement frameworks. Local business districts and CIDs are essential for organizing business owners, while the Office of Community Engagement ensures inclusive outreach. Community Development Corporations (CDCs), neighborhood associations, and chambers of commerce serve as bridges between residents and business stakeholders, advocating for equitable development and shared benefit.

Sources of Funding

- American Rescue Plan Act (ARPA) local allocations (if available)
- City of St. Louis Neighborhood Commercial District Program
- Community Development Block Grant (CDBG)
- Community Improvement District (CID) funds
- Private sector sponsorships and partnerships
- SLDC Commercial Corridor Revitalization funding

Specific Programs

- ARPA-funded community partnership grants
- CDBG Economic Development Grants
- CIDs: Matching Grant Programs and Façade Improvement Programs
- Corporate and philanthropic small business community funds
- SLDC Neighborhood Commercial District Program

Funding Rationale

Funding to support community-business relationships can come from CDBG and SLDC programs that target commercial corridor activation and small business support. CIDs often have discretionary funding for placemaking, joint marketing, or shared infrastructure improvements that promote shared-use spaces. ARPA and philanthropic sources can help pilot new engagement models. Private businesses can also be encouraged to invest in community-facing initiatives through sponsorships and social responsibility partnerships.

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SLP 30.1

Increase access to and from St. Louis Place Park by upgrading intersections along N Florissant Ave to create safe crossings for pedestrians and cyclists.

OBJECTIVE: SLP 30.1

Primary Core Topic: Transportation & Mobility (Connectivity)

Secondary Core Topic:

- Arts, Culture, & Community Assets and Programs (Educational, Recreational, Institutional, & Emergency)
- Historic Preservation, Architecture, Landscape Design, & Urban Design

Type: Physical

Timeframe: Medium

Implementation Partners

- Board of Public Service (BPS)
- Community-based organizations
- Great Rivers Greenway
- Local disability advocacy groups (e.g., Paraquad)
- Missouri Department of Transportation (MoDOT)
- Streets Department
- Traffic and Transportation Planning
- Trailnet

Implementation Partners Rationale

Because this objective involves infrastructure upgrades to intersections and pedestrian facilities, city agencies responsible for street and intersection design — such as BPS, MoDOT, and the Streets Department — are essential. Great Rivers Greenway and Trailnet are key partners in promoting multi-modal access, bike infrastructure, and safe crossings. Community-based organizations and disability advocacy groups should be included to ensure upgrades meet accessibility needs and respond to neighborhood concerns.

Sources of Funding

- City Capital Improvements
- East-West Gateway Transportation Alternatives Program (TAP)
- MoDOT funding streams
- Safe Streets and Roads for All (SS4A) federal grant
- Surface Transportation Block Grant (STBG)

Specific Programs

- Congestion Mitigation and Air Quality (CMAQ) Improvement Program
- MoDOT Local Public Agency (LPA) Program
- SS4A (Safe Streets and Roads for All)
- St. Louis Capital Improvement Program
- TAP (Transportation Alternatives Program)

Funding Rationale

Infrastructure and safety upgrades can be supported by a mix of local and federal transportation funding sources. The Transportation Alternatives Program and SS4A are particularly well-suited for improving pedestrian and cyclist safety. The City's Capital Improvement Program can support design and construction, while MoDOT and STBG funds can be leveraged when the roadway falls under state or regional jurisdiction. CMAQ and TAP are strong candidates for projects that encourage biking and walking as alternatives to car travel.

DRAFT

SLP 30.2

Coordinate with and leverage the planned City of St. Louis's 20th Street Mobility Improvements Project, which aims to reconstruct 1.6 miles of N 20th St between Market St and St. Louis Ave.

OBJECTIVE: SLP 30.2

Primary Core Topic: Transportation & Mobility (Connectivity)

Secondary Core Topic:

- Historic Preservation, Architecture, Landscape Design, & Urban Design
- Sustainability, Climate Resiliency, Mitigation, & Adaptation

Type: Physical

Timeframe: Medium

Implementation Partners

- Board of Public Service (BPS)
- City of St. Louis Streets Department
- Community-based organizations
- Downtown STL, Inc.
- Great Rivers Greenway
- Metro Transit / Bi-State Development
- St. Louis Development Corporation (SLDC)
- Traffic and Transportation Planning
- Trailnet

Implementation Partners Rationale

Because this objective involves coordinating with a city-led infrastructure project, it is critical to engage the Board of Public Service and the Streets Department — agencies responsible for planning and construction. Traffic and transportation planners ensure alignment with broader city mobility goals. Metro Transit may have opportunities to integrate transit access or connections along the corridor. SLDC, Downtown STL, and Trailnet are important for ensuring redevelopment, pedestrian and bike infrastructure, and economic development are aligned. Community organizations will ensure improvements reflect neighborhood needs.

Sources of Funding

- City Capital Improvements
- Congestion Mitigation and Air Quality (CMAQ) Program
- East-West Gateway Council of Governments (EWGCOG) regional transportation funds
- Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant
- Surface Transportation Block Grant (STBG)

Specific Programs

- CMAQ
- MoDOT Local Public Agency (LPA) Program
- RAISE Grant
- STBG through EWGCOG
- St. Louis Capital Improvement Program

Funding Rationale

Coordination with the 20th Street project presents a chance to layer additional funding onto an already planned capital project. The RAISE grant, STBG, and CMAQ programs are especially relevant for road reconstruction that includes sustainability, safety, and transit-supportive features. City capital improvement funds and MoDOT's LPA Program provide additional mechanisms for construction and enhancements. Regional coordination with East-West Gateway ensures that funding applications align with transportation priorities across the region.

DRAFT

SLP 31.1

Implement traffic calming measures on key neighborhood streets.

OBJECTIVE: SLP 31.1

Primary Core Topic: Transportation & Mobility (Connectivity)

Secondary Core Topic:

- Arts, Culture, & Community Assets and Programs (Educational, Recreational, Institutional, & Emergency)
- Historic Preservation, Architecture, Landscape Design, & Urban Design

Type: Physical

Timeframe: Short; Medium

Implementation Partners

- Aldermen for St. Louis Place and adjacent wards
- Board of Public Service (BPS)
- City of St. Louis Streets Department
- Community-based neighborhood associations
- St. Louis Metropolitan Police Department (SLMPD)
- Traffic and Transportation Planning Division
- Trailnet

Implementation Partners Rationale

Implementing traffic calming interventions requires coordination with the City's Streets Department and BPS, which oversee the design and execution of public right-of-way improvements. The Traffic and Transportation Planning Division brings technical expertise on safe street design. SLMPD can provide input on enforcement needs and speed monitoring. Trailnet offers pedestrian and bike advocacy insight, especially for prioritizing walkability and safety. Aldermen and neighborhood associations are essential for identifying problem areas and building community support.

Sources of Funding

- City of St. Louis Capital Improvement Program
- Congestion Mitigation and Air Quality (CMAQ) Program
- East-West Gateway Council of Governments (EWGCOG) Surface Transportation Block Grant (STBG)
- Missouri Department of Transportation (MoDOT) Local Public Agency (LPA) Program
- Safe Streets and Roads for All (SS4A) Grant Program (U.S. DOT)
- Specific Programs
- CMAQ through MoDOT
- City Capital Improvement Budget
- City's Neighborhood Traffic Calming Program
- SS4A Grant Program
- STBG through EWGCOG

Specific Programs

- TAP Pedestrian / Bike Infrastructure Projects
- SS4A Neighborhood Connectivity and Safety Planning
- STBG Sidewalk and Intersection Upgrades
- Great Rivers Greenway Strategic Implementation Funds
- CDBG Public Infrastructure and Park Access Enhancements
- MoDOT Local Cost-Share Program
- Neighborhood TIF Programs For Matching Funds

Funding Rationale

Traffic calming projects can leverage both local and federal transportation safety funding streams. SS4A is specifically designed to support community-driven road safety initiatives. STBG and CMAQ funds, often administered through MoDOT and EWGCOG, are applicable for street design improvements that reduce vehicle speeds and enhance pedestrian access. The City's own Neighborhood Traffic Calming Program and Capital Improvement Budget offer baseline resources for smaller-scale installations, especially when matched with state or federal dollars.

DRAFT

SLP 40.1

Upgrade St. Louis Place Park and activate it with expanded programming and amenities that serve residents of all ages — youth, adults, and seniors — while attracting more community events and visitors.

OBJECTIVE: SLP 40.1

Primary Core Topic: Arts, Culture, & Community Assets and Programs (Educational, Recreational, Institutional, & Emergency)

Secondary Core Topic:

- Historic Preservation, Architecture, Landscape Design, & Urban Design
- Sustainability, Climate Resiliency, Mitigation, & Adaptation

Type: Physical, Programming

Timeframe: Short; Medium

Implementation Partners

- Aldermen for the St. Louis Place neighborhood
- Big Muddy Adventures / STL Riverfront organizations
- Board of Public Service (BPS)
- City of St. Louis Department of Parks, Recreation, and Forestry
- Community-based organizations
- Great Rivers Greenway
- Regional Arts Commission (RAC)
- Trailnet
- Urban League of Metropolitan St. Louis

Implementation Partners Rationale

Upgrading and activating St. Louis Place Park requires collaboration between the City's Parks Department and BPS to plan, fund, and implement capital improvements and maintenance. Local elected officials can help prioritize funding and coordinate community input. Great Rivers Greenway and Trailnet bring expertise in trails, connectivity, and outdoor space activation. The Regional Arts Commission can support cultural and artistic programming, while local CBOs, churches, and schools can ensure programming reflects community interests and builds local participation.

Sources of Funding

- American Rescue Plan Act (ARPA) funds
- City of St. Louis Capital Improvement Program
- Land and Water Conservation Fund (LWCF)
- Missouri Department of Natural Resources (DNR) grants
- Municipal Parks Grant Commission
- National Endowment for the Arts (NEA)
- Prop 1 Metro Parks Sales Tax

Specific Programs

- AmeriCorps support for volunteer-based stewardship
- City of St. Louis Parks Allocation (Capital Budget)
- LWCF via Missouri DNR
- Municipal Parks Grant Commission programs
- NEA "Our Town" grants
- Prop 1 Sales Tax Fund for Park Improvements
- Urban Greening Program grants

Funding Rationale

Funding for public parks can draw from a mix of federal, state, and local sources. The LWCF and Missouri DNR support capital projects, while NEA's "Our Town" program encourages creative placemaking. Local parks grant commissions and the Prop 1 parks tax provide consistent local funding streams. Using ARPA funds for infrastructure and public health improvements aligns well with accessible, community-centered public space investments. These programs also enable partnerships with civic and cultural organizations to sustain long-term programming and activation.

DRAFT

SLP 41.1

Promote the continued use of the Blewett Middle School building at 1927 Cass Ave and expand programming for youth and the broader community.

OBJECTIVE: SLP 41.1

Primary Core Topic: Arts, Culture, & Community Assets and Programs (Educational, Recreational, Institutional, & Emergency)

Secondary Core Topic:

- Historic Preservation, Architecture, Landscape Design, & Urban Design

Type: Physical, Programming

Timeframe: Short; Medium; Long

Implementation Partners

- Boys & Girls Clubs of Greater St. Louis
- City of St. Louis (Mayor's Office, SLDC)
- Community-based organizations
- Faith-based organizations
- STL Youth Jobs
- St. Louis Agency on Training and Employment (SLATE)
- St. Louis Development Corporation (SLDC)
- St. Louis Public Schools (SLPS)
- Urban League of Metropolitan St. Louis
- YMCA of Greater St. Louis

Implementation Partners Rationale

The success of this objective depends on collaboration between SLPS (as the facility owner), the City of St. Louis (for planning, zoning, and redevelopment guidance), and local service providers. Organizations such as the Urban League, Boys & Girls Clubs, and YMCA have proven track records operating community hubs and youth programming. SLATE and STL Youth Jobs offer job readiness and career development that could anchor workforce-related programming. Involving trusted community and faith-based organizations helps ensure that programming is rooted in community needs and values.

Sources of Funding

- American Rescue Plan Act (ARPA) funds
- Community Development Block Grants (CDBG)
- Local philanthropic and corporate sponsorship
- Private foundations (e.g., Deaconess Foundation, Missouri Foundation for Health)
- State of Missouri Department of Elementary and Secondary Education (DESE) grants
- U.S. Department of Education Community Schools Grants
- YouthBuild USA funding streams

Specific Programs

- 21st Century Community Learning Centers (via DESE)
- ARPA Youth Services funding (City of St. Louis)
- CDBG Public Services funds
- Deaconess Foundation Capacity-Building Grants
- Grantmakers for Education network support
- YouthBuild

Funding Rationale

Redeveloping a school building as a community and youth hub qualifies for numerous federal and philanthropic grant sources, especially those that support equitable access to education, youth development, and workforce preparation. CDBG and ARPA provide flexible support for capital improvements and public services, while DESE and YouthBuild can fund education and training. Private foundations like Deaconess and MFH have supported similar initiatives in underserved communities. Aligning the space with arts, cultural programming, or mental health initiatives could further broaden eligible grant opportunities.

DRAFT

SLP 42.1

Promote community-based violence prevention strategies that address the root causes of crime and build trust, resilience, and safety without relying solely on law enforcement.

OBJECTIVE: SLP 42.1

Primary Core Topic: Arts, Culture, & Community Assets and Programs (Educational, Recreational, Institutional, & Emergency)

Secondary Core Topic:

- Arts, Culture, & Community Assets and Programs (Educational, Recreational, Institutional, & Emergency)

Type: Physical, Policy; Programming

Timeframe: Short; Medium

Implementation Partners

- Alive & Well Communities
- City of St. Louis Department of Health
- Cure Violence Global (STL chapter)
- Faith-based institutions
- Local community development corporations (CDCs)
- Neighborhood leadership organizations
- Nonprofit partners specializing in mental health, trauma response, youth outreach, and violence prevention
- St. Louis Mental Health Board
- St. Louis Office of Violence Prevention
- Urban League of Metropolitan St. Louis

Implementation Partners Rationale

Effective violence prevention requires a coordinated response led by trusted community-based institutions. The City's Office of Violence Prevention and Department of Health can provide structure, public health framing, and resources. Cure Violence and similar groups apply evidence-based models for violence interruption and street outreach. Mental health and trauma-centered organizations like Alive & Well build resilience and healing capacity. Involving local nonprofits, CDCs, and faith-based groups ensures that initiatives are trusted, community-specific, and sustainable.

Sources of Funding

- American Rescue Plan Act (ARPA) – City allocations for violence prevention
- Department of Health and Human Services (HHS) – Mental Health Block Grants
- Edward Byrne Memorial Justice Assistance Grant (JAG)
- Local philanthropic contributions
- Missouri Foundation for Health
- Robert Wood Johnson Foundation
- St. Louis Mental Health Board
- U.S. Department of Justice – Office of Juvenile Justice and Delinquency Prevention (OJJDP)

Specific Programs

- Cure Violence Implementation Support
- DOJ OJJDP Youth Violence Prevention Programs
- Missouri Department of Public Safety's STOP Violence Grant
- Public Health AmeriCorps (via CDC/AmeriCorps partnership)
- SAMHSA Community Mental Health Services Block Grant
- St. Louis Public Safety ARPA investments
- Violence Prevention Research Program (NIH)

Funding Rationale

Federal and state programs increasingly emphasize public health and trauma-informed approaches to violence prevention. DOJ and OJJDP offer funding for youth mentorship, restorative justice, and non-police-based interventions. SAMHSA and the Mental Health Board are key funders for trauma services and community-based care. Cure Violence and similar programs have proven outcomes that qualify for multiple funding streams. ARPA has been used in St. Louis to support neighborhood-based public safety efforts, and foundations like RWJF and MFH prioritize health equity and prevention models.

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SLP 50.1

Establish a cultural corridor along St. Louis Ave tying together existing historic and cultural assets (e.g., the Griot Museum of Black History, George B. Vashon Museum, Frederick A. Douglass Museum of African-American Vernacular Images, Charles S. Brown Residence, etc.)

OBJECTIVE: SLP 50.1

Primary Core Topic: Historic Preservation, Architecture, Landscape Design & Urban Design

Secondary Core Topic:

- Transportation & Mobility (Connectivity); Economic Development (Jobs, Employment & Businesses)
- Arts, Culture, & Community Assets and Programs (Educational, Recreational, Institutional, Emergency)

Type: Programming, Policy, Physical, Land Use / Zoning

Timeframe: Short, Medium, Long

Implementation Partners

- Planning & Urban Design Agency (PDA)
- Board of Public Service (BPS)
- St. Louis Preservation Board
- Cultural Resources Office (CRO)
- Building Division
- Street Department
- Zoning Section
- St. Louis Development Corporation (SLDC)
- Community Development Administration (CDA)
- The Griot Museum of Black History
- George B. Vashon Museum
- Frederick A. Douglass Museum of African-American Vernacular Images
- Charles S. Brown Residence
- Explore St. Louis
- St. Louis Place Community Association
- Great Rivers Greenway (GRG)
- Trailnet

Implementation Partners Rationale

The Planning & Urban Design Agency and Cultural Resources Office will lead efforts related to historic district designation, preservation incentives, and zoning considerations. The Board of Public Service, Building Division, and Street Department will be responsible for implementing infrastructure and streetscape improvements along the corridor, including lighting, signage, and safety upgrades. SLDC and CDA will provide capital investment, business development assistance, and support for corridor-wide planning. Key cultural institutions such as the Griot Museum, Vashon Museum, Frederick A. Douglass Museum, and Charles S. Brown Residence will serve as anchors for programming and long-term visioning. Explore St. Louis will assist with marketing and tourism efforts, while Great Rivers Greenway and Trailnet will help integrate the Cultural Corridor with the Brickline Greenway and coordinate pedestrian and bicycle safety improvements. The St. Louis Place Community Association and local artists will ensure the corridor reflects community identity, aspirations, and priorities.

Sources of Funding

- Missouri Department of Economic Development (MoDED)
- U.S. Environmental Protection Agency (EPA)
- Direct Appropriations
- Philanthropic Equity
- American Rescue Plan Act (ARPA)
- Rams Settlement Funding
- Waived City Project Fees / Expediting Approvals

Specific Programs

- Prop P (2013) Extensions
- Port Improvement Districts (Chapter 68)
- Urban Redevelopment Corporations (Chapter 353)
- Tax Increment Financing (TIF)

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- Community Improvement Districts (CID)
- Transportation Development Districts (TDD)
- Section 108 Loan Guarantee Program
- Advanced Industrial Manufacturing Zones (AIM Zones)
- State Supplemental Tax Increment Financing (State TIF or Super TIF)
- Missouri Brownfields Remediation Program
- Transportation Infrastructure Finance and Innovation Act (TIFIA)
- Federal Brownfield Cleanup Grants
- Empowerment Zone
- Reconnecting Communities Pilot Grant Program
- Greenhouse Gas Reduction Fund (GGRF)
- Build to Scale (B2S) Program
-

Funding Rationale

Establishing the St. Louis Ave Cultural Corridor is a place-based economic and cultural development strategy that leverages the neighborhood's existing cultural infrastructure. Historic designation, either at the individual site level or through a new local historic district, can unlock preservation funding and tax credits. Public funds from the Missouri Department of Economic Development, EPA, and ARPA can support environmental remediation, corridor revitalization, and infrastructure upgrades. SLDC, CDA, and direct city appropriations can provide matching funds or gap financing for streetscape, signage, and arts programming. TIF, CID, and TDD tools can be applied to finance long-term improvements or maintenance. Philanthropic equity (particularly from arts-focused institutions such as the Regional Arts Commission or Missouri Arts Council) can directly support artist-focused initiatives. The corridor is also eligible for federal programs like the Reconnecting Communities Pilot Grant, Build to Scale, and Brownfield Cleanup funds, which align with the project's goals of cultural preservation, equitable revitalization, and walkable connectivity. These sources, when braided together, can help create a well-resourced, community-rooted cultural destination in the heart of St. Louis Place.

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Funding & Implementation Phasing

OBJECTIVE: SLP 50.1
Establish a cultural corridor along St. Louis Ave tying together existing historic and cultural assets (e.g., the Griot Museum of Black History, George B. Vashon Museum, Frederick A. Douglass Museum of African-American Vernacular Images, Charles S. Brown Residence, etc.).

	Phase	Description	Timeline
1	**Cultural Asset Mapping & Visioning**	Inventory and assess all existing cultural institutions along the corridor, such as The Griot Museum, George B. Vashon Museum, Frederick A. Douglass Museum, and Charles S. Brown Residence. Conduct community engagement sessions to define shared goals, themes, and a unified identity for the corridor.	Year 1
2	**Design & Branding**	Develop a corridor-wide branding and signage plan that honors the area's cultural legacy. This includes wayfinding, murals, interpretive signage, and public art installations that guide visitors and amplify local stories.	Year 1-2
3	**Fundraising & Grant Applications**	Secure funding from public sources (CDA, SLDC, HUD), private foundations (e.g., Regional Arts Commission, Whitaker Foundation), and cultural grants (e.g., NEA, MO Humanities Council). Explore Business Improvement District (BID) or Community Improvement District (CID) options.	Year 2
4	**Streetscape Enhancements & Accessibility**	Improve sidewalks, crosswalks, and lighting between cultural institutions to ensure ADA accessibility, safety, and beauty. Incorporate consistent streetscape elements (benches, tree plantings, banners). Coordinate with MoDOT and Great Rivers Greenway where relevant.	Year 2-3
5	**Institutional Upgrades & Programming Expansion**	Support museums and cultural organizations in capital improvements, digital access, and expanded programming. Encourage collaboration on joint events, exhibitions, and school field trip itineraries.	Year 3-4
6	**Public Activation & Cultural Events**	Launch corridor-wide festivals, art walks, and seasonal events. Provide space for local artists, musicians, and vendors to engage visitors and residents. Promote the corridor through Explore St. Louis and STLMADE campaigns.	Year 4-5
7	**Measurement, Maintenance & Growth**	Track foot traffic, economic impact, and public engagement. Establish a cultural corridor stewardship group to oversee programming, maintenance, and long-term cultural preservation.	Year 5+ and onward

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SLP 51.1

Rehabilitate and redevelop the existing Electric and Light Building site (1825 N 19th St), including the remaining structure and adjacent properties, including the existing Promise Park.

OBJECTIVE: SLP-51.1

Primary Core Topic: Historic Preservation, Architecture, Landscape Design & Urban Design

Secondary Core Topic:

- Arts, Culture, & Community Assets and Programs (Educational, Recreational, Institutional, Emergency)
- Sustainability, Climate Resiliency, Mitigation, Adaptation
- Historic Preservation, Architecture, Landscape Design & Urban Design

Type: Physical, Land Use / Zoning, Programming

Timeframe: Medium, Long

Implementation Partners

- St. Louis Development Corporation (SLDC)
- Community Development Administration (CDA)
- Current Property Owner (North Market Holding Company)
- Promise Park Community Stewards
- St. Louis Place Community Association

Implementation Partners Rationale

SLDC and CDA are essential for advancing redevelopment strategies, securing public financing tools, and guiding implementation of the Project Connect plan and the city's broader housing and redevelopment goals. The current property owner, North Market Holding Company, must be directly engaged to support a coordinated and strategic sale or redevelopment of the site. The Promise Park community stewards play a key role in ensuring the space remains clean, safe, and useful in its current form as a temporary public green space. The St. Louis Place Community Association can help amplify resident voices, shape redevelopment outcomes that reflect neighborhood priorities, and monitor progress on site reuse and interim use.

Sources of Funding

- U.S. Environmental Protection Agency (EPA)
- Community Development Administration (CDA)
- American Rescue Plan Act (ARPA)
- Rams Settlement Funding
- Philanthropic Equity
- Direct Appropriations
- Waived City Project Fees / Expedited Approvals

Specific Programs

- Missouri Brownfields Remediation Program
- Federal Brownfield Cleanup Grants
- Historic Preservation Tax Credit Program (HTC) (MoDED)
- Missouri Historic Preservation Tax Credit Program (State HTC)
- Federal Historic Preservation Tax Incentives (Federal HTC)
- Urban Redevelopment Corporations (Chapter 353)
- Land Clearance for Redevelopment Law (Chapter 99)
- Tax Increment Financing (TIF)
- State Supplemental TIF (Super TIF)
- Enhanced Enterprise Zones (EEZ)
- Community Improvement Districts (CID)
- Transportation Development Districts (TDD)
- Port Improvement Districts (Chapter 68)
- Section 108 Loan Guarantee Program
- New Market Tax Credits (NMTC)
- Property Assessed Clean Energy (PACE)
- Missouri Works Program
- Advanced Industrial Manufacturing Zones (AIM Zones)
- Neighborhood Plan Implementation NOFA (CDA)
- Neighborhood Capacity Building Grant Administration (CDA)
- Neighborhood Transformation Grants (CDA)

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- HOME Investment Partnerships Program (HOME)
- Community Development Block Grant (CDBG)
- Housing Opportunities for Persons with AIDS (HOPWA)
- Emergency Solutions Grant (ESG)
- National Housing Trust Fund (NHTF)
- Missouri Housing Trust Fund (MHTF)
- Missouri Affordable Housing Assistance Program (AHAP)
- Reconnecting Communities Pilot Grant Program
- Transportation Infrastructure Finance and Innovation Act (TIFIA)
- FHA 221(d)(4) Mortgage Insurance Program
- Greenhouse Gas Reduction Fund (GGRF)
- Build to Scale (B2S) Program
- Opportunity Zones
- Empowerment Zone

Funding Rationale

Given the site's history, partial structural demolition, and potential for environmental contamination, early-stage funding should come from EPA programs, federal or state brownfield remediation sources, and CDA's Vacancy Strategy Initiative. If the site is proven viable for reuse, historic tax credits (state and federal) could be leveraged for rehabilitation of the remaining building elements. Redevelopment incentives like Chapter 353, CIDs, TIFs, or Opportunity Zones may help address financing gaps. Since demand for residential development is still emerging in the area, layered financing and incentives will be critical to making the project viable for private development. Meanwhile, public funding from programs like HOME, CDBG, ARPA, and CDA's implementation grants can support site preparation, feasibility studies, and early-stage project costs. Any redevelopment of the Electric and Light site should aim to align with the city's equitable development priorities, leveraging tools that support affordability, sustainability, and neighborhood inclusion

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SLP-51.2

Promote the rehabilitation and redevelopment of the Jackson School at 1632 Hogan St.

OBJECTIVE: SLP-51.2

Primary Core Topic: Historic Preservation, Architecture, Landscape Design & Urban Design

Secondary Core Topic:

- Arts, Culture, & Community Assets and Programs (Educational, Recreational, Institutional, Emergency)
- Sustainability, Climate Resiliency, Mitigation, Adaptation
- Housing

Type: Physical, Programming

Timeframe: Long, Medium

Implementation Partners

- St. Louis Development Corporation (SLDC)
- Community Development Administration (CDA)
- St. Louis Public Schools (SLPS)
- Board of Education of the City of St. Louis
- St. Louis Public Schools Building Revitalization Collaborative
- SaveSLPS

Implementation Partners Rationale

SLDC and CDA are essential partners to structure financial incentives, assemble funding, and coordinate redevelopment efforts for the Jackson School site. The Board of Education of the City of St. Louis owns the property and will be a key decision-maker in any transfer, redevelopment, or adaptive reuse strategy. SLPS and the SLPS Building Revitalization Collaborative can help identify viable reuses, connect with community stakeholders, and ensure alignment with broader school building reuse initiatives. SaveSLPS can provide advocacy, technical expertise, and community outreach to build support for redevelopment, as well as connect with preservation advocates.

Sources of Funding

- Community Development Administration (CDA)
- St. Louis Development Corporation (SLDC)
- American Rescue Plan Act (ARPA)
- Rams Settlement Funding
- Direct Appropriations
- Philanthropic Equity

Specific Programs

- Vacancy Strategy Initiative (CDA)
- SLDC Vacant School Development
- Neighborhood Plan Implementation NOFA (CDA)
- Community Development Block Grant (CDBG) (HUD, CDA)
- Neighborhood Capacity Building Grant Administration (CDA)
- Community Development Grant (CDA)
- Neighborhood Transformation Grants (CDA)
- Historic Preservation Tax Credit Program (HTC) (MoDED)
- Missouri Historic Preservation Tax Credit Program (State HTC)
- Federal Historic Preservation Tax Incentives (Federal HTC)
- Missouri Brownfields Remediation Program
- Urban Redevelopment Corporations (Chapter 353)
- Tax Increment Financing (TIF)
- Community Improvement Districts (CID)
- Transportation Development Districts (TDD)
- Section 108 Loan Guarantee Program
- State Supplemental Tax Increment Financing (State TIF or Super TIF)
- Missouri Works Program
- New Market Tax Credits (NMTC)
- Empowerment Zone
- Waive City Project Fees / Expediting Approvals

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Funding Rationale

Redeveloping the Jackson School will likely require a mix of incentives, tax credits, and gap financing to attract a developer given the building's size and limited market demand. CDA and SLDC can provide critical funding through vacant school programs, CDBG allocations, and neighborhood transformation grants. Historic designation and the use of Federal and State Historic Preservation Tax Credits will be vital to making rehabilitation financially feasible. Brownfield programs can support any necessary environmental remediation, while New Market Tax Credits and TIF can help fill remaining funding gaps for mixed-use or residential conversion. ARPA, Rams Settlement Funds, and direct appropriations can be leveraged for upfront costs, feasibility studies, or community-oriented improvements. Philanthropic equity — particularly from foundations focused on education, preservation, or neighborhood revitalization — can support planning, design, or programming to ensure the site becomes a sustainable community asset.

SLP-51.3

Promote the rehabilitation and reoccupation of the Sk8 Liborius Church at 1850 Hogan St or explore alternative uses for the remaining structures and new sites for the Sk8 Liborius facilities and programming.

OBJECTIVE: SLP-51.3

Primary Core Topic: Historic Preservation, Architecture, Landscape Design & Urban Design

Secondary Core Topic:

- Arts, Culture, & Community Assets and Programs (Educational, Recreational, Institutional, Emergency)
- Sustainability, Climate Resiliency, Mitigation, Adaptation

Type: Physical, Programming

Timeframe: Long

Implementation Partners

- Sk8 Liborius / Liborius Urban Art Studios (LUAS)
- St. Louis Arts Chamber of Commerce
- Community Development Administration (CDA)
- St. Louis Development Corporation (SLDC)
- St. Louis Preservation Board
- St. Louis Cultural Resources Office (CRO)

Implementation Partners Rationale

Liborius Urban Art Studios (LUAS), the organization behind Sk8 Liborius, is the most critical partner in any effort to restore or relocate the facility, as they bring vision, leadership, and community trust. The St. Louis Arts Chamber of Commerce can assist in identifying local and regional funding, amplifying visibility, and offering technical support for arts-related programming and partnerships. CDA and SLDC can help provide public funding mechanisms, assist with feasibility assessments, and coordinate public approvals. The St. Louis Preservation Board and Cultural Resources Office (CRO) will play key roles in evaluating the historic significance of the remaining structure and determining eligibility for local and federal historic tax credits or adaptive reuse incentives.

Sources of Funding

- The Skatepark Project
- Community Development Administration (CDA)
- St. Louis Development Corporation (SLDC)
- American Rescue Plan Act (ARPA)
- Rams Settlement Funding
- Direct Appropriations
- Philanthropic Equity

Specific Programs

- Historic Preservation Tax Credit Program (HTC) (MoDED)
- Missouri Historic Preservation Tax Credit Program (State HTC)
- Federal Historic Preservation Tax Incentives

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(Federal HTC)
- Missouri Brownfields Remediation Program
- Vacancy Strategy Initiative (CDA)
- Neighborhood Plan Implementation NOFA (CDA)
- Community Development Block Grant (CDBG) (HUD, CDA)
- Tax Increment Financing (TIF)
- Section 108 Loan Guarantee Program
- New Market Tax Credits (NMTC)
- Empowerment Zone
- Waive City Project Fees / Expediting Approvals

Funding Rationale

Given the severe fire damage to the Sk8 Liborius Church, restoration will be highly complex and expensive. If feasible, rehabilitation efforts may be supported through layered historic preservation tax credits at the state and federal levels. CDA's Vacancy Strategy Initiative and CDBG grants could provide early-stage funding for site stabilization or relocation feasibility studies. The Missouri Brownfields Remediation Program may assist if environmental concerns are identified. The Skatepark Project (a national funder for community-based skateparks) could support either partial restoration or new facility construction. If redevelopment proves infeasible, funds such as NMTCs, Empowerment Zone resources, or TIF could be structured to support development of new cultural and youth-serving spaces elsewhere in the neighborhood. Given the project's community value, philanthropic equity and direct appropriations should also be pursued to supplement public funding.

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For more information:

St. Louis Development Corporation

Website:
https://www.developstlouis.org/

Phone: (314) 657-3700

Email:

Location:
1520 Market St , Suite 2000
St. Louis, Missouri 63103
(SE corner of Market and 15th Street)

Hours: 8 AM to 5 PM, Mon-Fri

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City of St. Louis
Planning & Urban Design Agency

Website:
https://www.stlouis-mo.gov/government/departments/planning/index.cfm

Phone: (314)-657-3700

Email: pda_planning@stlouis-mo.gov

Location:
1520 Market St , Suite 2000
St. Louis, Missouri 63103
(SE corner of Market and 15th Street)

Hours: 8 AM to 5 PM, Mon-Fri

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