

## APPENDICES

## **Appendix A**

### **POTENTIAL REDEVELOPMENT AREAS**

Within the core CBD a total of 16 potential redevelopment areas were identified. These areas contain a total of 53.85 acres, which represents approximately 25% of the land in the CBD. The areas were identified as an outgrowth of the previous CBD study, known redevelopment plans, areas identified by Creve Coeur staff in discussions regarding potential redevelopment, and an evaluation of areas deemed to be underutilized at present. While these areas are prime candidates for redevelopment, it is possible that others may emerge over time or that some of the areas may not be redeveloped. Each potential redevelopment area is discussed below:

**Area A** – As described in the previous CBD study, Area A, along with Area B, is envisioned to be the focus of major redevelopment and the heart of the new CBD for Creve Coeur. The area, containing approximately 14.2 acres of land (excluding r.o.w.), is the largest of the potential redevelopment areas and is generally bounded by Olive Blvd., Old Ballas, Studt and Will Avenue. Primary occupants of the area include Reuther's Jeep, Milbrandt Lawn Equipment, and the 17,000 square foot Old Ballas Place commercial center. It is assumed that the existing fire station facing Olive Blvd. and the medical office building on the northwest corner of Old Ballas and Studt are to be retained and incorporated into the town center.

**Area B** – This area, containing over 5.3 acres, is bounded by Olive Blvd. Will, Studt, and New Ballas. The area is the site of the 56,000 square foot Creve Coeur Plaza, which was constructed in 1970.

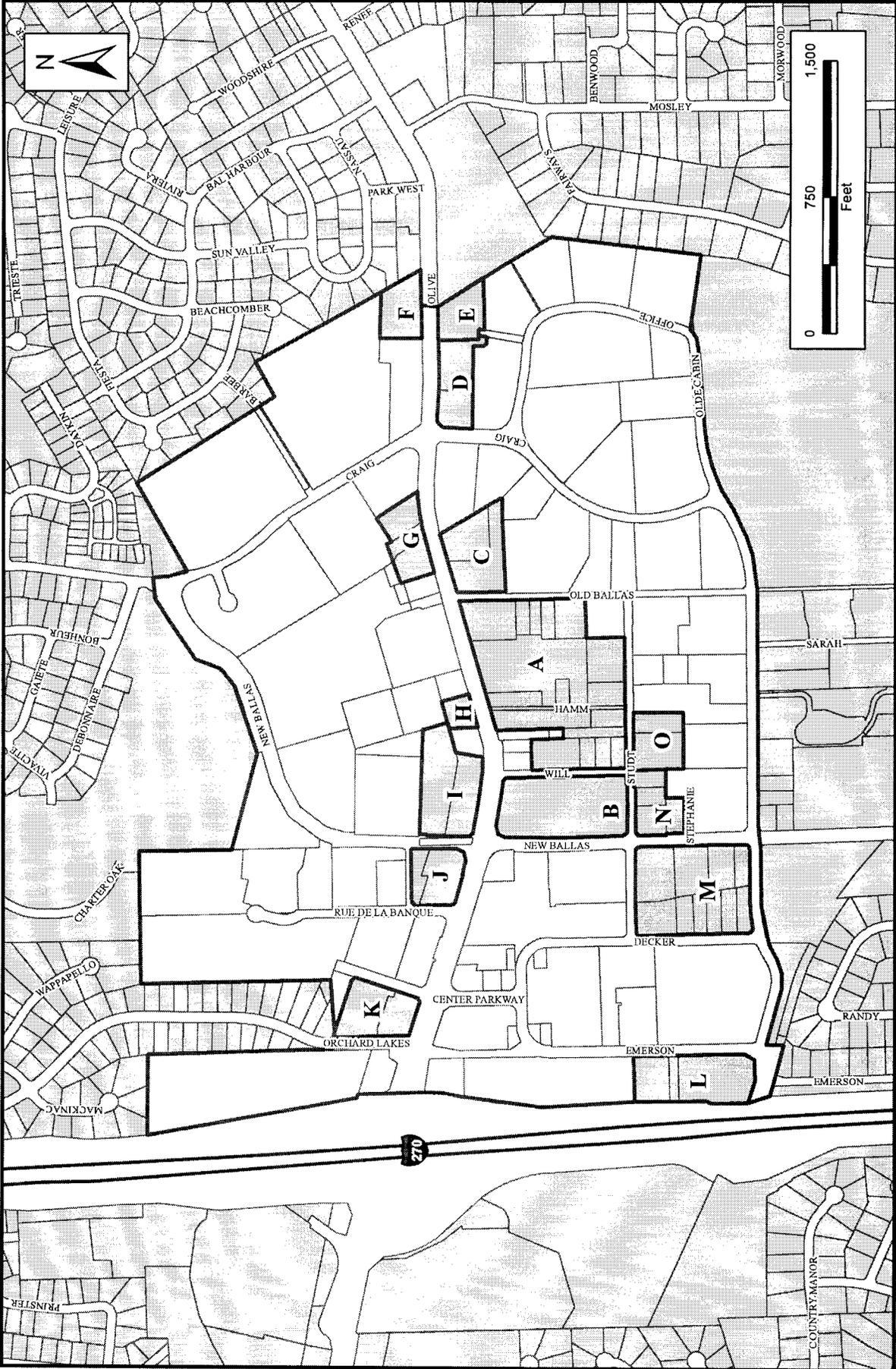
**Area C** – Located on the southeast corner of Olive Blvd and Old Ballas, this 3-acre area contains vacant land (the former Essen Hardware site) and the current location of the US Bank, which is schedule to relocate to Area G. The planned redevelopment is anticipated to include approximately 25,000 square feet of retail space.

**Area D** – Discussions are underway about redeveloping this 2.35 acre site on the southeast corner of Olive Blvd. and Craig Road, which currently contains a Starbucks and Regions Bank.

**Area E** – Construction is currently underway on this 1.4-acre parcel, located along the south side of Olive to the east of Craig Road and Area D. The new structure containing 25,000 square feet of space is to include roughly 6,000 square feet of restaurant and retail space, plus National City Bank on the first floor, with roughly 12,500 square feet of office space on the second floor.

**Area F** – This site is the location of the current Lone Star Steak House, which is to become the site of a new 23,000 square foot headquarters building for Champion Bank.

**Area G** – Located on the north side of Olive Blvd. to the west of Craig Road, this 1.9-acre area is to contain a new McDonald's restaurant and additional commercial space.



**DEVELOPMENT STRATEGIES**  
 CONSULTANTS IN REAL ESTATE, COMMUNITY, AND ECONOMIC DEVELOPMENT

**POTENTIAL REDEVELOPMENT AREAS**  
 Creve Coeur CBD Implementation  
 Creve Coeur, Missouri

August 2006

**Area H** – This vacant site was formerly occupied by a Dennys restaurant and will accommodate a new US Bank facility relocated from Area C. The area, which is situated immediately east of the UE substation, contains .65 acre of land.

**Area I** – Preliminary discussions regarding redevelopment are way for this site containing nearly 4.1 acres. Located at the northeast corner of Olive Blvd and New Ballas Road the area is currently occupied by 45,000 square feet of commercial space the primary tenant being Borders books.

**Area J** – This is the current site of Bristol's restaurant at the northwest corner of Olive Blvd. and New Ballas contains approximately 2.05 acres.

**Area K** – Located on the northeast corner of Olive Blvd. and Orchard Lakes, this area contains over 2.7 acres of land. It is currently occupied by Fountain Park and the 20,000 square foot Creve Coeur Shopping Center.

**Area L** – Currently housing the Eggleston Eyecare facility and parking lot on the northwest corner of Emerson Rd. and Old Ballas Rd., the area contains 3.35 acres.

**Area M** – Bounded by Studt Ave., New Ballas Rd., Old Ballas Rd. and Decker Ln., this area comprises one of the larger redevelopment opportunities in the Creve Coeur CBD. Within an area of 7.2-acres it currently includes parking for Plaza Motors, St. John's Childcare facility, The Hive, and three commercial buildings containing approximately 36,000 square feet of space.

**Area N** – Located on the southeast corner of Studt Ave. and New Ballas Rd., this nearly 1.9 acre area currently contains Friends Square and three small office structures with a total of roughly 12,000 square feet of space.

**Area O** – This 2.14-acre area is located on the south side of Studt Ave between Will Ave. and Hamm Ave. The area currently contains Sovereign Imaging and St. John's Medical Center.

**APPENDIX B**  
**IMPROVEMENTS COST ESTIMATE**  
(HOK Planning Group)





**3**

**MAJOR STREETS - STUdT ROAD EXTENSION:** extend Studt Road to Craig Road through Miller Bldg. Property  
 394 L.F. of roadway

item	comment	quantity	unit	unit price	subtotal	total
<b>A. Site Preparation &amp; Demolition (ASSUMED)</b>						
Pavement removal	remove, dispose of exist. conc. roadway prvmt., curbs	13,000	sf	\$2.50	\$32,500	
Sidewalk removal	remove, dispose of exist. concrete sidewalk (ASSUMED)		sf	\$1.50	\$0	
Streetlight removal	remove exist. Streetlights (ASSUMED)	0	ea	\$600.00	\$0	
						<u>\$32,500</u>
<b>B. Earthwork &amp; Grading</b>						
Finish grading & topsoiling	planter areas - 3' depth	580	cy	\$36.00	\$20,880	
						<u>\$20,880</u>
<b>C. Site Drainage</b>						
Storm sewer inlets	new inlets	4	ea	3500	\$14,000	
						<u>\$14,000</u>
<b>D. Concrete Paving</b>						
Street pavement	bituminous pavement, aggregate subbase	13,400	sf	\$3.25	\$43,550	
Concrete curbs	concrete curb & gutter	790	lf	\$17.50	\$13,825	
Concrete sidewalk	5" concrete pavement, aggregate subbase	6,200	sf	\$4.25	\$26,350	
Concrete subbase	4" concrete slab under unit pavers	3,080	sf	\$3.50	\$10,780	
Thickened concrete edge	18" concrete edge for tree pits	0	sf	\$8.25	\$0	
						<u>\$94,505</u>
<b>E. Special Paving, Walls, Curbs</b>						
Precast planter curbs	6" precast concrete curbs	0	lf	\$22.00	\$0	
Concrete unit pavers	unit pavers on conc. slab, sidewalks	3,080	sf	\$12.00	\$36,960	
						<u>\$36,960</u>
<b>F. Enhanced Pedestrian Crossings</b>						
Concrete subbase	8" concrete slab under unit pavers	600	sf	\$5.50	\$3,300	
Concrete unit pavers	unit pavers on conc. Slab	600	sf	\$12.00	\$7,200	
						<u>\$10,500</u>
<b>G. Site Lighting</b>						
Type 01	24' project light	0	ea	\$2,500.00	\$0	
Type 02	20' project light w/ 15' ped. luminaire	26	ea	\$3,000.00	\$78,000	
						<u>\$78,000</u>
<b>H. Landscape &amp; Irrigation</b>						
Street trees	3" caliper street trees	26	ea	\$400.00	\$10,400	
Planter understory	shrubs, groundcover, perennials, grasses	3,940	sf	\$10.00	\$39,400	
Planter irrigation	area to be irrigated	3,940	sf	\$6.00	\$23,640	
						<u>\$73,440</u>
<b>I. Miscellaneous Site Furnishings</b>						
Trash receptacles	located at the corners	4	ea	\$325.00	\$1,300	
Bike Racks	located at the corners	4	ea	\$600.00	\$2,400	
Informational Kiosk	inform kiosk (corner of Hamm and Studt)	0	ea	\$0.00	\$0	
						<u>\$3,700</u>
<b>J. Site Signage &amp; Graphics</b>						
Misc. regulatory signs	stop, no park, etc. at misc. locations	4	ea	\$175.00	\$700	
Project signage	wayfinding signage, etc.	1	ea	\$2,800.00	\$2,800	
						<u>\$3,500</u>
<b>K. Property Acquisition (ASSUMED)</b>						
Additional ROW	additional property for ROW		ls			<u>\$0</u>

**4**

**MAJOR STREETS - STUDD ROAD - OLD BALLAS CONNECTION:** install a road from Studd to Old Ballas to allow two-way traffic and on-street parking.

657 L.F. of roadway

item	comment	quantity	unit	unit price	subtotal	total
<b>A. Site Preparation &amp; Demolition (ASSUMED)</b>						
Pavement removal	remove, dispose of exist. conc. roadway pvmt., curbs	21,000	sf	\$2.50	\$52,500	
Sidewalk removal	remove, dispose of exist. concrete sidewalk (ASSUMED)	0	sf	\$1.50	\$0	
Streetlight removal	remove exist. Streetlights (ASSUMED)	0	ea	\$600.00	\$0	
						<u>\$52,500</u>
<b>B. Earthwork &amp; Grading</b>						
Finish grading & topsoiling	planter areas - 3' depth	960	cy	\$36.00	\$34,560	
						<u>\$34,560</u>
<b>C. Site Drainage</b>						
Storm sewer inlets	new inlets	4	ea	3500	\$14,000	
						<u>\$14,000</u>
<b>D. Concrete Paving</b>						
Street pavement	bituminous pavement, aggregate subbase	22,340	sf	\$3.25	\$72,605	
Concrete curbs	concrete curb & gutter	1,320	lf	\$17.50	\$23,100	
Concrete sidewalk	5" concrete pavement, aggregate subbase	12,440	sf	\$4.25	\$52,870	
Concrete subbase	4" concrete slab under unit pavers	2,920	sf	\$3.50	\$10,220	
Thickened concrete edge	18" concrete edge for tree pits	0	sf	\$8.25	\$0	
						<u>\$158,795</u>
<b>E. Special Paving, Walls, Curbs</b>						
Precast planter curbs	6" precast concrete curbs	0	lf	\$22.00	\$0	
Concrete unit pavers	unit pavers on conc. slab, sidewalks	2,920	sf	\$12.00	\$35,040	
						<u>\$35,040</u>
<b>F. Enhanced Pedestrian Crossings</b>						
Concrete subbase	8" concrete slab under unit pavers	400	sf	\$5.50	\$2,200	
Concrete unit pavers	unit pavers on conc. Slab	400	sf	\$12.00	\$4,800	
						<u>\$7,000</u>
<b>G. Site Lighting</b>						
Type 01	24' project light	0	ea	\$2,500.00	\$0	
Type 02	20' project light w/ 15' ped. luminaire	44	ea	\$3,000.00	\$132,000	
						<u>\$132,000</u>
<b>H. Landscape &amp; Irrigation</b>						
Street trees	3" caliper street trees	44	ea	\$400.00	\$17,600	
Planter understory	shrubs, groundcover, perennials, grasses	6,570	sf	\$10.00	\$65,700	
Planter irrigation	area to be irrigated	6,570	sf	\$6.00	\$39,420	
						<u>\$122,720</u>
<b>I. Miscellaneous Site Furnishings</b>						
Trash receptacles	located at the corners	2	ea	\$325.00	\$650	
Bike Racks	located at the corners	2	ea	\$600.00	\$1,200	
Informational Kiosk	inform kiosk (corner of Hamm and Studd)	0	ea	\$0.00	\$0	
						<u>\$1,850</u>
<b>J. Site Signage &amp; Graphics</b>						
Misc. regulatory signs	stop, no park, etc. at misc. locations	4	ea	\$175.00	\$700	
Project signage	wayfinding signage, etc.	1	ea	\$2,800.00	\$2,800	
						<u>\$3,500</u>
<b>K. Property Acquisition</b>						
Additional ROW	additional property for ROW		ls		\$0	
						\$0

**6**

**MINOR STREETS - Will Avenue and Ballas-Rue La Banque Connection (1) : two way traffic without the need for on-street parking.**

1715 L.F. of roadway

item	comment	quantity	unit	unit price	subtotal	total
<b>A. Site Preparation &amp; Demolition (ASSUMED)</b>						
Pavement removal	remove, dispose of exist. conc. roadway pvmt., curbs	40,000	sf	\$2.50	\$100,000	
Sidewalk removal	remove, dispose of exist. concrete sidewalk (ASSUMED)	0	sf	\$1.50	\$0	
Streelight removal	remove exist. Streetlights (ASSUMED)	0	ea	\$600.00	\$0	
						<u>\$100,000</u>
<b>B. Earthwork &amp; Grading</b>						
Finish grading & topsoiling	planter areas - 3' depth	2,520	cy	\$36.00	\$90,720	
						<u>\$90,720</u>
<b>C. Site Drainage</b>						
Storm sewer inlets	new inlets	12	ea	3500	\$42,000	
						<u>\$42,000</u>
<b>D. Concrete Paving</b>						
Street pavement	bituminous pavement, aggregate subbase	41,160	sf	\$3.25	\$133,770	
Concrete curbs	concrete curb & gutter	3,430	lf	\$17.50	\$60,025	
Concrete sidewalk	5" concrete pavement, aggregate subbase	17,150	sf	\$4.25	\$72,888	
Concrete subbase	4" concrete slab under unit pavers	0	sf	\$3.50	\$0	
Thickened concrete edge	18" concrete edge for tree pits	0	sf	\$8.25	\$0	
						<u>\$266,683</u>
<b>E. Special Paving, Walls, Curbs</b>						
Precast planter curbs	6" precast concrete curbs	0	lf	\$22.00	\$0	
Concrete unit pavers	unit pavers on conc. slab, sidewalks	0	sf	\$12.00	\$0	
						<u>\$0</u>
<b>F. Enhanced Pedestrian Crossings</b>						
Concrete subbase	8" concrete slab under unit pavers	1,200	sf	\$5.50	\$6,600	
Concrete unit pavers	unit pavers on conc. Slab	1,200	sf	\$12.00	\$14,400	
						<u>\$21,000</u>
<b>G. Site Lighting</b>						
Type 01	24' project light	0	ea	\$2,500.00	\$0	
Type 02	20' project light w/ 15' ped. luminaire	114	ea	\$3,000.00	\$342,000	
						<u>\$342,000</u>
<b>H. Landscape &amp; Irrigation</b>						
Street trees	3" caliper street trees	114	ea	\$400.00	\$45,600	
Planter understory	shrubs, groundcover, perennials, grasses	17,150	sf	\$10.00	\$171,500	
Planter irrigation	area to be irrigated	17,150	sf	\$6.00	\$102,900	
						<u>\$320,000</u>
<b>I. Miscellaneous Site Furnishings</b>						
Trash receptacles	located at the corners	8	ea	\$325.00	\$2,600	
Bike Racks	located at the corners	8	ea	\$600.00	\$4,800	
Informational Kiosk	inform kiosk (corner or Hamm and Studt)	0	ea	\$0.00	\$0	
						<u>\$7,400</u>
<b>J. Site Signage &amp; Graphics</b>						
Misc. regulatory signs	stop, no park, etc. at misc. locations	12	ea	\$175.00	\$2,100	
Project signage	wayfinding signage, etc.	2	ea	\$2,800.00	\$5,600	
						<u>\$7,700</u>
<b>K. Property Acquisition</b>						
Additional ROW	additional property for ROW		ls		\$0	
						<u>\$0</u>
<b>L. Total Site Improvements</b>						
					Construction Cost Subtotal:	<u>\$1,197,503</u>

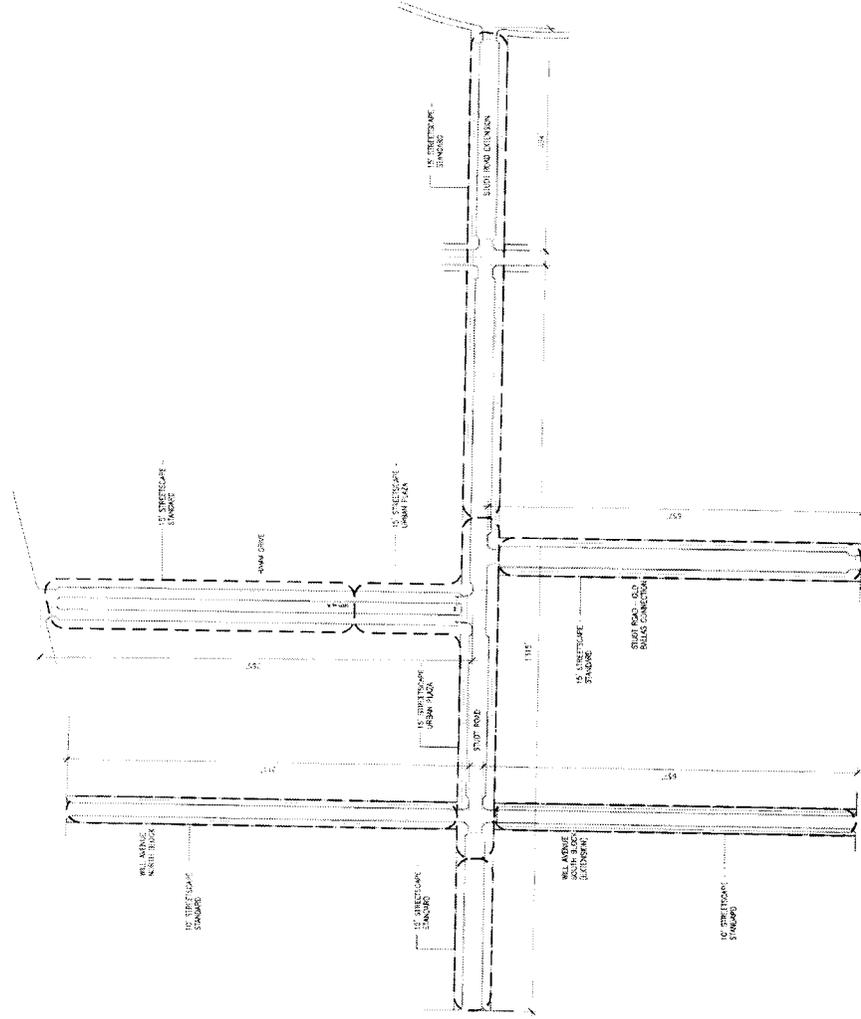
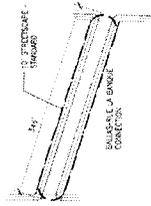
**10**  
**GATEWAY FEATURES**

item	comment	quantity	unit	unit price	subtotal	total
<b>A. Gateway Elements</b>						
Gateway	lump sum	3	ls	\$100,000.00	\$300,000	<u>\$300,000</u>
<b>K. Total Site Improvements</b>						
	Construction Cost Subtotal:					<u>\$300,000</u>
	Design/Construction Contingencies:			15.0%		<u>\$45,000</u>
						<u>\$345,000</u>
	Contractor General Requirements			7.0%		<u>\$24,150</u>
						<u>\$369,150</u>
	Professional Design Fees:			7.0%		<u>\$25,841</u>
						<u>\$394,991</u>
	Total Estimate of Probable Site Development Costs:					<u>\$394,991</u>
<b>L. Cost Summary</b>						
	Site Area (within ROW)	NA	/sf	NA	ac	
	Site Development Cost per Square Foot (Total Costs)	NA	/sf			

**11**

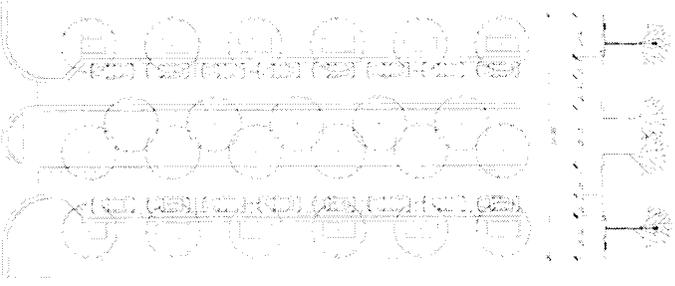
**Public Open Space:** 3/4 acre public space for civic activities and farmers market.

item	comment	quantity	unit	unit price	subtotal	total
<b>A. Site Preparation &amp; Demolition (ASSUMED)</b>						
Pavement removal	remove, dispose of exist. conc. roadway pvmt., curbs	15,000	sf	\$2.50	\$37,500	
Sidewalk removal	remove, dispose of exist. concrete sidewalk (ASSUMED)	1,000	sf	\$1.50	\$1,500	
Streetlight removal	remove exist. Streetlights (ASSUMED)	0	ea	\$600.00	\$0	
						<u>\$39,000</u>
<b>B. Earthwork &amp; Grading</b>						
Finish grading & topsoiling	planter areas - 3' depth	760	cy	\$36.00	\$27,360	
						<u>\$27,360</u>
<b>C. Site Drainage</b>						
Storm sewer inlets	surface drains	4	ea	3500	\$14,000	
						<u>\$14,000</u>
<b>D. Concrete Paving</b>						
Street pavement	bituminous pavement, aggregate subbase	0	sf	\$3.25	\$0	
Concrete curbs	concrete curb & gutter	0	lf	\$17.50	\$0	
Concrete sidewalk	5" concrete pavement, aggregate subbase	0	sf	\$4.25	\$0	
Concrete subbase	4" concrete slab under unit pavers	27,670	sf	\$3.50	\$96,845	
Thickened concrete edge	18" concrete edge for tree pits	1,000	sf	\$8.25	\$8,250	
						<u>\$105,095</u>
<b>E. Special Paving, Walls, Curbs</b>						
Precast planter curbs	6" precast concrete curbs	450	lf	\$22.00	\$9,900	
Concrete unit pavers	unit pavers on conc. slab, sidewalks	27,670	sf	\$12.00	\$332,040	
						<u>\$341,940</u>
<b>F. Enhanced Pedestrian Crossings</b>						
Concrete subbase	8" concrete slab under unit pavers	0	sf	\$5.50	\$0	
Concrete unit pavers	unit pavers on conc. Slab	0	sf	\$12.00	\$0	
						<u>\$0</u>
<b>G. Site Lighting</b>						
Type 01	24' project light	0	ea	\$2,500.00	\$0	
Type 02	20' project light w/ 15' ped. luminaire	16	ea	\$3,000.00	\$48,000	
						<u>\$48,000</u>
<b>H. Landscape &amp; Irrigation</b>						
Street trees	3" caliper street trees	28	ea	\$400.00	\$11,200	
Planter understory	shrubs, groundcover, perennials, grasses	5,000	sf	\$10.00	\$50,000	
Planter irrigation	area to be irrigated	5,000	sf	\$6.00	\$30,000	
						<u>\$91,200</u>
<b>I. Miscellaneous Site Furnishings</b>						
Trash receptacles	misc. locations	6	ea	\$325.00	\$1,950	
Bike Racks	misc. locations	4	ea	\$600.00	\$2,400	
Informational Kiosk	inform kiosk (corner of Hamm and Studt)	1	ea	\$0.00	\$0	
Fountain / Site Elements	plaza	1	ea	\$1,000,000	\$1,000,000	
						<u>\$1,004,350</u>
<b>J. Site Signage &amp; Graphics</b>						
Misc. regulatory signs	stop, no park, etc. at misc. locations	4	ea	\$175.00	\$700	
Project signage	wayfinding signage, etc.	0	ea	\$2,800.00	\$0	
						<u>\$700</u>
<b>K. Property Acquisition</b>						
Additional ROW	additional property for ROW		ls		\$0	



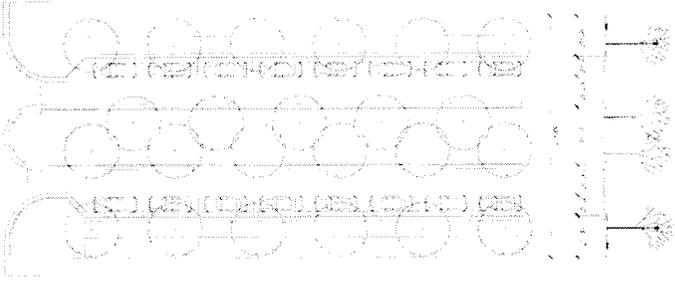
A

12' LAMP  
LAMP ONLY



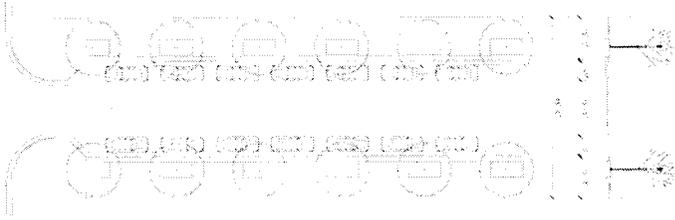
B

12' LAMP  
GRANDPARENT



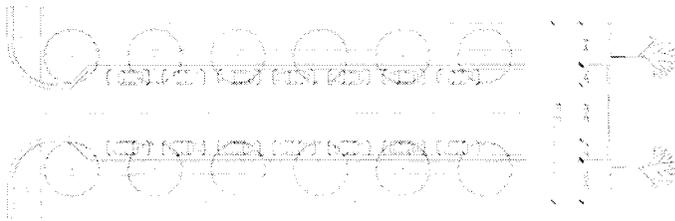
C

12' LAMP  
GRANDPARENT

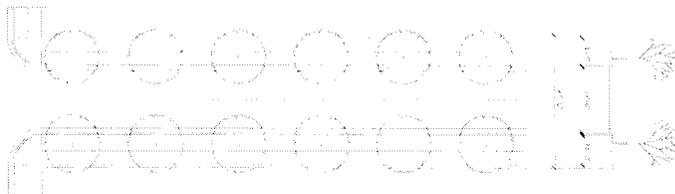


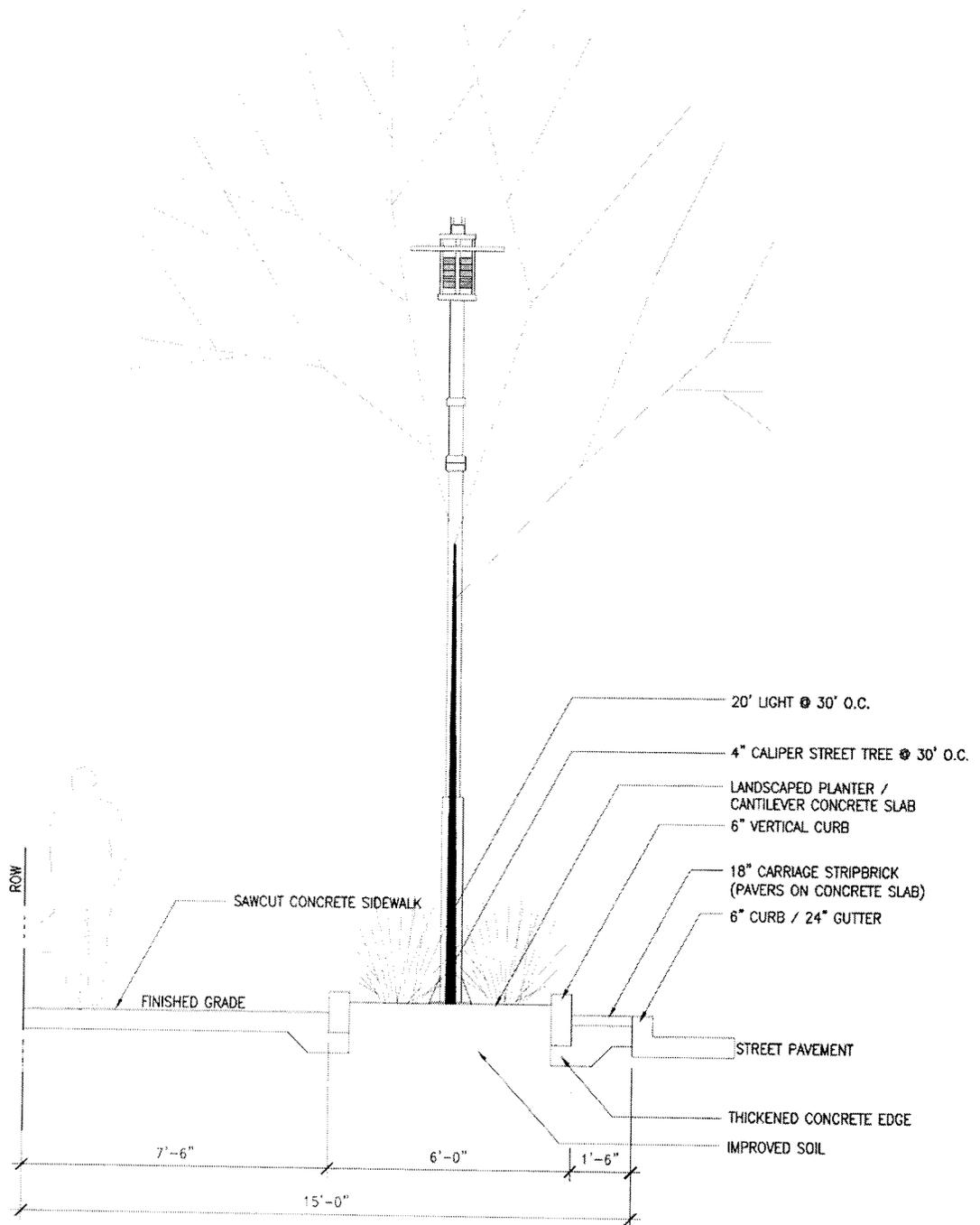
D

02-5' JNT GRANDPARENT  
03-5' JNT GRANDPARENT  
02-4' JNT GRANDPARENT



05-5' JNT GRANDPARENT  
06-5' JNT GRANDPARENT  
07-5' JNT GRANDPARENT  
08-5' JNT GRANDPARENT  
09-5' JNT GRANDPARENT  
10-5' JNT GRANDPARENT  
11-5' JNT GRANDPARENT  
12-5' JNT GRANDPARENT

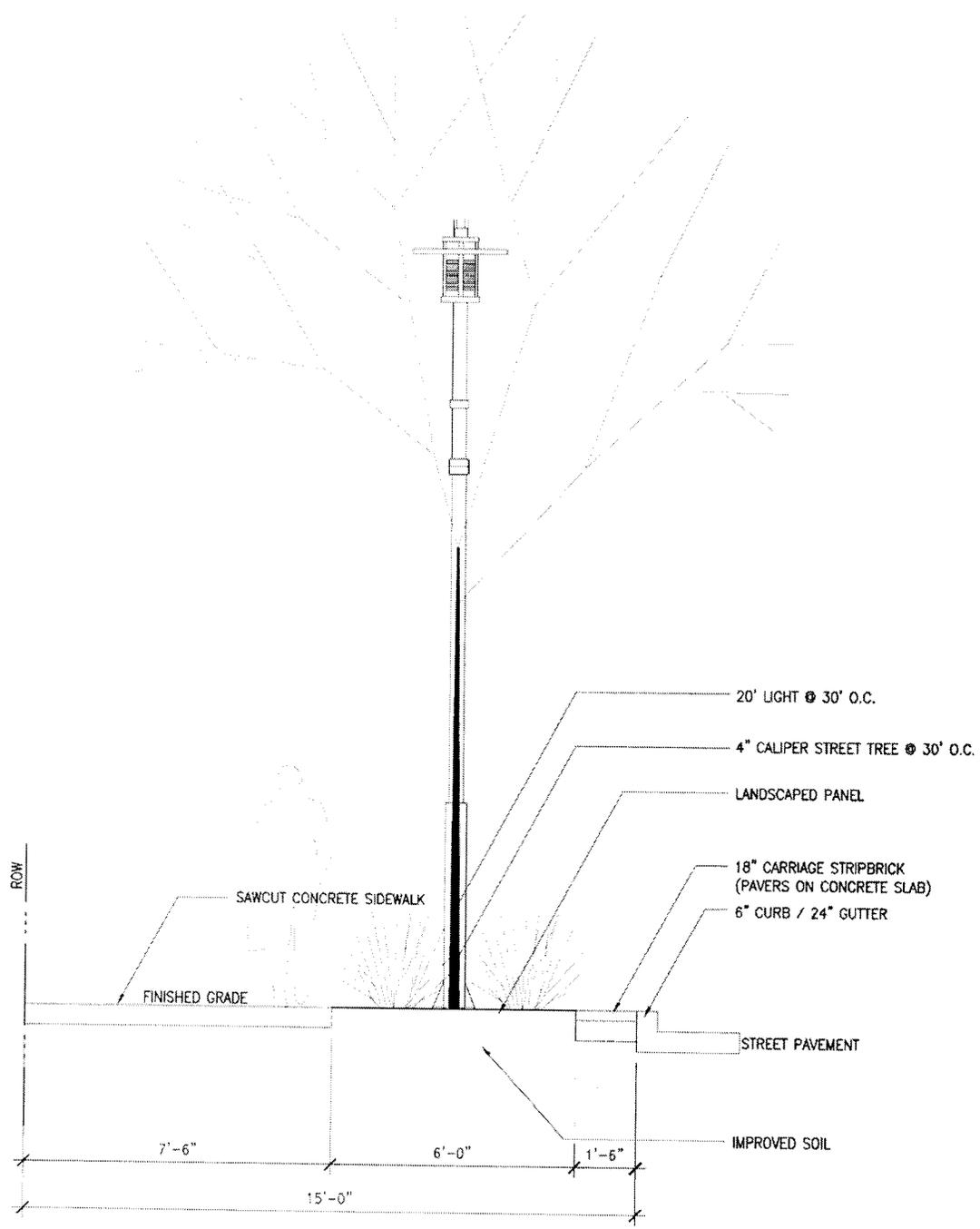




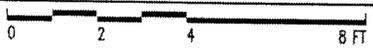
**A** 15' STREETSCAPE – URBAN PLAZA

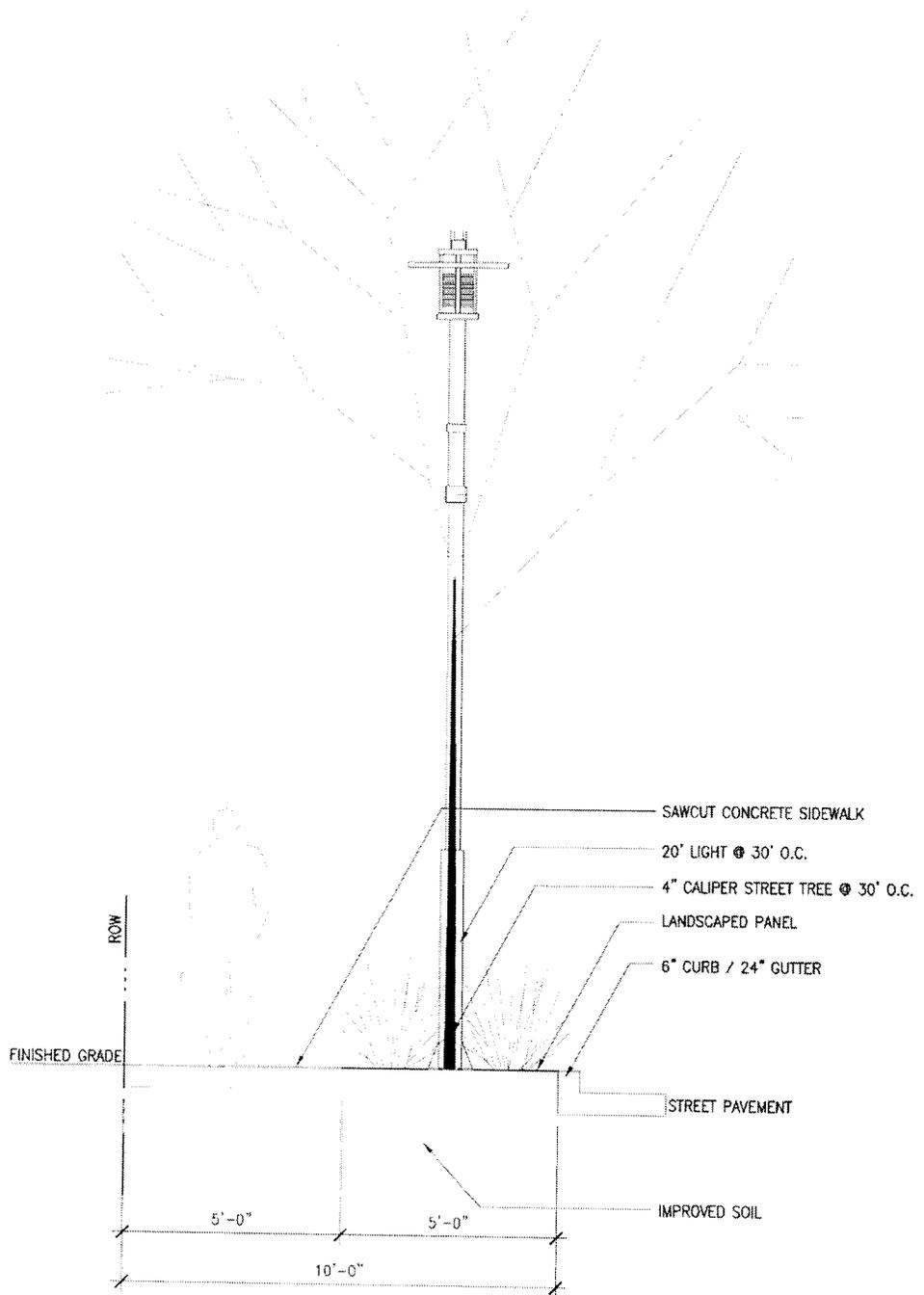
3/8" = 1'-0"





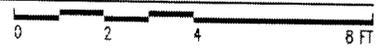
**B** 15' STREETScape - STANDARD  
 3/8" = 1'-0"





**C** 10' STREETScape — STANDARD

3/8" = 1'-0"



**APPENDIX C  
ESTIMATE OF POTENTIAL REVENUE GENERATION FOR  
ALTERNATIVE FUNDING APPROACHES**

APPENDIX C

**CREVE COEUR CBD/ TOWN CENTER IMPLEMENTATION**

**Potential Revenues from a 1/2 % Economic Development Sales Tax**

YEAR	EXISTING (1)	NEW (2)	TOTAL
1	\$2,000,000	\$20,000	\$2,020,000
2	\$2,020,000	\$40,400	\$2,060,400
3	\$2,040,200	\$62,016	\$2,102,216
4	\$2,060,602	\$84,480	\$2,145,082
5	\$2,081,208	\$107,819	\$2,189,027
6	\$2,102,020	\$132,057	\$2,234,077
7	\$2,123,040	\$157,221	\$2,280,261
8	\$2,144,271	\$183,339	\$2,327,610
9	\$2,165,713	\$210,439	\$2,376,153
10	\$2,187,371	\$238,550	\$2,425,920
11	\$2,209,244	\$240,935	\$2,450,180
12	\$2,231,337	\$243,345	\$2,474,681
13	\$2,253,650	\$245,778	\$2,499,428
14	\$2,276,187	\$248,236	\$2,524,422
15	\$2,298,948	\$250,718	\$2,549,667
16	\$2,321,938	\$253,225	\$2,575,163
17	\$2,345,157	\$255,758	\$2,600,915
18	\$2,368,609	\$258,315	\$2,626,924
19	\$2,392,295	\$260,898	\$2,653,193
20	\$2,416,218	\$263,507	\$2,679,725

6.50%	\$25,530,840
Debt Coverage Ratio of 1.25	\$20,424,672
7.00%	\$24,491,974
Debt Coverage Ratio of 1.25	\$19,593,579
7.50%	\$23,515,857
Debt Coverage Ratio of 1.25	\$18,812,686

(1) Assumes existing city-wide retail will generate \$2 million per year based on information provided by City of Creve Coeur. Assumes 1% increase in sales taxes per year.

(2) Assumes net new retail of 200,000 square feet to be developed over 10-year period with an average sales of \$200/SF. Assumes 2% increase in sales taxes per year for new retail.

APPENDIX C

**CREVE COEUR CBD/ DOWNTOWN AREA IMPLEMENTATION**

**Potential Revenues from a 1/2 % Parks & Stormwater Sales Tax**

YEAR	EXISTING <sup>(1)</sup>	NEW <sup>(2)</sup>	TOTAL
1	\$2,000,000	\$20,000	\$2,020,000
2	\$2,020,000	\$40,400	\$2,060,400
3	\$2,040,200	\$62,016	\$2,102,216
4	\$2,060,602	\$84,480	\$2,145,082
5	\$2,081,208	\$107,819	\$2,189,027
6	\$2,102,020	\$132,057	\$2,234,077
7	\$2,123,040	\$157,221	\$2,280,261
8	\$2,144,271	\$183,339	\$2,327,610
9	\$2,165,713	\$210,439	\$2,376,153
10	\$2,187,371	\$238,550	\$2,425,920
11	\$2,209,244	\$240,935	\$2,450,180
12	\$2,231,337	\$243,345	\$2,474,681
13	\$2,253,650	\$245,778	\$2,499,428
14	\$2,276,187	\$248,236	\$2,524,422
15	\$2,298,948	\$250,718	\$2,549,667
16	\$2,321,938	\$253,225	\$2,575,163
17	\$2,345,157	\$255,758	\$2,600,915
18	\$2,368,609	\$258,315	\$2,626,924
19	\$2,392,295	\$260,898	\$2,653,193
20	\$2,416,218	\$263,507	\$2,679,725

6.50%	\$25,530,840
Debt Coverage Ratio of 1.25	\$20,424,672
7.00%	\$24,491,974
Debt Coverage Ratio of 1.25	\$19,593,579
7.50%	\$23,515,857
Debt Coverage Ratio of 1.25	\$18,812,686

(1) Assumes existing city-wide retail will generate \$2 million per year based on information provided by City of Creve Coeur. Assumes 1% increase in sales taxes per year.

(2) Assumes net new retail of 200,000 square feet to be developed over 10-year period with an average sales of \$200/SF. Assumes 2% increase in sales taxes per year for new retail.

APPENDIX C

**CREVE COEUR CBD/ DOWNTOWN AREA IMPLEMENTATION**

Potential Revenues from a new 1/2 % or 1% CBD Based Sales Tax  
Applicable for a TDD or CID

YEAR	TDD ESTIMATE <sup>(1)</sup>	OTHER RETAIL <sup>(2)</sup>	SUBTOTAL	NEW RETAIL <sup>(3)</sup>	TOTAL	@.5%	@1%
1	\$71,511,128	\$42,619,690	\$114,130,818	\$4,000,000	\$118,130,818	\$590,654	\$1,181,308
2	\$72,226,239	\$43,045,887	\$115,272,126	\$8,080,000	\$123,352,126	\$616,761	\$1,233,521
3	\$72,948,502	\$43,476,346	\$116,424,848	\$12,403,200	\$128,828,048	\$644,140	\$1,288,280
4	\$73,677,987	\$43,911,109	\$117,589,096	\$16,896,096	\$134,485,192	\$672,426	\$1,344,852
5	\$74,414,767	\$44,350,220	\$118,764,987	\$21,563,747	\$140,328,734	\$701,644	\$1,403,287
6	\$75,158,914	\$44,793,723	\$119,952,637	\$26,411,345	\$146,363,981	\$731,820	\$1,463,640
7	\$75,910,503	\$45,241,660	\$121,152,163	\$31,444,221	\$152,596,384	\$762,982	\$1,525,964
8	\$76,669,608	\$45,694,076	\$122,363,684	\$36,667,848	\$159,031,533	\$795,158	\$1,590,315
9	\$77,436,304	\$46,151,017	\$123,587,321	\$42,087,843	\$165,675,164	\$828,376	\$1,656,752
10	\$78,210,668	\$46,612,527	\$124,823,195	\$47,709,970	\$172,533,165	\$862,666	\$1,725,332
11	\$78,992,774	\$47,078,653	\$126,071,427	\$48,187,070	\$174,258,496	\$871,292	\$1,742,585
12	\$79,782,702	\$47,549,439	\$127,332,141	\$48,668,940	\$176,001,081	\$880,005	\$1,760,011
13	\$80,580,529	\$48,024,933	\$128,605,462	\$49,155,630	\$177,761,092	\$888,805	\$1,777,611
14	\$81,386,334	\$48,505,183	\$129,891,517	\$49,647,186	\$179,538,703	\$897,694	\$1,795,387
15	\$82,200,198	\$48,990,235	\$131,190,433	\$50,143,658	\$181,334,091	\$906,670	\$1,813,341
16	\$83,022,200	\$49,480,137	\$132,502,337	\$50,645,095	\$183,147,432	\$915,737	\$1,831,474
17	\$83,852,422	\$49,974,938	\$133,827,360	\$51,151,545	\$184,978,906	\$924,895	\$1,849,789
18	\$84,690,946	\$50,474,688	\$135,165,634	\$51,663,061	\$186,828,695	\$934,143	\$1,868,287
19	\$85,537,855	\$50,979,435	\$136,517,290	\$52,179,692	\$188,696,981	\$943,485	\$1,886,970
20	\$86,393,234	\$51,489,229	\$137,882,463	\$52,701,488	\$190,583,951	\$952,920	\$1,905,840
<b>TOTAL</b>						<b>\$16,322,273</b>	<b>\$32,644,546</b>
				@ 6.5%		\$8,542,059	\$17,084,117
				Debt Coverage of 1.25		\$6,833,647	\$13,667,294
				@ 7%		\$8,181,238	\$16,362,476
				Debt Coverage of 1.25		\$6,544,990	\$13,089,981
				@ 7.5%		\$7,842,503	\$15,685,005
				Debt Coverage of 1.25		\$6,274,002	\$12,548,004

(1) Based on sales tax estimate from Olive Blvd. TDD.

(2) Estimates of gross sales for existing retail in CBD that is not part of Olive Blvd. TDD estimate.

(1) Assumes 200,000 square feet net new retail @ \$200/ SF constructed over 10 years.

APPENDIX C

**CREVE COEUR CBD/ DOWNTOWN AREA IMPLEMENTATION**  
**Potential Revenues from a New \$.50 or \$1.00/ \$100 CBD Based Real Estate Tax**  
**Applicable for a CID**

YEAR	CURRENT ASSESSED <sup>(1)</sup>	FUTURE NEW ASSESSED <sup>(2)</sup>	TOTAL ASSESSED	@\$.50/\$100	@\$1.00/\$100
1	\$109,768,901	\$3,500,000	\$113,268,901	\$566,345	\$1,132,689
2	\$109,768,901	\$7,000,000	\$116,768,901	\$583,845	\$1,167,689
3	\$114,159,657	\$10,920,000	\$125,079,657	\$625,398	\$1,250,797
4	\$114,159,657	\$14,560,000	\$128,719,657	\$643,598	\$1,287,197
5	\$118,726,043	\$18,928,000	\$137,654,043	\$688,270	\$1,376,540
6	\$118,726,043	\$22,713,600	\$141,439,643	\$707,198	\$1,414,396
7	\$123,475,085	\$27,559,168	\$151,034,253	\$755,171	\$1,510,343
8	\$123,475,085	\$31,496,192	\$154,971,277	\$774,856	\$1,549,713
9	\$128,414,088	\$36,850,545	\$165,264,633	\$826,323	\$1,652,646
10	\$128,414,088	\$40,945,050	\$169,359,138	\$846,796	\$1,693,591
11	\$133,550,652	\$42,582,852	\$176,133,503	\$880,668	\$1,761,335
12	\$133,550,652	\$42,582,852	\$176,133,503	\$880,668	\$1,761,335
13	\$138,892,678	\$44,286,166	\$183,178,843	\$915,894	\$1,831,788
14	\$138,892,678	\$44,286,166	\$183,178,843	\$915,894	\$1,831,788
15	\$144,448,385	\$46,057,612	\$190,505,997	\$952,530	\$1,905,060
16	\$144,448,385	\$46,057,612	\$190,505,997	\$952,530	\$1,905,060
17	\$150,226,320	\$47,899,917	\$198,126,237	\$990,631	\$1,981,262
18	\$150,226,320	\$47,899,917	\$198,126,237	\$990,631	\$1,981,262
19	\$156,235,373	\$49,815,913	\$206,051,287	\$1,030,256	\$2,060,513
20	\$156,235,373	\$49,815,913	\$206,051,287	\$1,030,256	\$2,060,513
<b>TOTAL</b>				<b>\$16,557,759</b>	<b>\$33,115,518</b>

@ 6.5%	\$8,543,381	\$17,086,763
Debt Coverage of 1.25	\$6,834,705	\$13,669,410
@ 7%	\$8,174,305	\$16,348,611
Debt Coverage of 1.25	\$6,539,444	\$13,078,888
@ 7.5%	\$7,828,128	\$15,656,255
Debt Coverage of 1.25	\$6,262,502	\$12,525,004

(1) Based on current assessment with increase of 4% every odd year.

(2) Based on estimated incremental new assessment for Redevelopment Areas A through O, which are assumed to be redeveloped over 10-year period with increase of 4% every odd year.

APPENDIX C

**CREVE COEUR CBD/ DOWNTOWN AREA IMPLEMENTATION**  
**Potential Phase 1 TIF Revenues**

YEAR	FUTURE NEW ASSESSED	At \$7.226/ \$100 Assessed Value	NEW RETAIL <sup>(1)</sup>	Sales Tax At 2% <sup>(2)</sup>	TOTAL REVENUE
1	\$1,980,000	\$143,055	\$2,000,000	\$20,000	\$163,055
2	\$3,960,000	\$286,110	\$4,040,000	\$40,400	\$326,510
3	\$6,177,600	\$446,332	\$6,201,600	\$62,016	\$508,348
4	\$8,236,800	\$595,109	\$8,448,048	\$84,480	\$679,589
5	\$10,707,840	\$773,641	\$10,781,873	\$107,819	\$881,460
6	\$12,849,408	\$928,370	\$13,205,672	\$132,057	\$1,060,426
7	\$15,590,615	\$1,126,422	\$15,722,111	\$157,221	\$1,283,643
8	\$17,817,846	\$1,287,339	\$18,333,924	\$183,339	\$1,470,679
9	\$20,846,880	\$1,506,187	\$21,043,921	\$210,439	\$1,716,626
10	\$23,163,199	\$1,673,541	\$23,854,985	\$238,550	\$1,912,091
11	\$24,089,727	\$1,740,483	\$24,093,535	\$240,935	\$1,981,418
12	\$24,089,727	\$1,740,483	\$24,334,470	\$243,345	\$1,983,828
13	\$25,053,317	\$1,810,102	\$24,577,815	\$245,778	\$2,055,880
14	\$25,053,317	\$1,810,102	\$24,823,593	\$248,236	\$2,058,338
15	\$26,055,449	\$1,882,506	\$25,071,829	\$250,718	\$2,133,224
16	\$26,055,449	\$1,882,506	\$25,322,547	\$253,225	\$2,135,732
17	\$27,097,667	\$1,957,806	\$25,575,773	\$255,758	\$2,213,564
18	\$27,097,667	\$1,957,806	\$25,831,530	\$258,315	\$2,216,122
19	\$28,181,574	\$2,036,119	\$26,089,846	\$260,898	\$2,297,017
20	\$28,181,574	\$2,036,119	\$26,350,744	\$263,507	\$2,299,626
21	\$29,308,837	\$2,117,563	\$26,614,252	\$266,143	\$2,383,706
22	\$29,308,837	\$2,117,563	\$26,880,394	\$268,804	\$2,386,367
23	\$30,481,190	\$2,202,266	\$27,149,198	\$271,492	\$2,473,758
<b>TOTAL</b>					<b>\$38,621,008</b>
			@ 6.5%		\$16,391,085
			Debt Coverage of 1.25		\$13,112,868
			@ 7%		\$15,459,350
			Debt Coverage of 1.25		\$12,367,480
			@ 7.5%		\$14,595,057
			Debt Coverage of 1.25		\$11,676,045

(1) Assumes 100,000 square feet of net new retail space at \$200/SF to be developed over 10 years.  
(2) TIF captures 50% of the non-state retail sales tax. Also excludes Metro tax.