



Urban League of
Metropolitan St. Louis, Inc.

*Empowering Communities.
Changing Lives.*

URBAN LEAGUE PLAZA

ENVIRONMENTAL FINDINGS PRESENTATION

9844 WEST FLORISSANT AVENUE, DELLWOOD, MO 63136
(FORMER FASHIONS R BOUTIQUE)

9846 WEST FLORISSANT AVENUE, DELLWOOD, MO 63136
(FORMER ADVANCED AUTO PARTS)

February 3, 2022



AGENDA

Welcome – 5 min

Michael K. Holmes,
Vice President of Workforce & Economic Development
Urban League of Metropolitan St. Louis

Meeting Overview – 5 min

Maude Bauschard Trost, Project Manager
St. Louis Economic Development Partnership

Environmental Findings Presentation – 30 min

Gregory J. Hanna, P.E., President
Toeroek Associates, Inc.

Questions + Answers

Urban League Plaza Proposal – 30 min

Michael K. Holmes

Questions + Answers

Thank You and Next Steps – 5 min

Maude Trost



MEETING OVERVIEW

- Objectives
 - Summary of environmental findings at 9844 + 9846 West Florissant
 - Updates on proposed redevelopment
 - Hear from the residents and stakeholders
- Housekeeping
 - This meeting will be recorded
 - Question? Use the raise hand icon during Q+A, or type a question in the chat
 - Please stay on mute until you are recognized

PUBLIC COMMENTS

VISIT: [BIT.LY/RLFULPLAZA](https://bit.ly/rlfulplaza)

REAL ESTATE & COMMUNITY INVESTMENT

Urban League Plaza Brownfield Clean Up

About Urban League Plaza

The Land Clearance for Redevelopment Authority of St. Louis County (LCRA) Brownfield Revolving Loan Fund (RLF) will provide a sub-grant to remediate subsurface soils at 9844 and 9846 West Florissant Avenue, in preparation for a commercial building.



Urban League of Metropolitan St. Louis (ULMSL) proposes redeveloping these two properties into Urban League Plaza. This redevelopment will provide convenient access to necessary services for the cities of Dellwood, Ferguson, and surrounding north county communities which have long lacked access to such services. The new 13,500 square foot commercial center will promote economic growth, create new jobs, and foster entrepreneurial endeavors and community wellness for the City of Dellwood and surrounding communities. This multi-use center will be an incubator of new businesses, a home to established and committed partners, as well as a place for

community services for pregnant people, children, and parents of young children. Prospective, representative tenants include First Bank, At Home Care, Proficient Chiropractic, ULMSL, including space for the Save our Sisters program, and a local restaurant. All are minority businesses except First Bank which plans to hire minority residents. In addition to these and other retail tenants, ULMSL has plans for a community conference center, incubator space, and co-working spaces.

Public Meeting

ULMSL and LCRA will host a virtual public meeting on Thursday, February 3, 2022 at 3pm.

Public Comments Due

After reviewing the ABCA, send your comments about this project by **February 20, 2022** to Maude Trost, Project Manager:

- Email – mtrost@stlpartnership.com
- Mail – 7733 Forsyth Boulevard, Suite 2200, St. Louis, MO 63105

A hard copy of the ABCA is also available for public review at:

- Dellwood City Hall – 1415 Chambers Road; Dellwood, MO 63135
- ULMSL's Ferguson Community Empowerment Center – 9420 West Florissant; Avenue, Ferguson, MO 63136

Response to Public Comment

We will post the response to public comments received after **February 20, 2022**.

Project Documents

- [Public Relations Plan](#)
- [Analysis of Brownfields Cleanup Alternatives](#)
- [Phase II Environmental Site Assessment](#)
- [Phase I Environmental Site Assessment](#)

This project has been funded wholly or in part by the United States Environmental Protection Agency (EPA) under assistance agreement BF98746401 to the Land Clearance for Redevelopment Authority of the County of St. Louis. The contents of this document do not necessarily reflect the views and policies of the EPA, nor does the EPA endorse trade names or recommend the use of commercial products mentioned in this document.

ENVIRONMENTAL FINDINGS
GREGORY J. HANNA



URBAN LEAGUE
of Metropolitan St. Louis, Inc.
EMPOWERING COMMUNITIES. CHANGING LIVES.

TENANTS:
FIRST BANK
SAVE OUR SISTERS,
AT HOME CARE
RESTAURANT
CONFERENCE CENTER
INCUBATOR SPACES

**URBAN LEAGUE PLAZA
DELLWOOD, MO**

AUGUST 7, 2019

SUPPORTERS:
ST. LOUIS PROMISE ZONE,
ST. LOUIS COUNTY: HUMAN SERVICES
ST. LOUIS COUNTY, MISSOURI
EMERSON
EDWARD L. MONSER
ENVIRONMENTAL PROTECTION AGENCY
ANDREAL HOOSMAN

KWAME
BUILDING GROUP, INC.





QUESTIONS?

ENVIRONMENTAL FINDINGS DOCUMENTS AVAILABLE

ONLINE: [BIT.LY/RLFULPLAZA](https://bit.ly/RLFULPLAZA)

DELLWOOD CITY HALL: 1415 CHAMBERS ROAD

FERGUSON COMMUNITY EMPOWERMENT CENTER:
9420 WEST FLORISSANT AVENUE

PUBLIC COMMENTS DUE FEBRUARY 20, 2022

SEND TO: MAUDE TROST, PROJECT MANAGER

EMAIL: MTROST@STLPARTNERSHIP.COM

MAIL: STL PARTNERSHIP
7733 FORSYTH BOULEVARD
SUITE 2200
ST. LOUIS, MO 63105

