



## Considerations for Development on University Owned Property

The University envisions that the Development should consist of elements, to include but not be limited to, office, retail, dining, and housing. The University is most interested in a successful development that will become a destination for the University's students, staff and alumni as well as the surrounding neighborhoods and community. The Development will also provide dining and shopping alternatives within easy walking or biking distance from the nearby neighborhoods. The physical appearance and construction durability of the built environment are major factors in the public perception of UMSL, as well as the surrounding neighborhood. The University desires that the re-development will serve as an enhancement to the image of the University and the neighborhood. Within the context of an overall horizontal or vertically mixed development, the University is looking for vibrant and creative development concepts which might utilize emerging urban planning principles of walkability, bikeability, public amenities, placemaking and live/work/play.

There are several guiding principles that are fundamental to any development proposal submitted to the University pursuant to this RFP. Those principles include:

- The University seeks a high-quality development that is complementary to the University's environment and operations, which will attract interest and that is supportive of our campus and neighborhood.
- The developer must have demonstrated experience in planning, financing, and developing the scale, kind and complexity of the development being proposed.
- The University must receive fair market consideration for the terms and conditions negotiated in the ground lease and property sale.
- The Development should be consistent with the UMSL 2013 Master Plan.
- The Development will not require any commitments, financial or otherwise, from the University for parking, utilities, maintenance, operations, staffing and security support or similar. This includes any in-kind support that pre-exists on the University campus or is developed in the future, at any level or in any form.
- The Development shall cover all costs for removal of hazardous materials, subsurface conditions and other unforeseen conditions. All hazardous materials removal shall be conducted in a legal manner in compliance with all local, state and federal regulations.



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Uses viewed as prohibitive to the University's interest in the project include but are not limited to:

1. A hot tub or suntan facility.
2. A billiard or pool hall, amusement or video game arcade, game room, bowling alley, skating rink, dance hall or discotheque.
3. A check-cashing, title-loan or pay-day loan facility or operation; provided, however, that the foregoing prohibition shall not be applicable to any automatic teller machine (ATM).
4. A thrift shop, second-hand store, "surplus" store, pawn shop, flea market, "job lot" store or any similar store or operation the principal business of which is selling used or discounted merchandise.
5. A "dollar" store or "discount" store of any type.
6. A fire sale, going-out-of-business, relocation, bankruptcy or similar sale (unless pursuant to a court order) or auction house operation.
7. An adult bookstore of any type (which shall be defined as any one or more of a) A store whose sale or rental of merchandise to the public is limited or restricted to adults because such merchandise deals with or depicts human sexuality, encourages or depicts the degradation of women or depicts unusual violence, or b) An "adult bookstore".
8. An adult video store of any kind, including without limitation, any "adult motion picture theater" or "adult peep show."
9. An establishment selling or exhibiting "obscene" material.
10. An establishment which exhibits either live or by other means to any degree, nude or partially clothed dancers or wait staff.
11. A massage parlor or similar establishment.
12. A salon or other business which provides hair treatments, (haircuts, hair coloring, permanents, etc.), manicures, facials, massages or similar services.
13. A gambling facility or operation, including, but not limited to, off-track or sports betting parlor, table games such as blackjack or poker, slot machines, video poker/blackjack/keno machines or similar devices, or bingo hall.
14. A store the principal business of which is the sale of alcoholic beverages for consumption off premises.
15. A bar or similar business procuring 50% or more of its profits from the sale of alcoholic beverages.
16. An establishment selling or exhibiting drug-related paraphernalia or merchandise or material commonly used or intended for use with or in consumption of any narcotic, dangerous drug or other controlled substance.
17. A store selling guns or other weapons.
18. A tattoo parlor.
19. Manufacturing, industrial, warehousing or other storage facility, assembling, distilling, refining, smelting, rendering, agricultural, wholesaling and similar distribution activities.
20. Motor vehicle, truck, trailer, recreational vehicle or boat sale, leasing, display or body shop repair operation, gasoline or service station, quick lube facility or car wash.
21. A central laundry, dry cleaning plant or laundromat.
22. A animal raising or boarding facility.
23. A crematory, mortuary or funeral home.
24. A political campaign, lobbying or promotional activity office.
25. A furniture or appliance rental store of any kind.



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26. Subsidized housing of any type.
27. Education uses which compete with the University of Missouri-St. Louis.
28. Use or permit the property, including without limitation the windows or displays to be used for or in a manner that constitutes: a) Any public or private nuisance, b) Any activity that creates or results in any obnoxious odor, noxious, toxic, caustic or corrosive fuel or gas, dust, dirt or fly ash in excessive quantities, or fire, explosion or other damaging or dangerous hazard, c) Any storage of any asbestos containing materials, petroleum, flammable, explosive, radioactive, or toxic materials, or other substances defined as hazardous wastes, hazardous materials, or hazardous substances under any federal, state, or local law or regulation, except ordinary products commonly used in connection with the permitted use and stored in the usual manner and quantities, d) Any dumping, disposing, incinerating or reducing of garbage or refuse (exclusive of dumpsters for the temporary storage of garbage compactors, in each case which are regularly emptied so as to minimize offensive odors, e) Any mining or drilling for and/or removal of subsurface substances, or f) Any use or operation that is contrary to any easements, covenants, or restrictions of record that are applicable to the property.
29. Notwithstanding that a portion of the property otherwise may be exempt from such requirements by virtue of the University owning fee simple title to that portion of the property and being the authority having jurisdiction over that portion of the property and the use thereof, use or permit the use of the property in violation of or inconsistent with any laws, statutes, ordinances, rules, regulations, and requirements of any other governmental authority, including without limitation all zoning ordinances, building codes and environmental laws, in all cases which otherwise would be applicable to the property or the use thereof.