

The Lion Pages ⁴

Special Business District
and Chamber of Commerce
Contact & Meeting Information

The Loop
Special Business District
Meets 2nd Tuesday
of every month, 9:00am
at Blueberry Hill
Contact: Jessica Bueller
(314) 721-1483
hsbtobacconist@gmail.com
www.VisitTheLoop.com

Chamber of Commerce
Open Board meetings
4th Thursday of
every month at 8:00 am,
630 Trinity (behind City Hall)
Contact: Ellen Bern
(314) 337-2489
ellen@universitycitychamber.org

WUSTL proposes \$80 million investment in retail and student apartments in Delmar Loop

By Cheryl Adelstein, Dir. of Community Relations & Local Government Affairs

Washington University is proposing an \$80 million investment in retail and student apartments in the Parkview Gardens neighborhood, located along the Delmar Loop in both U City and the City of St. Louis. The proposal includes 20,000 square feet of new mixed-use retail space to be located along Delmar Boulevard just west of Eastgate Avenue. It also includes about 200 student apartments.

The investment comes after the site was identified by two significant community studies — Parkview Gardens Neighborhood Sustainability Plan (www.parkviewgardensvision.org) and the Delmar Loop Area Retail Plan & Development Strategy (<http://news.wustl.edu/news/Pages/23352.aspx>) — as a prime location for retail and higher-density multi-family housing.

The development would be a first step in implementing both plans, which were partnership efforts with U City and St. Louis City property and business owners, residents and local government officials.

If the proposal is accepted by both U-City and St. Louis, groundbreaking for Phase 1 of the project would be scheduled for January 2013, with occupancy slated for August 2014. The university anticipates that additional retail and living space in Parkview Gardens will spur investments from other interested parties.



**A New Brand for
University City!**

Congratulations!
To Cintas Corporation, 6200 Olive Boulevard, on being ranked number one on the list of "The Best Service Companies to Sell for Now" by *Selling Power* magazine. Cintas is the nation's leading business-to-business service provider and largest uniform supplier in N. America.

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Special Events

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The Lion Pages

The Newsletter for University City Businesses
Spring 2012, Volume 5, Issue 1



Big Savings & Tax Credits for Eligible Businesses

The Rebuilding Communities Tax Credit provides State Tax Incentives for eligible businesses that relocate or invest in a designated "Rebuilding Community" (such as U City). Eligible corporations, partnerships, and proprietors are those with fewer than 100 employees. 75% of the employees must be located in or relocating to University City.

Eligible business oper-

ations include: manufacturers, professional firms, computer programming (including Internet web hosting and other information technology), telecommunications (including wireless, wired, or other), medical devices, scientific research, biomedical, and computer software design or development.

The tax credits must be approved by the Missouri Department of Economic

Development (DED) prior to relocation or expenditures. Eligible businesses may qualify for a 40% income tax credit, a 40% equipment tax credit, 1.5% employee tax credit (only if the business receives one of the 40% tax credits), a 25% equipment tax credit.

For an application or more information contact Greg Havener at DED: 573-526-3285.

More information can be found online at: <http://www.ded.mo.gov/businesses/ProgramsBusinesses.aspx>

University City Chamber of Commerce

By Ellen Bern Find out what is going on in the U. City business community and REACH OUT to U City residents through the FREE on-line business directory at the Chamber's website www.universitycitychamber.com Promote your business to the U. City community at these upcoming events:

- Business Expo tent at Fair U. City, May 26- 28. Rent space in the Expo tent

or include your promotional materials in the Chamber's bag of goodies that will be handed out throughout the Fair.

- A Taste Of U. City on June 14, 4:30 – 7 pm. Join the many restaurants, specialty food shops, grocers, and senior living facilities chefs that will be showcasing food and drink samples to 300 guests.

- Chamber ad section — in the City's new quarterly newsletter.

Contact Ellen Bern at 314-337-2489 or Ellen@universitycitychamber.com to participate **Also, please join us at the following Chamber events:**

- Wednesday, April 4, from 5 – 6:30 pm, Happy Hour at The Melting Pot, 6683 Delmar. Enjoy 50% off beer and well drinks along with a sampling of cheese and chocolate fondues.

- Wednesday, April 12, Noon Brown Bag Lunch Tour

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The Lion Pages

*The Newsletter for
University City Businesses*



Department of Community Development
6801 Delmar Boulevard
University City, MO 63130
Phone: (314) 505-8500
Fax: (314) 862-3168

Commercial Listings in University City

For more information call Laura Filbert Zacher, Economic Development Manager, (314) 505-8522



7700 Olive Blvd | 9,600 SF Available

2010 Appraised Value: \$359,000

City of University City Contact: Andrea Riganti, 505-8500

Listing Notes: This property is owned by the University City. The property and building are being offered for sale, with preference given to developers who will retain the structure. The City is seeking an innovative public/private partnership for a destination-oriented project that will attract a large number of people day and night.



7577-7593 Olive | Approximately 2 acres, Zoned General Commercial

2010 Appraised Value: \$1,308,000 (land only)

City of University City Contact: Andrea Riganti, 505-8500

Five contiguous parcels offered for sale, with preference given to developers who provide a mixed use development for the community. The preferred mix of uses includes a satellite library, coffee shop, bookstore, sit-down family dining, shoe repair, entertainment, ice cream shoppe, office, residential or medical. Seeking destination-oriented project, public/ private partnership.



6267 Delmar Blvd | 1,100 SF Available

Lease Rate: \$1,400, plus gas & electric; water, sewer & trash paid

For Lease by Owner: (314) 537-9852

Listing Notes: Newly renovated, 2nd floor, 4-room office / live-work / co-work space on the Delmar Loop in University City. Central heating and air conditioning, wood floors. New energy efficient windows, stainless steel kitchen appliances, cherry cabinets. Free off-street parking.



8380 Olive Blvd | 1.14 acres with 15,144 SF under roof

Listing price: \$925,000

Listing Agent: Kenneth Wedberg, 314-374-6670,

wedberg@realtyexchangeweb.com

Realty Exchange Commercial

Listing Notes: Excellent location just east of I-170 on Olive Blvd. Currently owner-occupied in portion of the building. Excellent site for automotive use plus office, truck rental, tow yard etc. Office formerly car showroom. Property zoned GC; would be great opportunity for redevelopment.



8630 Delmar Blvd | 17,252 SF Available

Listing Agent: Marcia Finch, (314) 404-5507

Listing Price: Negotiable

Listing Notes: Known as the Spetner Building, this site is fully leased.

Please contact Marcia Finch at 314-746-1419 for future availability.

Great location on Delmar less than 1 block from I-170.



6900 Delmar Blvd | 13,412 SF Available

Listing Price: \$1,400,000

Listing Agent: Dan Rossini, (314) 584-6260

drossini@gateway-commercial.com, Gateway Commercial, LLC

Listing Notes: Unique owner/user opportunity. Located at the corner of Delmar Blvd and Trinity Ave. Western boundary of the Loop and University City. Within walking distance of dozens of shops and restaurants.



6853 Olive Blvd | 3,600 SF Available

Lease Rate: Not listed

Lease Agent: Rick Guth, (314) 367-2800 Ext 22, Rick@FriedmanGroup.com

Listing Notes: High visibility office / retail space; plans for sleek, high-efficiency renovation are completed. 283 – 3,641 sf spaces available with 1,300 sf available on first floor. 0.832-acre site with potential for additional development on a portion of the site.

Abundant parking on surface lot. Finishes are build-to-suit. Terrazzo flooring in 1st floor space with hardwood flooring in the 2nd floor space. Zoned GC General Commercial. Directly across from Schnucks Center grocery.



633 N McKnight | 2,269 SF Available

Listing Price: \$650,000

Listing Agent: Peter Sheahan, (314) 420-3095, info@naidesco.com,

Listing Notes: Commercial building for sale * 0.53 acres * Former Commerce Bank building * Drive-thru lanes * 16 parking spaces * Exposure to I-170, Delmar Blvd & McKnight Rd * ATM to remain on-site * For more information, visit <http://www.naidesco.com>



930 McKnight Road | 3,460 SF Available

Listing Price: \$575,000

Listing Agent: James Newman, (314) 276-6117, newmanj@hillikercorp.com

Listing Notes: Office Building, Open Floor Plan with Perimeter Modern Offices, 500+/- Sq. Ft. Storage with Drive-In Door, 15+/- Car

Parking Spaces. Newer Roof.



8141 Olive Blvd | 1,758 SF Available

Lease Rate: \$12.00 / SF

Lease Agent: Will Holman, (636) 734-1815, wholman@blockhawley.com

Block Hawley Commercial Real Estate

Listing Notes: Free Standing Building with Basement. Large Level Site. Ample Parking. Former Restaurant and Bar. One mile east of Interstate 170 on Olive Blvd.



7001 Olive Blvd | 4,743 SF Available

Listing Price: \$60,000

Listing Agent: The Byron Company, (314) 725-5757

Listing Notes: Corner lot with 484 sf building and 4,259 sf parking lot. Located across from Heman Park and nearby Schucks Center grocery.



7531 Olive Blvd | 40,594 SF Available, 150' of front footage

Listing Price: \$219,900

Listing Agent: Joe Carpenter, (314) 277-1829,

jcarpenter@ndconsulting.com; Duffe-Neurnberger Realty

Listing Notes: Prime location in University City, just West of N Hanley Rd. 1,984 SF building was a former gas station/C-store. Huge lot offers many opportunities with great access, next to new

Walgreens on busy intersection at Hanley. 3 minutes to Clayton or 10 minutes to Downtown St. Louis.

Available Business Incentives Assistance

Doug Rasmussen of
St. Louis County Economic
Council
314-615-3956
drasmussen@slcec.com

OLIVE BUSINESS SURVEY RESULTS

From January to March this year the City Department of Community Development conducted a survey of every business with a current business license on Olive Blvd.

Based on responses, the survey showed most companies promote their business through word of mouth and their website. Respondents were split on the idea of cooperative marketing with other businesses. Similarly, there was an even split on which organization businesses wanted to work with (other businesses nearby, Olive Boulevard Association, or U City Chamber of Commerce), though most wanted to work within a business environment.

One-third of the businesses expressed a likelihood of expansion during 2012.

See survey report on City's website: www.ucitymo.org

New and Featured Business:

New Businesses in U.City.

U City is happy to welcome several business that have opened their doors over the winter. A few of the stand-out new names are 3A Management, Vaski Group LLC, Spice 'N Grill, Motorbahn, D's Yoga Home, Aircomm Too Wireless, Dao Tien Bistro, Cabinets of Granite, CRK Health Solution, Daniel B Feinberg Real Estate, Dear One Consumer Directed Services, Diversified Supply, Game Stop #7598, Granny Tsai Charity, Premier Underwriter Service Agency, Re-Designz, Shalin (Martial Arts), Third Eye Tarot, Nico Restaurant, Y&H Financial.

Featured New Business: Spice 'N Grill



Spice 'N Grill (Spice-n-Grill on Facebook), 6800 Olive Boulevard. Zahid and Shaheena Khan are back in business serving affordably priced, authentic Indian/Pakistani cuisine. Formerly located in Jeffrey Plaza, they now enjoy a new location in the strip mall at Olive & Ferguson. Chef's recommendations include biryani, nihari chicken tikka masala, and homemade vegetable dishes; catering is available and provided with free delivery. Stop in to welcome the Zahns back and enjoy their delicious food. Yummy!



<http://visittheloop.com/photos>

2012

Ice Carnival
photos and
other events,
see link below

26th Annual University City
Public Sculpture Series
Opening Reception is Sunday,
April 1, 2012, from 2:00-4:00
pm at Centennial Commons,
7210 Olive Blvd.
Come celebrate the entrepreneur-
ial artists' experience.

Economic and Community Development Actions:

Permits FY 2012 (July 2011-February 2012):

Owner-occupied Occupancy Permits	392
Rental property Occupancy Inspections	2,458
Rental property Occupancy Permits	2,228
Commercial Occupancy Permits	75
Vacant Building Registrations	89
Demolition—Residential	31
Demolition—Commercial	1
Building Permits—Residential	360
Building Permits—Non-Residential	38

Permits FY 2012 (July 2011-February 2012)

(continued):

Mechanical Permits—Commercial	27
Electrical Permits—Commercial	45
Plumbing Permits—Commercial	29
Sewer Lateral Repair Permits	84
Wall Sign Permits	31
Freestanding Sign Permits	9
Canopy Signs Permits	2

Has your business been in the news recently? Do you have news about your business you would like to share in next edition of The Lion Pages? Contact us in the Economic Development office, c/o lzacher@ucitymo.org.

Business Districts News

MO Pro Cycling Race Kicks Off in the Loop in 2012

By Mike Weiss More than a race, the Missouri Professional Cycling Series (MO PRO) features three days of competitive cycling, daily neighborhood expos, a 5K run, family events, races for kids, a national cycling poster art show and outdoor activities all weekend. The 1st Stage of the Missouri Professional Cycling Series will be in the Delmar LOOP, under the lights Friday evening May 11th. 10,000 people are expected to attend the event in the LOOP. For more information visit the website: www.moproccycling.com or contact Mike Weiss or Jerry Bruce at Big Shark Bicycle Company, 862-1188, mike@bigshark.com, jadiggity@gmail.com



Joint Redevelopment Implementation Committee

From the recommendations of the Joint Redevelopment Task Force on redevelopment of the I-170 / Olive Boulevard area, the University City City Council and the City of Olivette formed the Joint Redevelopment Implementation Committee (JRIC). The primary objective of the JRIC is to develop an intergovernmental agreement with the City of Olivette that addresses revenue sharing, economic incentives, marketing, promotion, and planning and zoning for coordinated redevelopment of the area. The JRIC planned to meet for 8 months; the first meeting was held on January 30, 2012

New Wayfinding Signs for SBDs

New signs are being designed by the Conventions & Visitors Commission to aid vehicular traffic with finding the LOOP and the International District on Olive Boulevard. Signs will be installed in June, 2012. For more information contact Joe Edwards, 727-4444, or Laura Filbert Zacher, 505-8522, lzacher@ucitymo.org.

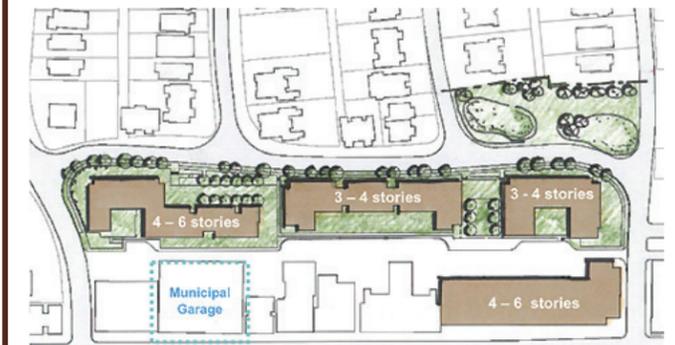
CHAMBER OF COMMERCE (CONT'D)

of Winco Windows, 6200 Maple Ave. in the Cunningham Indust. Park (free for members, \$10 non-members)

- Thursday, April 26 Power Networking with three neighboring Chambers. MUST register on-line. \$12
- Thursday, May 10 noon Brown Bag Lunch, Attorney Jack Fishman — hosts a discussion of employee benefit plans, disability and business continuation policies and more. Members free, non-members \$10
- Saturday, May 12 Join the U. City community for the annual Cardinals Baseball game — against the Atlanta Braves. \$20 ticket has a face value of \$30, includes hot-dog, soda. Purchase tickets by April 16 from Chamber.
- Thursday, May 24, 7:30 - 9:00 am. Coffee and Conversation at Jilly's Cupcake Bar and Café, 8509 Delmar Blvd.

Happenings in The Loop

Coming Soon—New Retail and Housing Development on Delmar Boulevard!



Stay tuned to www.VisitTheLoop.com for details on this project and upcoming events