

PROPOSED REDEVELOPMENT OF THE NORTHEAST QUADRANT

What?

A new commercial development, nearly 550,000 square feet of retail, anchored by a Shop & Save supermarket, Home Depot, Wal-Mart, and Sam's. This development would be home to Olivette's only supermarket. These major tenants will account for nearly 80% of the proposed development. Other tenants include two sit-down restaurants, a hotel and offices along Olive Blvd.



Artist rendering of the proposed redevelopment.

- The design of the proposed center calls for primarily brick construction and a uniform, upscale theme for all stores. The design of the building exteriors will be the same as the Chesterfield THF development on highway 40 near Annie Gunn's.
- Sidewalks connecting all stores, \$2 million of landscaping along I-170 and Olive Blvd., ten-foot-high brick walls to conceal the rear of buildings, a landscaped boulevard with three focal points (fountains or waterfalls) and a three-tiered terraced site are all required to be part of the development plan.
- All street improvements will include bicycle lanes, sidewalk and pedestrian crosswalks feeding into the shopping center boulevard.
- The proposed development will cost an estimated \$108 million to build.

When?

The shopping center is scheduled to open by October 31, 2002.



Artist rendering of the proposed redevelopment.

Information about the Northeast Quadrant of Olivette

- The closing of Hilltop School eliminated the neighborhood's important institutional "anchor."
- Houses in the Northeast Quadrant are surrounded by incompatible uses such as a six-lane interstate and 155 acres of industrial park.
- Population in the quadrant is estimated to have declined 15% from 1990 to 1999.
- The development conforms with the City's master plan adopted in August, 1998.
- The rate of owner occupancy in the Northeast Quadrant is estimated at 66% compared to 78% for Olivette as a whole.
- Most of the housing in the redevelopment area dates back to the 1950s.
- In general, property values in the rest of the city are higher than those in the redevelopment area.
- The area as a whole has not been subject to growth and development through private investment.

All of these factors make the area a strong candidate for redevelopment.

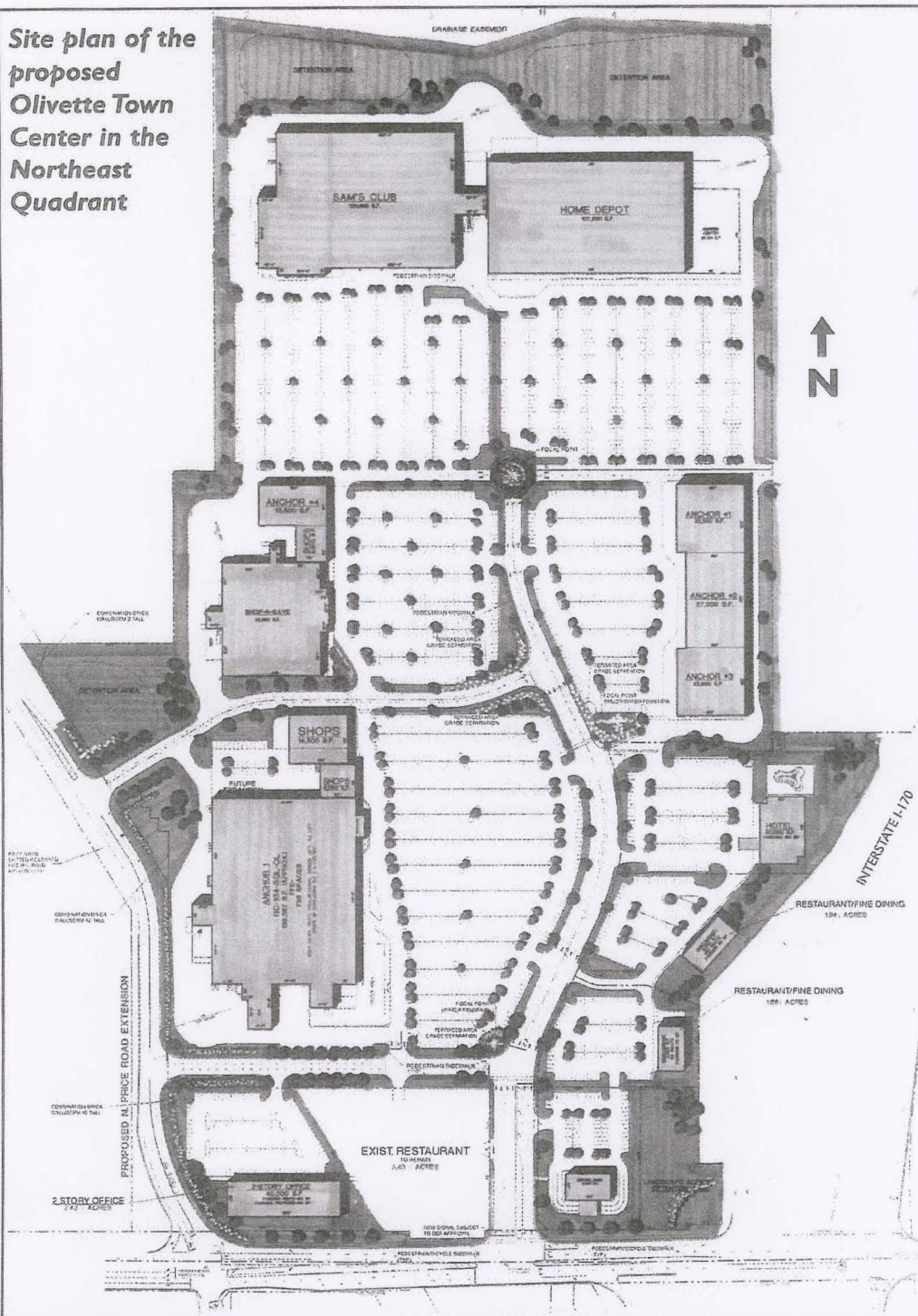
More information will follow on traffic and city finances. Please e-mail olivette@olivettemo.com with specific questions you would like to see addressed.

FOR MORE INFORMATION...
visit the City of Olivette website

www.olivettemo.com



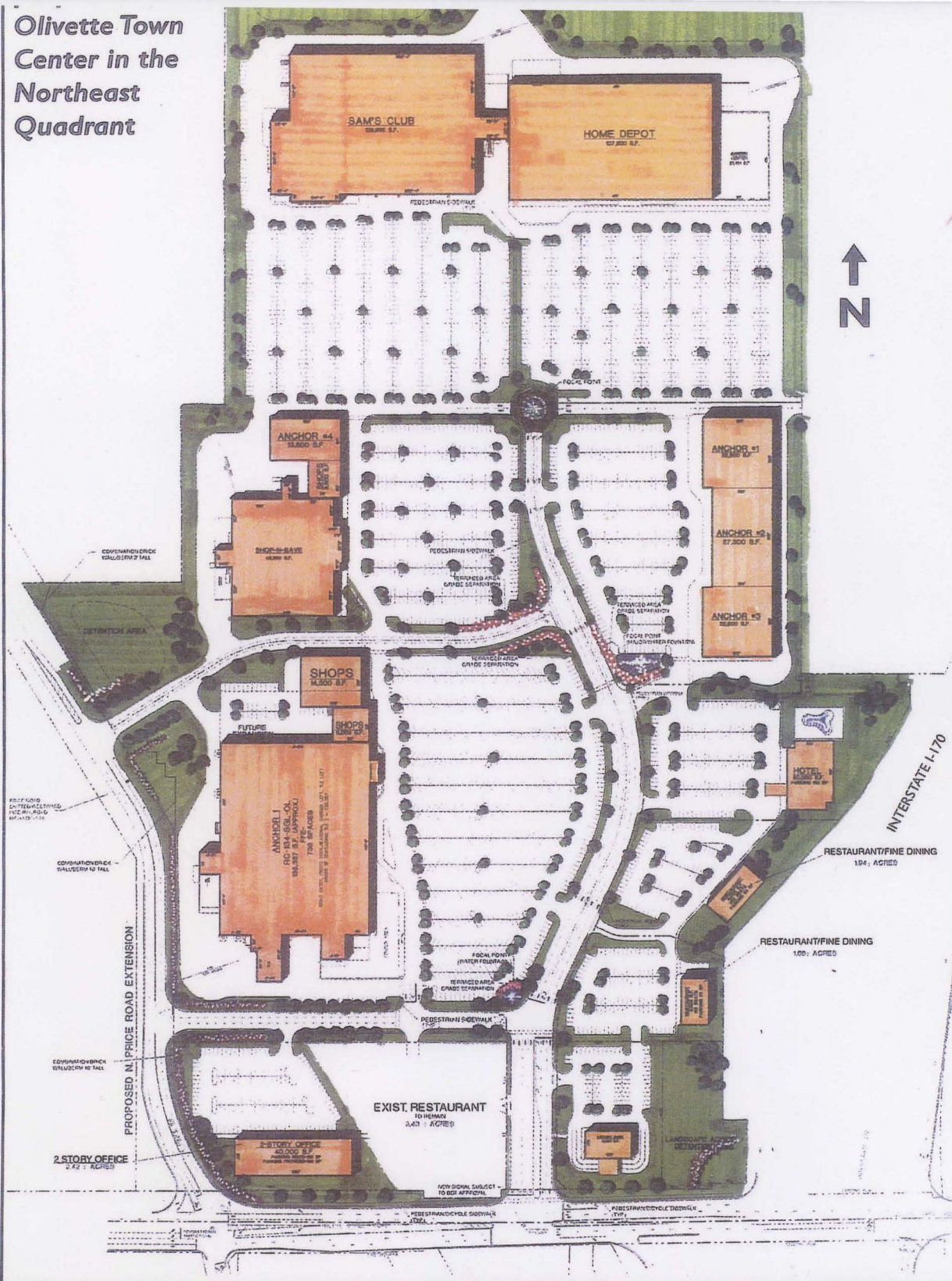
**Site plan of the
proposed
Olivette Town
Center in the
Northeast
Quadrant**



Proposed tenants and square footage of the redevelopment

Home Depot	107,500 sq.ft.	3-story Hotel	30,000 sq.ft.
Wal-Mart	135,378 sq.ft.	Sit-down restaurant	4,000 sq.ft.
Sam's Club	129,995 sq.ft.	Sit-down restaurant	6,000 sq.ft.
Shop-n-Save	58,360 sq.ft.	2-story office	40,000 sq.ft.
Shops	25,900 sq.ft.		
4 Smaller Anchors	85,800 sq.ft.	(Existing Chevy's to remain, as it is a typical	
Total	542,933 sq.ft.	outlot to a shopping center.)	

Olivette Town Center in the Northeast Quadrant



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