

St. Louis City Hospital

1515 Lafayette, St. Louis



BACKGROUND

The original hospital, built in 1846, was destroyed by a fire in 1856. A second hospital was built on this site in 1857 and was destroyed by a tornado in 1896. The third, and current, building was completed in 1907. Other buildings were erected on this 10-acre site over the years, with ultimately 18 buildings occupying the site. The complex was abandoned in 1989. The Land Reutilization Authority acquired the complex for cleanup and partial demolition.



CONTAMINANTS

The buildings contained asbestos and lead-based paint.



ASSISTANCE

The City Hospital received a \$100,000 EPA Assessment Grant, a \$1.9 million HUD Economic Development Initiative Grant, \$5,140,000 in Brownfields State Remediation Tax Credits, and \$4.6 million in State Historic Tax Credits.

PROTECTION

The asbestos and lead-based paint were removed from the structures.

INVESTMENT AND RESULTS

After remediation and demolition of several buildings on the site, the City of St. Louis sold the hospital complex to Gilded Age LLC for \$700,000. The first phase of redevelopment, the administration building, cost \$28 million. Final redevelopment costs of the remaining two phases are expected to exceed \$40 million total.

TIMELINE

Application Received: 9 June 1998
RAP Approved: 30 October 2001
Completion Certificate: 27 March 2006

REDEVELOPMENT SUMMARY

The Administration building is scheduled to be completed for full occupancy by Spring 2006. There are 102 loft condominiums in this five-story building, ranging in cost from \$120,000 to \$160,000 for a one bedroom, \$150,000 to \$260,000 for a two bedroom and four penthouse apartments selling in the \$300,000's. Phase II development is to be redevelopment of adjacent buildings as mixed income single and multifamily residences. Phase III development is to develop land to the south of the complex into either small shops or a small corporate campus for a local employer of up to 150 employees.

