



## **News Update**

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### **Richmond Heights Selects a Vision For Hadley Redevelopment Area**

**RICHMOND HEIGHTS, MO (Monday, February 6, 2006)** — After years of consideration and public outreach, the Richmond Heights City Council has selected a developer to invest some \$153.25 million into the City and rebuild the Hadley Township area. Tonight, the City Council selected Michelson Commercial Realty & Development LLC (working with Heine & Croghan Architects) to work with the City on the redevelopment of the area bounded by Hanley Road on the west, Dale Avenue to the north, Laclede Station Road on the east, and West Bruno Avenue to the south.

As other commercial redevelopments rose to the west and south of this area over many years, residents of the area asked the City to work with them and to take an active role in determining the future of their neighborhood. Of greatest concern was the possibility that, if left to itself, market conditions would lead to another large commercial project in this area, leaving the City with fewer residents. This would further stretch the City's ability to continue providing all of its residents with the high-caliber services that reflect the City's overall quality of life.

"One of the City Council's primary goals in this project is to protect our population," said Richmond Heights Mayor Betty Humphrey. "Richmond Heights is not just a place to shop; it is a wonderful place to live. Our goal in selecting Michelson for this project is to create a neighborhood that will accommodate families in the future."

The City did not consider comprehensive redevelopment of the area until numerous Hadley residents requested assistance. Over time, a consensus emerged among City officials and many residents of the area. They agreed that, largely because of its location, redevelopment of the Hadley area is inevitable. Therefore, residents and officials began working

*The City of Richmond Heights, Missouri, is a diverse community of nearly 10,000 people who reside in 5,000 single-family homes, apartments and condominiums. Located at the confluence of Interstates 64 and 170 in the heart of St. Louis County, Richmond Heights is home to quality schools, the regionally acclaimed Saint Louis Galleria, the soon-to-be completed Boulevard-St. Louis, and nearly 500 additional stores, restaurants, services and businesses.*

together to seek a redevelopment plan that will, to the greatest degree possible, reflect the interests of present-day residents and benefit the entire City, as well.

“The input from residents of the Hadley neighborhood – and also from the residents who live throughout Richmond Heights – has been thoughtful and insightful,” Mayor Humphrey said. “Residents have not been shy in coming forward with their opinions. The City Council certainly would not be selecting a developer today without their input. The community has played an integral role in helping us to make this decision.”

Input from residents came to the City Council through three Requests for Proposals, through speakers who regularly attended City Council meetings, and through a number of meetings specifically designed to gather input on this project – the most recent of which was held on Jan. 12, 2006, at THE HEIGHTS: Richmond Heights Community Center, 8001 Dale Ave. More than 250 residents came to that meeting to review developers’ proposals, to ask questions and to leave their comments with the City Council.

Michelson’s plans for the Hadley redevelopment area, which is being referred to as “Hadley Center” and “Hadley Heights,” calls for the construction of 156 new single-family homes, a hotel, a small office building, and 290,000 square feet of retail space.

Once all properties are acquired, it is expected to take two to three years to complete the project.

For more information as the Hadley Township redevelopment progresses, please visit the City’s Web site at [www.richmondheights.org](http://www.richmondheights.org).

For more information about Michelson, please visit <http://www.michelsonrealty.com>.

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