

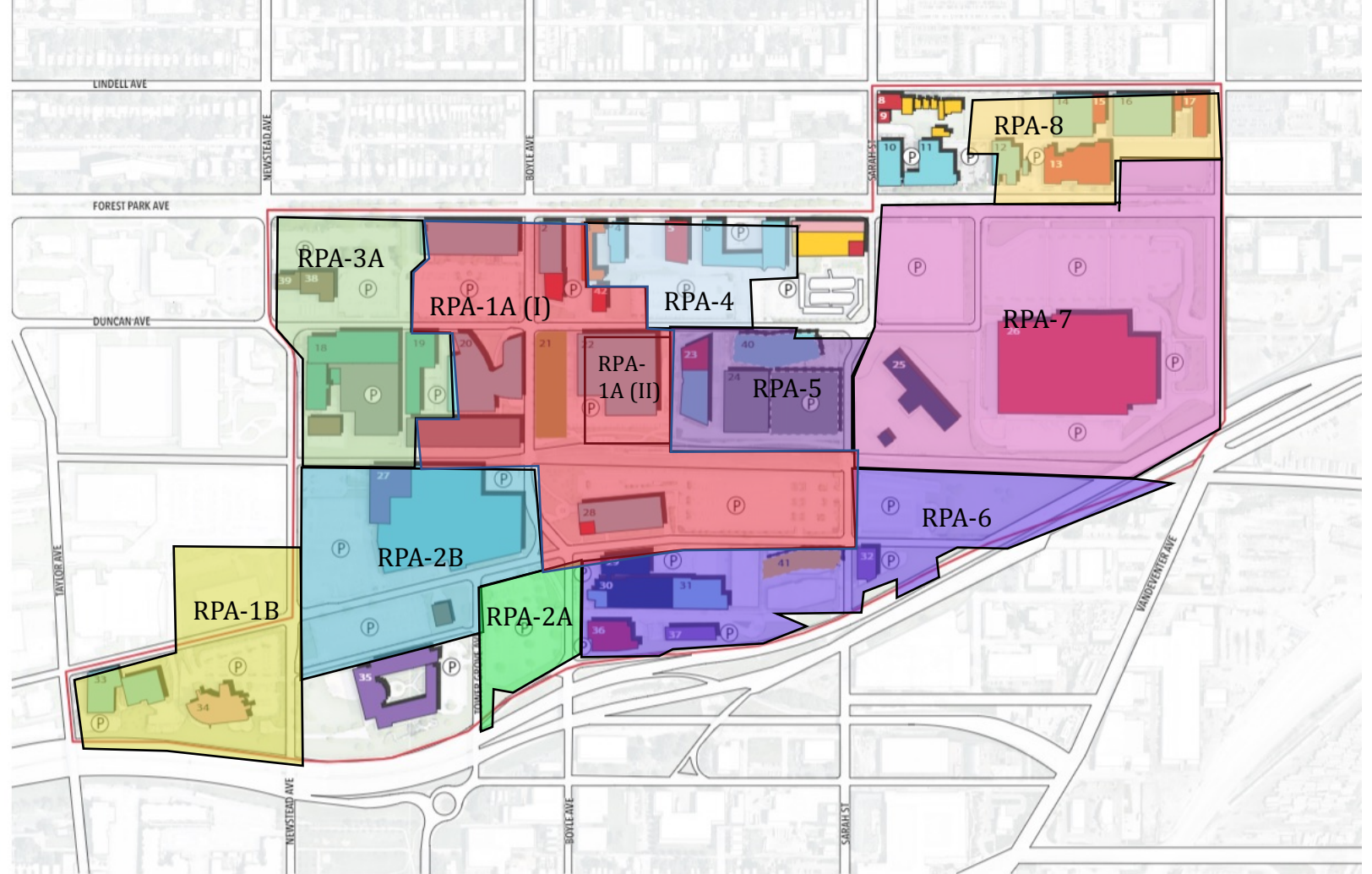
RPA MAP OF CORTEX DISTRICT

Developments within the Cortex District have followed a market-driven approach generally based on financial feasibility and available sites. Development to date is primarily work-driven uses, including lab, office, and ancillary supportive uses. As a global Innovation District, Cortex's should become a more active and vibrant area which requires focused intention to guide future uses within the district. Future plan should includes:

- A diversity of uses and programs complementing the current office and lab focus
- Guidance on the placement and strategic location of a set of mixed uses
- Judicious use of land to complement existing uses but carefully connected to a planned armature

Existing Land Use

- | | | |
|---------|-------------|--------------------------------|
| Lab | Industry | Open Spaces |
| Office | Residential | HealthCare |
| Civic | Commercial | Utilities & Services |
| Parking | Hotel | Proposed projects under review |



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|---------------------------|---|---|-----------------------------------|-------------------------------------|-------------------------------|
| 1. Cortex | 9. The Scottish Arms | 16. 3930 Laclède Ave | 22. 4240 Forest Park Ave | 29. 4216 Clayton Ave | 36. 4240 Sarpy Ave |
| 2. 4260 Forest Park Ave | 10. 20 S Sarah St | 17. 3900 Laclède Ave | 23. 4220 Duncan Ave | 30. Ronnoco | 37. Systema Survival School |
| 3. Aloft St. Louis Cortex | 11. 4041 Forest Park Ave, | 18. Neuroscience Research Building
(Under Construction) | 24. Cortex Orange Garage | 31. Niehaus Building Services, LLC | 38. 4379 Duncan Ave |
| 4. 4232 Forest Park Ave | 12. 4015 Forest Park Ave | 19. BioSTL | 25. Ray Carroll St. Louis | 32. Cofactor Genomics | 39. 222 S Newstead Ave |
| 5. Extra Space Storage | 13. St. Louis Adult Rehabilitation Center | 20. DuPont | 26. Ikea | 33. 4480 Clayton Ave | 40. 4210 Duncan Ave (Planned) |
| 6. Goodwill | 14. 4000 Laclède Ave | 21. Cortex Commons | 27. BJC - Clayton Avenue Building | 34. Shriners Hospitals for Children | 41. Cortex K (Planned) |
| 7. West End Lofts | 15. 3942 Laclède Ave | | 28. BJC at Commons | 35. Stix ECC Elementary School | 42. Wasabi Sushi Bar |
| 8. New Market Hardware | | | | | |