

REDEVELOPMENT PLAN  
FOR  
MILL CREEK VALLEY

ST LOUIS MISSOURI

PROJECT MO R-1

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY

REDEVELOPMENT PLAN  
FOR  
MILL CREEK VALLEY PROJECT

LAND CLEARANCE  
FOR REDEVELOPMENT AUTHORITY  
OF THE  
CITY OF ST. LOUIS

FEBRUARY 19, 1958

REVISED AUGUST 15, 1960

RAYMOND R. TUCKER  
MAYOR

COMMISSIONERS

Eugene C. Farrell, Chairman  
Howard B. Woods  
Samuel H. Liberman  
Herman Willer  
D. Richard Adams

C. L. Farris  
EXECUTIVE DIRECTOR

## THE REDEVELOPMENT PLAN

### A. REDEVELOPMENT PLAN - SCOPE

The Redevelopment Plan for the Mill Creek Valley project consists of, and only of, text items A through M and exhibits 1 through 15 as herein set forth. This Redevelopment Plan constitutes the Urban Renewal Plan for the project inasmuch as slum clearance and Redevelopment is the activity to be carried on within the project area.

### B. DESCRIPTION OF URBAN RENEWAL AREA

1. The boundaries of the project area are delineated on the Project Area Plan. The entire project area is proposed for slum clearance and redevelopment.

2. The project area comprises approximately 460 acres located due west of the central business district of the City. The boundaries of the project area are described as follows:

Beginning at the point which is the intersection of the center line of Grand Boulevard and the center line of Lindell Boulevard; thence eastwardly along the center line of Lindell Boulevard to the point of intersection of the center line of Olive Street; thence continuing eastwardly along the center line of Olive Street to the point of intersection with the center line of 20th Street; thence southwardly along the center line of 20th Street to the point of intersection with the center line of Clark Avenue; thence westwardly along the center line of Clark Avenue to the point of intersection with the center line of 21st Street; thence southwardly along the center line of 21st Street to the point of intersection with the southerly boundary of Scott Avenue extended; thence westwardly along the southerly boundary of Scott Avenue extended, the southerly boundary of Scott Avenue, and the southerly boundary of Scott Avenue extended to the point of intersection with a line ten feet west of and parallel to the westerly boundary of Jefferson Avenue; thence northwardly along this line ten feet west of and parallel to the westerly boundary of Jefferson Avenue to the point of intersection with the southerly boundary of Scott Avenue extended; thence westwardly along the southerly boundary of Scott Avenue extended and the southerly boundary of Scott Avenue to the point of intersection with the easterly boundary of Ewing Avenue; thence southwardly along the easterly boundary of Ewing Avenue to the point of intersection with the southerly boundary of Atlantic Street extended; thence

westwardly along the southerly boundary of Atlantic Street extended and the southerly boundary of Atlantic Street to the point of intersection with the westerly boundary of Montrose Avenue; thence northwardly along the westerly boundary of Montrose Avenue for a distance of approximately 70 feet to the point of intersection with the southerly boundary of Atlantic Street; thence westwardly along the southerly boundary of Atlantic Street to the point of intersection with the westerly boundary of an alley between Montrose Avenue and Cardinal Avenue; thence northwardly along the westerly boundary of said alley and along the westerly boundary of said alley extended to the point of intersection with the southerly boundary of Spruce Street; thence westwardly along the southerly boundary of Spruce Street to the point of intersection with the easterly boundary of Ranken Avenue; thence southwardly along the easterly boundary of Ranken Avenue to the point of intersection with the northerly boundary of the Missouri Pacific Railroad right of way; thence westwardly along said northerly boundary of the Missouri Pacific Railroad right of way to the point of intersection with the center line of Grand Boulevard; thence northwardly along the center line of Grand Boulevard to the point of intersection with the center line of Lindell Boulevard and the point of beginning.

#### C. PROJECT ACTIVITIES PROPOSED

This is a slum clearance and redevelopment project with substantially all structures within the project area to be demolished and removed from the site.

#### D. EXECUTION OF PROJECT

The Land Clearance for Redevelopment Authority is responsible for coordinating the execution of the Redevelopment Plan. The City of St. Louis and the Board of Education will participate in the development of the project through the installation of certain site improvements and the construction of necessary supporting facilities.

#### E. PLANNING AND PROJECT IMPROVEMENT PROPOSALS

##### 1. Project Area Plan

(a) Proposed Streets and Easements. The Rights-of-Way Adjustment Plan shows all existing and proposed streets and alleys and other rights-of-way in the project area. The Redevelopment Plan proposes the closing of certain east-west and north-south streets and alleys and the development of the Daniel Boone Expressway, the North-South Distributor Expressway, and the Forest Park Boulevard artery.

(b) Proposed Land Uses. Land uses proposed for the project area are shown on the Project Area Plan, which also shows the approximate locations of streets to be retained and proposed new streets, alleys and

other rights-of-way. ✓ The proposed land uses are for residential, commercial, industrial, public and semi-public purposes. Controls, as described under Item H - Regulations and Controls, will govern the development of improvements.

Certain commercial, industrial and community facilities may be excluded from acquisition where these properties are determined to be substantial structures conforming to the proposed land use for the area in which they are located.

(c) ✓ Community Facilities. Several substantial churches and a local YMCA may not be acquired if there is a demand for their continued use. The Vashon High School, the Vashon Community Center, and the Waring Elementary School are not scheduled for acquisition as these community facilities will serve the proposed residential neighborhood.

✓ The Plan provides for the development of a new elementary school to serve the proposed residential neighborhood. It also provides for the expansion of the campus of the St. Louis University and for the expansion of the Vashon Community Center.

(d) Public Buildings. The Vashon High School, the Vashon Community Center, and the Waring Elementary School are scheduled to be retained. ✓ A new elementary school is proposed to be constructed by the Board of Education.

(e) Parking Facilities. Off-street parking and off-street loading requirements are set forth in Item H - Regulations and Controls.

## 2. Street and Highway Adjustments Plan.

The Rights-of-Way Adjustment plan shows all existing and proposed streets and alleys and other rights-of-way in the project area. It is proposed to provide a temporary street between Lawton Avenue and Laclede Avenue in the vicinity of Ewing Avenue. This temporary connection will be eliminated with the completion of construction of the Daniel Boone Expressway.

The streets and sidewalks proposed to serve the project area are shown on five maps entitled "Streets and Sidewalks". The plan calls for the replacement of most of the existing sidewalks, the resurfacing or reconstruction of most of the streets and alleys and the resetting, replacement or installation of new curbs as necessary.

## 3. Zoning Plan.

The Zoning map shows the existing zoning to remain in effect, and

the proposed zoning for the project area, as well as the existing zoning for areas immediately adjacent to the project area.

#### 4. Public Utility Plans.

(a) Water. The map entitled "Water" shows the proposed substantial retention of the City water system with adjustments to the distribution mains and location of fire hydrants necessitated by the vacation of streets and alleys in the project area.

(b) Sewers. The map entitled "Sewers - Key Map" shows the locations of the existing system of combined storm and sanitary sewers to be retained, and new sewers required to be constructed to serve the project area.

(c) Privately owned utilities. Private utility plans consist of two maps, one showing the under-ground facilities and the other showing the overhead facilities. Private utilities in the project area include electric power, gas, telephone, and telegraph.

The above utility maps show the proposed utility locations in accordance with the revised street pattern in the project area.

#### 5. Special Grading, Drainage or Flood Protection.

Not required except for installation of Compton relief sewer to prevent flooding in low areas along Channing Avenue.

#### 6. Other Project Improvements.

(a) Fire and Police Telegraph and Civil Defense. The map entitled "Fire and Police Telegraph and Civil Defense" shows the retention of the existing fire and police telegraph system to the extent consistent with the features of the project area plan. Easements have been provided for alarm circuits. The plan provides for the relocation of two Civil Defense sirens located in the area.

(b) Traffic Controls. The traffic control map shows the proposed adjustments to the system of traffic signals and stop signs required to control the traffic movement in the project area. Synchronization of electric traffic signals will be employed.

(c) Street Lighting. The street lighting plan shows the proposed City lighting system which will be newly installed to include mercury vapor lamps to serve the project area.

## F. TREATMENT OF STRUCTURES

This is a slum clearance and redevelopment project wherein the structures acquired will be demolished. Structures which because of their soundness of structural condition, consistency of land use with the project area plan, and compatibility of function with the project objective, may be exempted from acquisition or may be acquired by the Authority but in any event will be required to be maintained in a manner consistent with the project objectives.

## G. LAND ACQUISITIONS, DEMOLITION AND CLEARANCE

Approximately 93% of the properties within the project area will be acquired by the Land Clearance Authority. Approximately 2100 buildings and many accessory structures will be demolished. Properties which may not be acquired include those on which there are located sound structures compatible with the land uses proposed in the Project Area Plan.

## H. REGULATIONS AND CONTROLS

In order to achieve the objectives of the Redevelopment Plan, Mill Creek Valley Project, certain regulations and controls shall apply to the development and the continued use of land within the project boundary. These regulations are intended to insure the optimum development of the project area as a whole.

The regulations and controls set forth herein are an integral part of the Redevelopment Plan and apply, in addition to applicable portions of the St. Louis zoning, building and other codes and ordinances, to all buildings and development within the project area.

Building and development shall be for the following uses: (1) residential; (2) commercial; (3) industrial; and (4) public or semi-public. The areas designated for each of these uses shall be subject to the applicable regulations concerning use restriction, density, maximum coverage, minimum off-street parking, off-street loading, minimum building setback, minimum lot size and landscape areas as shown on the table entitled REDEVELOPMENT REGULATIONS AND CONTROLS - MILL CREEK VALLEY PROJECT.

The redeveloper or redevelopers of land in the project shall be obligated to conform with the regulations and controls for the 25 year period of the Redevelopment Plan.

All properties within the project that are not acquired will be covered under regulations and controls which are consistent with the development of the project as a whole, by means of Agreements executed by and between the property owners and the Land Clearance Authority.

✓ The redeveloper or redevelopers of land in the project area will be obligated by means of appropriate covenants running with the land, to devote the land to the uses specified in the Redevelopment Plan, to begin and complete the building of the improvements thereon within a reasonable time to be specified by the Land Clearance Authority, and to refrain from prohibiting the sale, lease, use, or occupancy of land purchased in the project because of race, creed or color or national origin.

The contract with the redeveloper or redevelopers of land will include prohibition against land speculation.

The Land Clearance Authority shall review and approve the site plans, including provision for off-street parking and off-street loading for development in the project area.

The redeveloper or redevelopers shall keep all buildings, structures, improvements, fixtures, equipment, machinery, walkways, other paved areas and landscaped areas constructed, erected, installed or located on the project in good and safe order and condition and in full and complete repair, both inside and outside, structurally and otherwise, including the necessary and proper painting.



# REDEVELOPMENT REGULATIONS AND CONTROLS - MILL CREEK VALLEY PROJECT

	RESIDENTIAL	COMMERCIAL	INDUSTRIAL
1. Use Restriction	Residential and retail business in support of residential uses in the area may be developed in accordance with proposed rezoning or Section 18-D of the Zoning Ordinance	As in "H" Zoning District <u>except</u> a) residential b) auto body or fender repair shop c) ice plants d) riding academies or stables e) milk distributing and bottling plants f) tinsmith or sheet metal shops	As in "J" Zoning District <u>except</u> Residential, bill boards, or open storage visible from any public street
2. Density	(20 to 40 DU's per gross acre *)	-----	-----
3. Maximum Coverage	(30% of net acreage *)	-----	Site plan approval by Land Clearance Authority required
4. Minimum Off-Street Parking	1 space per DU	1 square foot for each square foot of gross floor area	Not less than 1 space per five employees
5. Off-Street Loading	-----	Entirely within property line	Entirely within property line
6. Minimum Building Set-Back	-----	-----	10 feet on the south side of Market St. between Jefferson and Compton
7. Minimum Lot Size	Subdivision requires Land Clearance Authority approval	3000 sq. ft.; subdivision requires Land Clearance Authority approval	2 acres south of Market and east of Compton; subdivision requires Land Clearance Authority approval
8. Landscaped Area	1 acre of neighborhood park for each 200 DU's in each community unit plan	-----	-----

Where no regulations are listed, the local zoning ordinance governs.

\* Gross acre is the land purchased for residential use exclusive of the land to be used for retail commercial and park purposes, within the residential areas.

\*\* Net acreage is the gross acreage defined above less the area of interior streets.

## I. CONFORMITY TO GENERAL PLAN AND WORKABLE PROGRAM

The Redevelopment Plan is based upon the Land Use Plan for the City of St. Louis, adopted by the City Plan Commission on March 28, 1957. The project area plan also conforms closely to all elements of the City's General Plan, which includes plans on recreation, major streets, and community facilities. The Redevelopment Plan conforms with the applicable elements of the Workable Program for the City of St. Louis.

## J. RELATIONSHIP TO LOCAL OBJECTIVES

The proposed land uses, the circulation plan, the installation of public utilities and the retention of and proposals for recreational and community facilities conform to local objectives with respect to land use, circulation and recreation established by the General Plan of the City of St. Louis. The Redevelopment Plan conforms with the applicable elements of the Workable Program for the City of St. Louis.

## K. OTHER PROVISIONS TO MEET STATE AND LOCAL REQUIREMENTS

The elements of the Redevelopment Plan satisfy all requirements of state and local laws.

## L. OFFICIAL ACTIONS

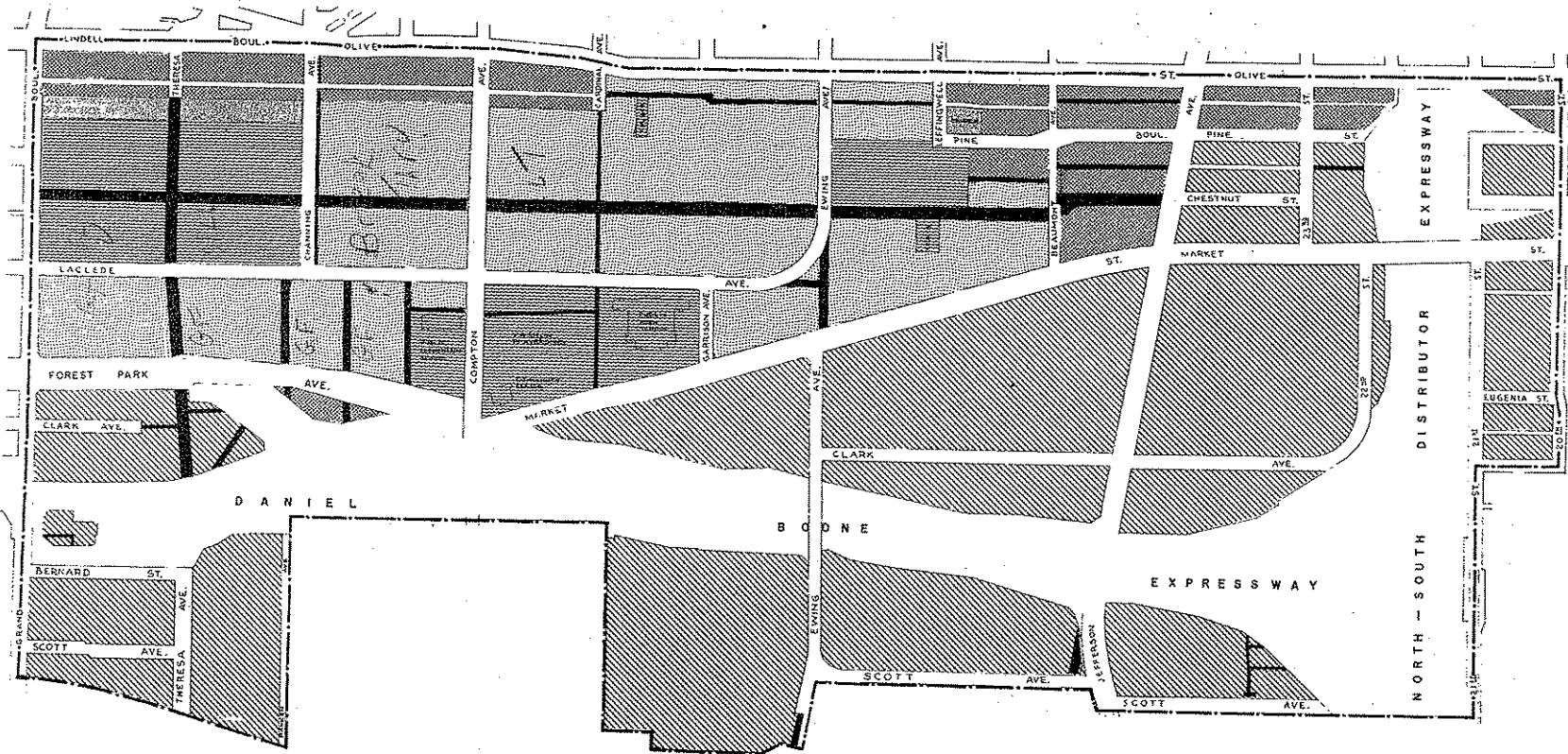
Ordinances will be required to accomplish the following aspects of the Redevelopment Plan.

1. Vacation of Streets and alleys.
2. Dedication of new streets, alleys and public rights-of-way.
3. Modification of the zoning in the project area.




## M. CHANGES IN APPROVED PLAN

The Redevelopment Plan may be modified at any time by the Land Clearance Authority provided that if modified after the lease or sale of real property in the project area, modification must be concurred in by the redeveloper or redevelopers of such real property or his successor or successors in interest, affected by the proposed modification, and with the consent of the City Plan Commission.






Where the proposed modification will substantially change the Redevelopment Plan, as approved by the governing body of the locality, the modification must be approved by the local governing body.



**LEGEND**

-  PROJECT BOUNDARY
-  EXISTING PUBLIC BUILDING TO REMAIN
-  UTILITY EASEMENT




**LAND USES**

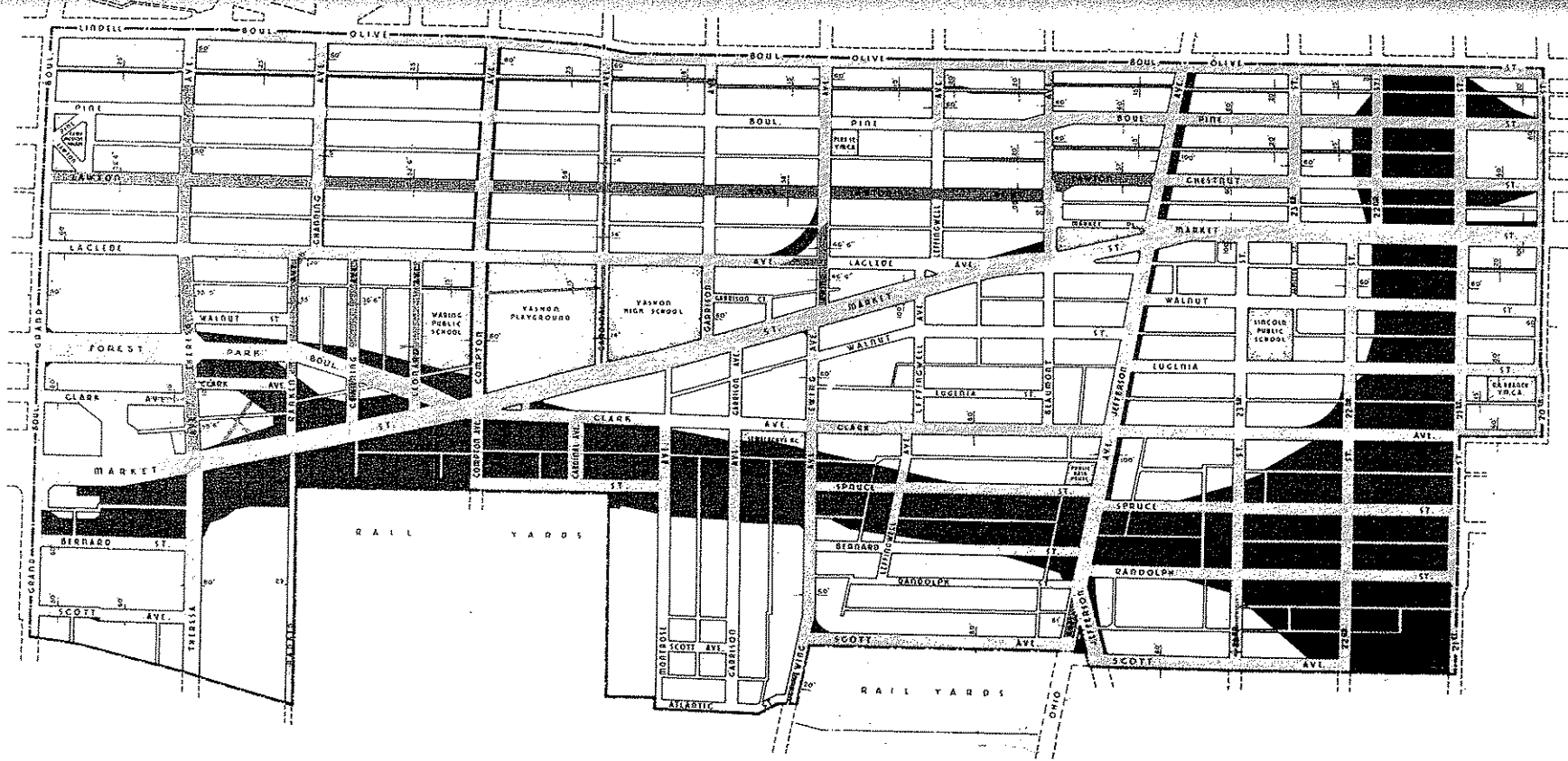
-  INDUSTRIAL
-  COMMERCIAL
-  RESIDENTIAL INCLUDING NEIGHBORHOOD SHOPPING
-  PUBLIC AND SEMI-PUBLIC WITH RESIDENTIAL PERMITTED AS AN ALTERNATE USE
-  PUBLIC AND SEMI-PUBLIC WITH COMMERCIAL PERMITTED AS AN ALTERNATE USE






REVISED 5-15-60

LOCATIONS ARE SCHEMATIC AND SIZES ARE APPROXIMATE



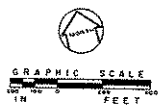
<b>LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY</b> 2531 OLIVE STREET ST. LOUIS 8, MISSOURI			
<b>MILL CREEK VALLEY</b> <b>FINAL RENEWAL PLAN</b> <b>PROJECT AREA PLAN</b>			
DRAWN U.F.A.	CHECKED 	APPROVED 	APPROVED 
DATE: 5-18-57 REVISED: 8-15-60	SCALE: 1"=200'-0"	SHEET SIZE: 29"X49"	DRAWING NUMBER: <b>R 314 A</b>



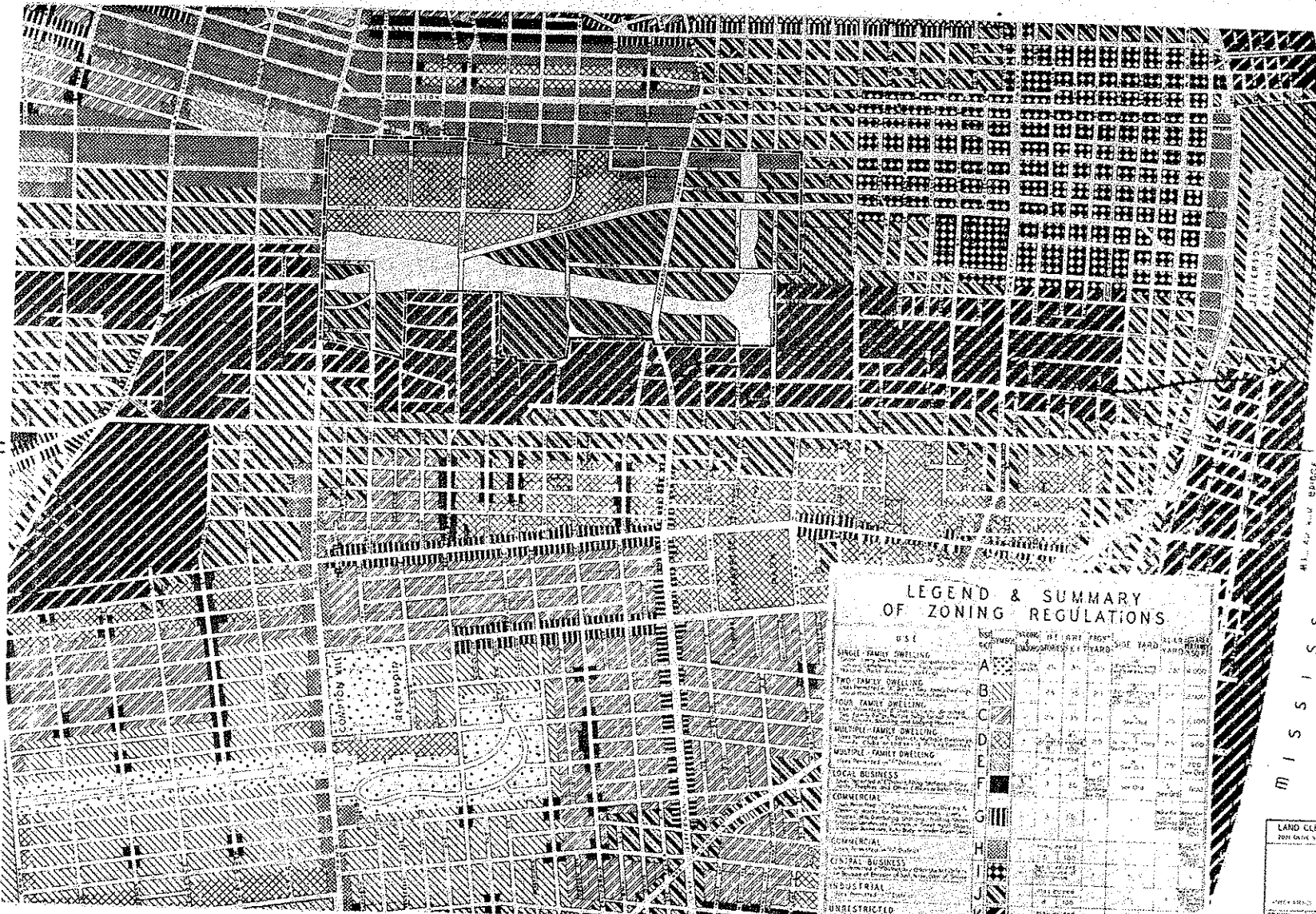
- LEGEND**
-  EXISTING RIGHT-OF-WAY TO REMAIN
  -  NEW RIGHT-OF-WAY
  -  EASEMENTS
  -  STREETS AND ALLEYS TO BE VACATED
  -  BOUNDARY OF PROJECT AREA

LOCATIONS ARE SCHEMATIC AND SIZES ARE APPROXIMATE

REVISED TO CONFORM TO PROJECT AREA PLAN DATED 8-15-60



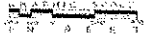
LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY		ST. LOUIS 3, MISSOURI	
3031 OLIVE STREET		MILL CREEK VALLEY	
		FINAL RENEWAL PLAN	
<b>RIGHTS-OF-WAY ADJUSTMENT</b>			
DRAWN BY P.W.	CHECKED BY G.P.	APPROVED BY J.P.	APPROVED BY R.A.
DATE: 3-18-57	SCALE: 1" = 200'-0"	SHEET SIZE: 26" X 45"	DRAWING NUMBER: R-314-C
REVISED 8-15-60			



### LEGEND & SUMMARY OF ZONING REGULATIONS

USE	USE CODE	MINIMUM LOT AREA (SQ. FT.)	MINIMUM FRONT YARD SETBACK (FEET)	MINIMUM SIDE YARD SETBACK (FEET)	MINIMUM REAR YARD SETBACK (FEET)	MINIMUM LOT WIDTH (FEET)	MINIMUM LOT DEPTH (FEET)	MINIMUM BUILDING HEIGHT (FEET)	MINIMUM BUILDING FOOTPRINT (SQ. FT.)	MINIMUM BUILDING SETBACK (FEET)	MINIMUM BUILDING FOOTPRINT COVERAGE (%)	MINIMUM BUILDING HEIGHT TO EAVES (FEET)	MINIMUM BUILDING HEIGHT TO ROOF (FEET)	MINIMUM BUILDING HEIGHT TO TOP (FEET)	MINIMUM BUILDING HEIGHT TO FINISH FLOOR (FEET)	MINIMUM BUILDING HEIGHT TO FINISH CEILING (FEET)	MINIMUM BUILDING HEIGHT TO FINISH FLOOR TO FINISH CEILING (FEET)	MINIMUM BUILDING HEIGHT TO FINISH FLOOR TO FINISH CEILING TO FINISH ROOF (FEET)	MINIMUM BUILDING HEIGHT TO FINISH FLOOR TO FINISH CEILING TO FINISH ROOF TO FINISH TOP (FEET)
SINGLE-FAMILY DWELLING	A	5,000	25	5	5	30	100	35	1,000	5	10	12	15	10	10	10	10	10	10
TWO-FAMILY DWELLING	B	5,000	25	5	5	30	100	35	1,000	5	10	12	15	10	10	10	10	10	
FOUR-FAMILY DWELLING	C	5,000	25	5	5	30	100	35	1,000	5	10	12	15	10	10	10	10	10	
MULTIPLE-FAMILY DWELLING	D	5,000	25	5	5	30	100	35	1,000	5	10	12	15	10	10	10	10	10	
LOCAL BUSINESS	E	5,000	25	5	5	30	100	35	1,000	5	10	12	15	10	10	10	10	10	
COMMERCIAL	F	5,000	25	5	5	30	100	35	1,000	5	10	12	15	10	10	10	10	10	
INDUSTRIAL	G	5,000	25	5	5	30	100	35	1,000	5	10	12	15	10	10	10	10	10	
UNRESTRICTED	H	5,000	25	5	5	30	100	35	1,000	5	10	12	15	10	10	10	10	10	

NOTES  
 1. SHADY AREAS WITHIN PROJECT BOUNDARY ARE TO BE REZONED AS INDICATED IN OTHER AREAS REMAINS UNCHANGED.  
 2. IF ANY PART OF THE PROJECT AREA IS PUT TO A LAND USE THAT IS DESIGNATED AS AN ALTERNATE USE ON THE PROJECT AREA PLAN, A CORRESPONDING ZONING CHANGE WILL BE INITIATED BEFORE THE BOARD OF ALDERMEN.



LOCATIONS ARE SHOWN BY THE SYMBOLS AND SIZES ARE APPROXIMATE

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY  
 200 GAIN STREET  
 ST. LOUIS 3, MISSOURI

MILL CREEK VALLEY  
 FINAL RENEWAL PLAN

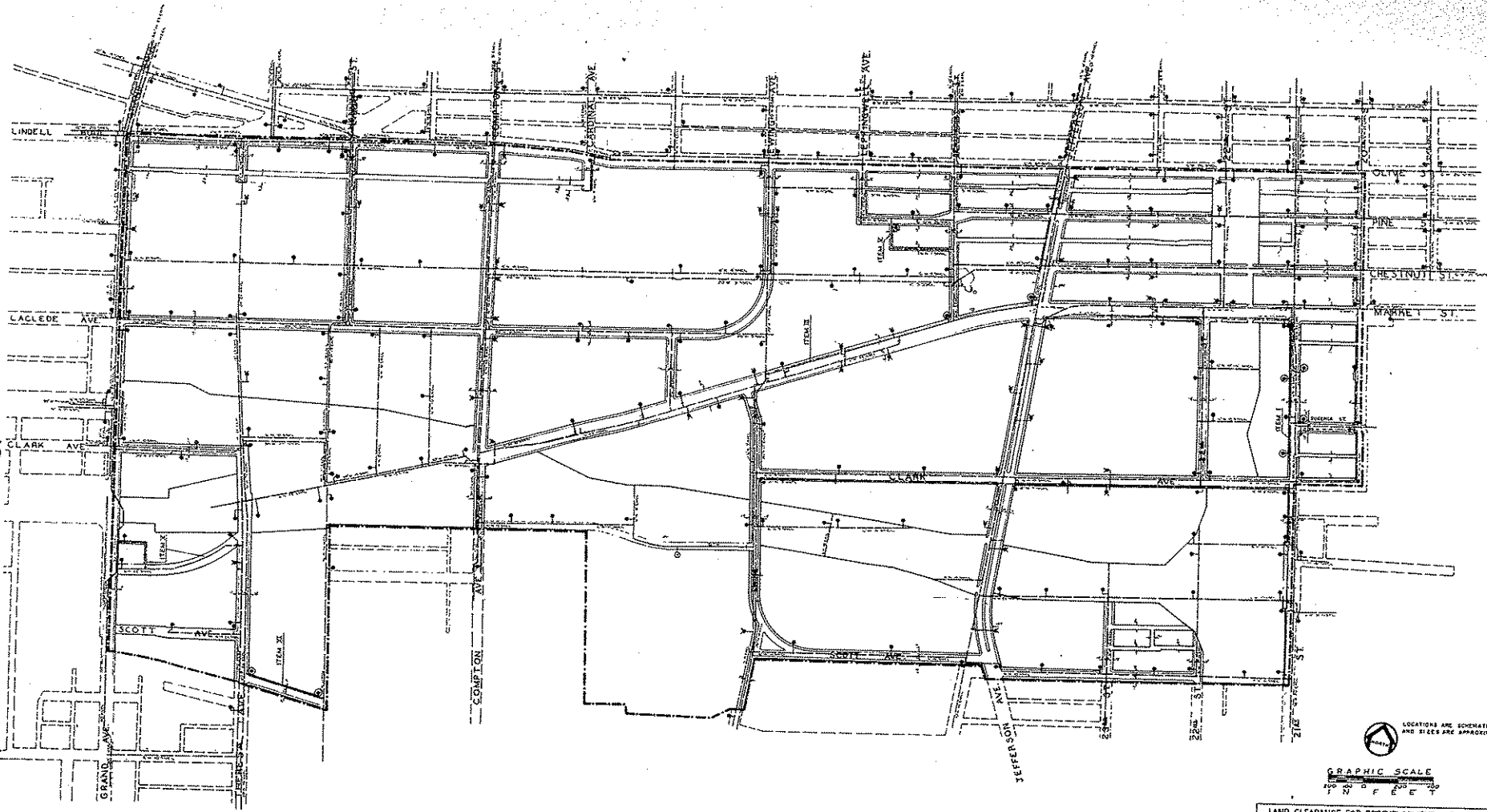
ZONING

APPROVED BY: [Signature]  
 CHECKED: [Signature]  
 DRAWN: [Signature]

DATE: 8-18-57  
 SCALE: 1"=5000'  
 SHEET NO.: 204-A-1  
 PROJECT NO.: R-314-B

-12-

EXHIBIT 4



LOCATIONS ARE SCHEMATIC  
AND SIZES ARE APPROXIMATE



**LEGEND**

- EXISTING MAINS TO REMAIN
- NEW MAINS
- ↑ FIRE HYDRANT TO REMAIN IN SAME LOCATION IN PROJECT AREA
- ↓ FIRE HYDRANT TO BE REMOVED AND RELOCATED
- ⊙ NEW FIRE HYDRANT

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY 2827 OLIVE STREET		ST. LOUIS 8, MISSOURI	
MILL CREEK VALLEY FINAL RENEWAL PLAN			
WATER			
PREPARED BY CITY PLAN COMMISSION			
DRAWN:	CHECKED:	APPROVED:	
	<i>R. C. McCreary</i>	<i>John A. ...</i>	
DATE:	SCALE:	SHEET SIZE:	PLANNING NUMBER:
9-18-57	1"=200'.0"	28"X40"	R 321 0