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KOSCIUSKO

Urban Renewal Plan

Project
Mo.R-2

St. Louis, Missouri

Land Clearance For Redevelopment Authority

KOSCIUSKO URBAN RENEWAL PLAN

A. URBAN RENEWAL PLAN - SCOPE

The Urban Renewal Plan for the Kosciusko Urban Renewal Project Area encompasses both "slum clearance and redevelopment", and "rehabilitation", and consists of, and only of, text items A through N and exhibits I through XII as herein set forth.

B. DESCRIPTION OF URBAN RENEWAL AREA

1. The boundaries of the Kosciusko Urban Renewal Project Area are delineated on the Project Area Plan, Exhibit II, page 11. The area within the urban renewal area designated as the slum clearance and redevelopment section is demarked from the area designated as the rehabilitation section by a secondary boundary-line delineation.

2. Approximately 220 acres of land lie within the boundaries of the Kosciusko Urban Renewal Project Area, delineated on the Project Area Plan and hereafter described by metes and bounds. Of this total urban renewal area, about 180 acres are designated as the slum clearance and redevelopment section, and the remaining 40 acres are designated as the rehabilitation section.

The boundaries of the Kosciusko Urban Renewal Project Area are described as follows:

Beginning at the point of intersection of the north line of Convent Street and the east line of Third Street, thence running southwardly along the east line of Third Street to the northwest corner of a parcel in City Block 202, said northwest corner being approximately 130 feet south of the intersection of the south line of Merchant Street and the east line of Third Street; thence eastwardly along the north property line of said parcel and along the extension of said line to the center line of the 20 foot wide north-south alley between Second and Third Streets, thence southwardly along the center line of said alley to the extension of the south property line of said parcel; thence westwardly along said extension and along the south property line to the east line of Third Street; thence southwardly along the east line of Third Street to the north line of Barry Street; thence eastwardly along the north line of Barry Street and its extension to the east line of Second Street; thence southwardly along the east line of Second Street to the south line of Carroll Street; thence westwardly along the south line of Carroll Street to the east line of Third Street; thence southwardly along the east line of Third Street to the northwest corner of a parcel in City Block 709, said northwest corner being 90 feet south of the south line of Lafayette Avenue; thence eastwardly along the north property line of said parcel and along the extension of said line to the center line of the 20 foot wide north-south alley in City Block 709; thence southwardly along the center line of said alley to the extension of the south property line of said parcel; thence westwardly along the extension and along the south property line of said parcel to the east line of Third Street; thence southwardly along the east line of Third Street to the north line of Lesperance Street; thence eastwardly along the north line of Lesperance Street and its extension to the east line of Second Street;

thence southwardly along the east line of Second Street to the north line of Victor Street; thence eastwardly approximately 1520 feet along the north line of Victor Street, and Victor Street extended, to a point; thence southwardly and perpendicular to the last described line a distance of approximately 60 feet to the south line of Victor Street extended; thence westwardly along the south line of Victor Street extended and Victor Street to the east line of First Street; thence southwardly along the east line of First Street to the south line of Sidney Street; thence westwardly along the south line of Sidney Street to the center line of the 15 foot wide north-south alley in City Block 757; thence southwardly approximately 150 feet along the center line of said alley to the west extension of the south line of a parcel in City Block 757; thence eastwardly along the west extension and along the south line of said parcel and along the east extension of said line to the east line of First Street; thence southwardly along the east line of First Street to the south line of St. George Street; thence westwardly along the south line of St. George Street to the east line of the 15 foot wide north-south alley in City Block 759; thence southwardly approximately 185 feet along the east line of said alley to the extension of the south line of the 10 foot wide east-west alley in City Block 759; thence westwardly along the extension and along the south line of said alley to the east line of Second Street; thence southwardly along the east line of Second Street approximately 345 feet; thence westwardly, at right angles to the east line of Second Street, to the west line of Second Street; thence northwardly along a line to a point in the center line of the 15 foot wide east-west alley in City Block 760, said point being 20 feet west of the west line of Second Street; thence westwardly along the center line of said alley to the center line of the 15 foot wide north-south alley in City Block 760; thence northwardly along the center line of said alley to a point in the extension of the northernmost property line of a parcel in City Block 760, said point being approximately 327 feet south of the south line of St. George Street; thence westwardly along the extension and along said northernmost line of said parcel in City Block 760 to the east line of Third Street; thence southwardly along the east line of Third Street to the south line of Dorcas Street; thence westwardly along the south line of Dorcas Street to a point approximately 150 feet west of the west line of Broadway, which is also a point in the southern extension of the center line of an alley in City Block 851 vacated by Ordinance 46823; thence northwardly along the extension and along the center line of said vacated alley approximately 287 feet to the center line of an east-west alley, vacated by Ordinance 46823; thence eastwardly approximately 52 feet along the center line of said vacated alley to the extension of the center line of a north-south alley vacated by Ordinance 46823; thence northwardly along the extension and along the center line of said vacated alley to the south line of Lynch Street; thence westwardly along the south line of Lynch Street to the west line of Seventh Boulevard; thence northwardly along the west line of Seventh Boulevard to the south line of Carroll Street; thence westwardly along the south line of Carroll Street to the extension of the west line of Eighth Street; thence northwardly along the extension and along the west line of Eighth Street to the east line of the Ozark Expressway; thence northwardly along the east line of the Ozark Expressway to the north line of Park Avenue; thence eastwardly along the north line of Park Avenue to the west line of Seventh Boulevard; thence northwardly along the west line of Seventh Boulevard to the east line of the Ozark Expressway; thence northwardly along the east line of the Ozark Expressway to the north line of Convent Street; thence eastwardly along the north line of Convent Street to the eastern line of Third Street and the point of beginning.

The boundary of the Slum Clearance and Redevelopment Section of the Kosciusko Urban Renewal Project Area is discontinuous and the area included in such section is best described as follows:

- (2) Take such measures to accomplish rehabilitation objectives as may be required by the organization and the Land Clearance Authority. In the event that voluntary rehabilitation of any property is not obtained, the Authority will acquire such property and take whatever further action to accomplish rehabilitation, or to demolish structures, or otherwise to prepare the property for resale, as may be deemed most suitable by the Authority.
- (b) Structures of unsound physical character may be acquired by the Authority and demolished.
 - (c) Standards governing the rehabilitation work will be made a part of all agreements executed by and between property owners, the organization representing property owners, and the Land Clearance Authority. All requirements derived from these standards will equal or exceed applicable provisions of the City's Building Code, Zoning Code, Minimum Housing Standards Ordinance, or other such regulations. This provision shall apply equally to units and properties designated for permanent use or occupation and to those units or properties designated to be used or occupied, for a period not to exceed ten years, for dwelling purposes. Dwelling accommodations in the main buildings in the commercial area which are substandard will be brought up to code standard by code enforcement or such dwelling accommodations will be eliminated.

G. LAND ACQUISITION, DEMOLITION & CLEARANCE

Within the Slum Clearance and Redevelopment Section of the project area, approximately 97% of the properties will be acquired and cleared by the Land Clearance Authority. Properties not acquired in this section will be limited to those on which are located sound structures which are in uses, or can be put to uses, compatible with the Land uses proposed in the Project Area Plan. Within the Rehabilitation Section approximately 65% of the properties will be wholly acquired and cleared by the Land Clearance Authority, and much of the remaining 35% will be partially acquired to permit the clearance of accessory buildings. Most of the acquisition and clearance will serve the purpose of creating parking lot area, fronting on 7th Boulevard and on 3rd Street. However, some properties and buildings fronting on Broadway may be acquired and cleared if found to be unsuitable for rehabilitation because of structural or other defects which cannot economically be remedied as required by various city codes applying to buildings and their condition and occupancy. In addition, the Land Clearance Authority and the owners of Broadway frontage property within this section will establish, by agreement, certain requirements obligating the owners to contribute to the acquisition and maintenance of the community parking area to be established, and to meet standards of building and property renovation which in some respects will exceed the city's code requirements. Properties of owners not signatory to the aforementioned agreements will be acquired and disposed of either for rehabilitation or redevelopment.

H. REGULATIONS AND CONTROLS

In order to achieve the objectives of the Urban Renewal Plan for the Kosciusko Project, certain regulations and controls shall apply to new development and to the continued use of land and structures within the project boundaries.

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

RELOCATION INFORMATION - KOSCIUSKO URBAN RENEWAL PROJECT MAYOR'S (

NOV 1 1959

Number of Site Occupants:

Tenant Families: 1,680.
Owner Families : 192.
Total Families : 1,872.
Single Persons : 602.

Families Eligible for Public Housing:

73% or 1,368 Families

Estimated Relocation Period:

Three years, beginning about July 1, 1959

Housing Resources:

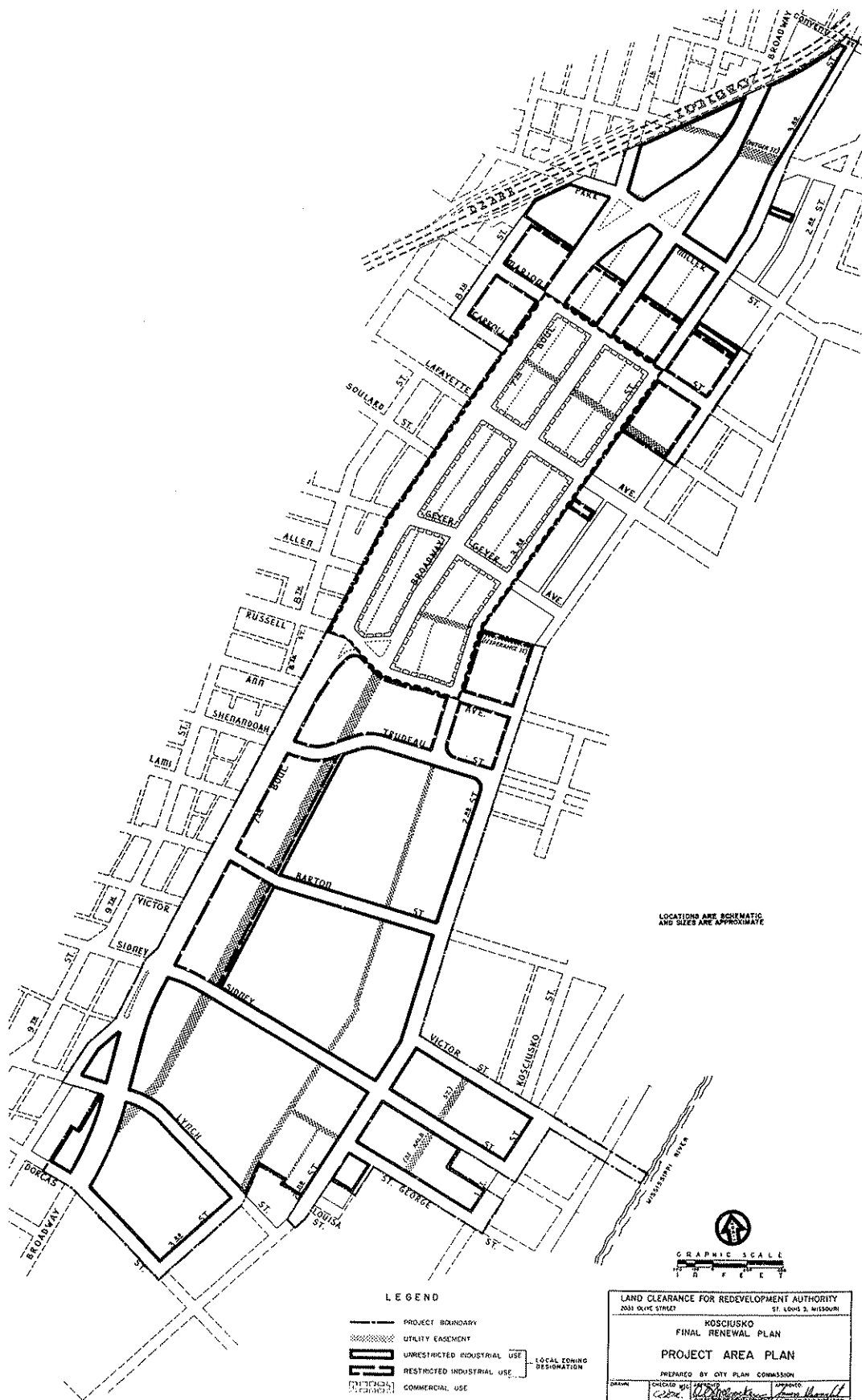
Public housing: 1,200 turn-over vacancies annually and 1,250 new apartments under construction. Total of 4,850 available units during the relocation period.
Private housing: Day-by-day listings in the number required will be maintained by Authority relocation workers.

Financial Help for Moving Expenses: (After property is acquired)

For families and non-transient individuals: Actual moving costs, up to \$100.00.
For businesses: Actual moving costs and fair market value losses on personal property, up to \$2,500.00.







Relocation Procedures:


In order to carry out its legal responsibility of finding decent, safe and sanitary housing for every family displaced, the Land Clearance Authority will establish one or more Relocation Field Offices in the project. Relocation workers from the offices will maintain close contact with all families and single persons residing in the area, with the aim of providing assistance in finding housing meeting the individual needs and desires of site occupants.



LOCATIONS ARE SCHEMATIC
AND SIZES ARE APPROXIMATE

LEGEND

-  PROJECT BOUNDARY
-  UTILITY EASEMENT
-  UNRESTRICTED INDUSTRIAL USE LOCAL ZONING DESIGNATION
-  RESTRICTED INDUSTRIAL USE
-  COMMERCIAL USE
-  REHABILITATION SECTION BOUNDARY


 GRAPHIC SCALE
 1" = 200'

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY 2033 OLIVE STREET ST. LOUIS 2, MISSOURI	
KOSCIUSKO FINAL RENEWAL PLAN	
PROJECT AREA PLAN	
PREPARED BY CITY PLAN COMMISSION	
DRAWN BY <i>C. E. ...</i>	CHECKED BY <i>...</i>
DATE MAY, 1958	SCALE 1" = 200'
SHEET NO. 295 X 42	DRAWING NUMBER R-313A

Exhibit II