

PROMIS  
✓ LURA  
(EXHIBITSS)

URBAN RENEWAL PLAN

(As Modified October 4, 1962)

ELMWOOD PARK URBAN RENEWAL AREA

PROJECT NO. MO. R-10

ST. LOUIS COUNTY, MISSOURI

October 4, 1962

URBAN RENEWAL PLAN  
ELMWOOD PARK  
MO.R-10  
ST. LOUIS COUNTY, MISSOURI

R-213  
24 Pages

	Page
A. TABLE OF CONTENTS	1
B. DESCRIPTION OF THE URBAN RENEWAL AREA	2
1.) Narrative Description	2
2.) Legal Description	2
3.) Conditions requiring renewal treatment	2
4.) Proposed renewal actions	2
C. PLANNING & IMPROVEMENT PROPOSALS	
1.) Project Area Plan (See Map-1)	3
a.) Land Use Proposed	3
b.) Residential Area	3
c.) Local Business Area	3
d.) Public & Semi Public - Churches, School	4
e.) Proposed Public Right of Way & Vacatings	4
Zimmerman, Wibracht, Wishart	4
Laughlin, Werremeyer, Appel, Rebie, Meeks	5
Roberts, Chicago, Colburn, Colorado	5
f.) Proposed Utility Easements	5
2.) Zoning Plan (See Map-2)	6
Existing and proposed zoning	6
3.) Street & Highway Adjustment (See Map-3)	6
a.) Curbs, Gutters and Pavements	6
b.) Proposed Rights of Way - Zimmerman Place,	6
Dielman, Wibracht, Wishart, Laughlin, Werremeyer,	7
Appel, Roberts, Rebie, Meeks, Chicago, Colorado	7
4.) Utilities Plans (See Maps 4-1, 4-2, 4-3)	8
a.) Existing & Proposed Sanitary Sewers	
b.) Storm Drainage	
c.) Gas & Water Distribution	
d.) Electrical, Telephone, & Street Lighting	
5.) Topographic Map (See Map-5)	
Existing Land Use (See Map-6)	
D. REHABILITATION OF EXISTING STRUCTURES	8
a.) Conditions governing rehabilitation	9
b.) Mortgage assistance for families	9
E. LAND ACQUISITION	9
Proposed & Properties not to be acquired	9
Demolition, Clearance & Relocation of Structures	9
F. REGULATIONS AND CONTROLS TO BE ENFORCED	10
Standards and Definitions	
1.01 Land affected, Persons affected	11
Definition of Terms used in Standards	12, 13, 14, 15
Regulations affecting residents after Plan	
is developed	16, 17, 18, 19, 20
FHA suggested revision of standards incorporated	20a
G. STATE & LOCAL PROVISIONS FOR RELOCATION OF FAMILIES	21
H. LOCAL APPROVAL OF PLAN, METHOD OF	22
Public Hearing on Plan	23
Changes in Zoning	23
Vacation & Opening of Streets	23
Opening of the Right of Way	24
I. CHANGES IN APPROVED PLAN	
Substantial Changes to be approved by Council & NHFA	24
J. ELMWOOD PARK MAPS - 200' Scale	

B. DESCRIPTION OF THE URBAN RENEWAL AREA

1. The boundaries of the Urban Renewal area are shown on the PROJECT AREA PLAN (Exhibit URP-1) and all other URP maps in this report. The boundaries of the urban renewal area are also the boundaries of the slum clearance and redevelopment area. Within this area the properties not to be acquired have been delineated and are more specifically identified in Section E which follows.

2. A boundary description of the urban renewal area is as follows:

Beginning at the intersection of the north line of Rebie Avenue and the east line of Zimmerman Place, thence south along said east line of Zimmerman Place to the Chicago, Rock Island and Pacific Railroad, thence west along said railroad right of way to the west line of Appel Place, thence north along said line to the north line of Rebie Avenue, thence east along said north line of Rebie Avenue to the point of beginning, all within the County of St. Louis, Missouri.

The deeds to the property within said urban renewal area are filed with the Recorder of Deeds in the St. Louis County Courthouse, Clayton, Missouri.

3. CONDITIONS REQUIRING URBAN RENEWAL TREATMENT

The Elmwood Park Project Area is one of several isolated pockets of unincorporated areas within St. Louis County that has been consistently ignored by adjacent communities, due in part to the added cost of providing municipal improvements to adequately serve the area. Although today characterized by numerous sub-standard homes, no sanitary or storm sewers, and a majority of the streets unimproved without the benefit of curbs, gutters, or sidewalks, in the Elmwood Park Area, because of its favorable location in St. Louis County and rapidly developing adjacent areas, could become a very desirable neighborhood with the assistance of appropriate urban renewal treatment.

4. PROPOSED URBAN RENEWAL ACTIONS

A combination of renewal aids in the form of slum clearance, redevelopment, rehabilitation, and conservation is proposed for the area.

Rehabilitation will be effectuated by voluntary contractual agreements between individual property owners and the Local Authority.

Proposed public improvements will either be furnished by the local government of St. Louis County, or public and private utility companies.

The Land Clearance for Redevelopment Authority of St. Louis County will be responsible for carrying out the Renewal Plan and for obtaining from all other public and private entities the cooperation agreements necessary to carry out the plan.

The land designated for multifamily use will be developed for moderate-income housing.

**C. PLANNING AND PROJECT IMPROVEMENT PROPOSALS**

**1. Project Area Plan (Exhibit URP-1)**

**a. General**

The majority of the project area is to be redeveloped to create a residential neighborhood with related school, park, and shopping facilities. The approximate areas of land to be devoted to the several uses are shown in the following tabulation:

<u>Land Use</u>	<u>Area in Acres</u>	<u>Per Cent</u>
Gross Area	74.5	100.0
Streets	11.1	15.7
Net Area	63.4	84.3
Net Area	63.4	100.0
Residential	29.0	46%
Public and Semi-Public	4.0	6%
Local Business	.6	1%
Industrial	29.8	47%

Included in the preceding tabulation are certain properties proposed not to be acquired provided the owners conform their properties to the renewal plan. These properties are summarized as follows:

**PROPERTIES NOT TO BE ACQUIRED**

<u>Land Use</u>	<u>Area in Acres</u>
Residential	0.25
Semi-Public	<u>2.10</u>
	2.35

**b. Residential Areas**

The renewal plan for the project area will transform an existing substandard area into an improved, revitalized residential neighborhood, restoring it as an asset to the County. In part this will be accomplished by clearing all of the deteriorated structures which are not capable of rehabilitation, by retaining several structures which are standard or capable of rehabilitation, and by providing cleared sites to be served by a modified street pattern which will be made available for purchase by private re-developers. Future neighborhood activities will center around the school and new park site. The provision of these community facilities will create a new environment for family enjoyment. To complete the attractiveness of the renewal neighborhood, all streets will be paved, storm and sanitary sewers provided, and certain utility services extended to meet the future needs. The proposed standards will permit single-family dwellings anywhere within the blocks designated for residential use if the conditions set forth are met.

**c. Local Business Area**

There are no standard convenience shopping areas within the project area to adequately serve the present population, hence a small convenient shopping area is proposed to

fulfill the daily needs of the project area in the future. Because of its geographical relationship to adjoining areas, the proposed shopping area is not expected to serve more than the project area; and in view of the size of the project area, it is reasonable to assume that a large portion of the shopping trade will arrive on foot.

d. Public and Semi-Public

Though several churches exist within the project area, only one is proposed for retention. This Church, however, needs extensive rehabilitation and Church Trustees have indicated their willingness to make improvements. Another Church plans to purchase land and construct a new building in an area to be zoned quasi-public. The existing fire station, while strategically located at the present time, is in a structure deemed to be substandard and will be acquired. If a new station is proposed, a site within the park area, with direct access to Dielman Road, is available.

The present elementary school will be adequate to serve the future school population needs and is detailed elsewhere in this report. However, there is a need to provide suitable outdoor recreational facilities for the use of all age groups. Therefore, a small neighborhood park is proposed contiguous to the elementary school.

e. Proposed Public Right-of-Way

The project circulation system for the project area is designed to permit the residential properties to adjoin the surrounding industrial areas at the rear of the residential properties. This results in several vacations of existing streets and the establishment of several new streets.

Modifications to the rights-of-way in the form of vacations are described as follows. Portions of vacated rights-of-way identified elsewhere in this report will be retained as utility easements.

NORTH - SOUTH STREETS

(1) Zimmerman Place

Existing Zimmerman will be vacated in its entirety, and a new Zimmerman will be provided to permit the residential properties to rear upon the adjoining Government Record Center. This relocation requires Zimmerman to be moved approximately 100 feet west. New Zimmerman will extend between relocated Meeks and Chicago Avenues.

(2) Wibracht Place

Will be relocated approximately 40 feet east to permit replatting in accordance with the plan, and will extend between relocated Meeks and Chicago Avenues.

(3) Wishart Place

Will be abandoned between Rebie Avenue and relocated Meeks Avenue and between relocated Chicago Avenue and the railroad right-of-way to permit larger residential tract development.

**(4) Laughlin Place**

Will be abandoned in its entirety throughout the project area and be relocated approximately 125 feet east and will extend between relocated Meeks and Chicago.

**(5) Werremeyer Place**

Will be abandoned in its entirety throughout the project area to permit the contiguous development of industrial uses.

**(6) Appel Avenue**

Will be abandoned with the exception of the extreme southern 50 feet contiguous to the south project boundary.

**EAST-WEST STREETS**

**(7) Rebie Avenue**

Will be abandoned in its entirety to permit the development of residential properties to rear upon the surrounding industrial areas. One industrial property adjacent to Rebie (northern boundary) may become land blocked and tentative plans have been made to provide for an exit-entrance. See Map Eleven.

**(8) Meeks Avenue**

Will be generally abandoned in its entirety but east of Laughlin Place will be relocated to the north.

**(9) Roberts Avenue**

Will be generally abandoned in its entirety to permit the development of a new park and larger residential and industrial tracts.

**(10) Chicago Avenue**

Will be generally abandoned in its entirety but relocated to the south to permit improved residential and industrial development.

**(11) Colburn Avenue**

Will be abandoned in its entirety to permit improved residential and industrial development.

**(12) Colorado Boulevard**

Will be abandoned in its entirety to permit improved residential development.

**f. Proposed Easements**

Proposed utility easements will occur at the following places as noted on the project area plan.

**(1)** In abandoned Zimmerman Place between new Chicago Avenue and the south project boundary, and as a projection of new Chicago Avenue east of new Zimmerman Place.

**(2)** A north-south line approximately 200 feet east of Elmwood Road between the north project boundary and new Meeks Avenue, bisecting the multi family area.

- (3) A north-south line approximately 40 feet west of new Roberts Avenue between the north project boundary and new Meeks Avenue.
- (4) A north-south line projecting from new Roberts Avenue between new Chicago Avenue and the south project boundary.
- (5) An east-west line, approximately 110 feet south of the proposed new Chicago Avenue, extending between Elmwood Avenue and the east project boundary.
- (6) A line extending around the perimeter of the project.
- (7) Two lines extending, 1) along the south line of lot 24, and 2) the north line of lot 22, both being projections of the sanitary and storm sewer lines in the new Chicago and the new Zimmerman Avenues.

## 2. ZONING PLAN (Exhibit Map-2)

### a. Existing Districts

With the exception of property along Dielman Road south of Roberts Avenue, the project area is presently zoned for "E" single family dwelling and comes under the jurisdiction of the St. Louis County Zoning Ordinance. The exception area, mentioned heretofore, is zoned for "H" local business which permits the normal retain uses.

### b. Proposed Zoning Changes

It is proposed to zone the residential area "E" single family, "F" two family and "G" multiple dwelling, and to place the area noted for local business in the "H" local business district regulations. The area indicated as industrial is proposed for "J" light industrial.

## 3. Street and Highway Adjustment Plan (Exhibit Map 3-1)

### a. Existing and Proposed Gutters, Curbs and Pavements (Map 3-1)

Since none of the existing streets to remain meet the standards proposed for the renewal area, all streets shown as a part of the circulation pattern will require curb and pavement, thereby affording the normal residential amenities that contribute to the general character of the area.

### b. Existing and Proposed Rights-of-Way (Map 3-2)

The proposed modifications of rights-of-way have been detailed in the foregoing discussion of the planning and project improvements proposals under the heading of the project area plan. In the cases where all or a portion of vacated rights-of-way are proposed to be retained and dedicated as utility easements, the widths shown will be subject to modifications when and if the exact location of the utility lines can be determined. Changes in rights-of-way are also proposed for the rounding of street intersections as shown on the plan. Below is a list of the streets in the project area along with the nature of the proposed changes for each:

#### NORTH-SOUTH RIGHTS-OF-WAY

##### (1) Zimmerman Place

The existing right-of-way will be vacated between the center line of Colburn and the north project boundary. New Zimmerman will extend between new Meeks and Chicago Avenues, and will join with these streets with a gentle curving using about 100 foot radius.

*Eliminated on*  
(2) Dielman Road

The existing right-of-way will be retained throughout the extent of the project area but will be widened to 60 feet instead of the present 50 feet to comply with the County Traffic Commission's directive.

(3) Wibracht Place

The existing right-of-way throughout the project area will be vacated and relocated approximately 40 feet east and extend between new Meeks and Chicago Avenue.

(4) Wishart Place

Between new Meeks and Chicago Avenues the existing right-of-way will be retained and widened. Elsewhere the street will be vacated.

(5) Laughlin Place

The existing right-of-way will be vacated and moved approximately 125 feet east.

(6) Werremeyer Place

The existing right-of-way will be vacated.

(7) Appel Avenue

The existing right-of-way will be vacated with the exception of the extreme southern 50 feet.

(8) Roberts Avenue

A new street hereafter identified as Roberts Avenue will be developed midway between Wishart and Wibracht Places.

EAST-WEST RIGHTS-OF-WAY

(9) Rebie Avenue

The existing right-of-way will be vacated.

(10) Meeks Avenue

The existing right-of-way will be vacated, but between Zimmerman Place and Laughlin Place will be relocated.

(11) Roberts Avenue

The existing right-of-way will be vacated.

(12) Chicago Avenue

The existing right-of-way will be vacated, but west of Zimmerman Place it will be relocated.

(13) Colburn Avenue

The existing right-of-way will be vacated.

(14) Colorado Boulevard

The existing right-of-way will be vacated.



**4. UTILITIES PLAN (Exhibit URP-4)**

Sheet 1 - Existing and Proposed Sanitary Sewerage and Storm Drainage Systems.

Sheet 2 - Existing and Proposed Water and Gas Distribution Systems.

Sheet 3 - Existing and Proposed Electrical, Telephone and Street Lighting Systems.

**a.) Existing and Proposed Sanitary Sewerage and Storm Drainage Systems (Sheet 1)**

**(1) Sanitary Sewerage**

The project area is not presently served with sanitary sewers. It is proposed to develop an adequate sanitary sewerage system that will serve both the project area and the area that lies above the project. All matters of sewerage design must be approved by the St. Louis Metropolitan Sewer District.

**(2) Storm Drainage**

There is no designed storm drainage system. This deficiency results in numerous problems which are not conducive to a healthful neighborhood development. The natural drainage is from the northwest toward the southeast into the upper reaches of River Des Peres. Improvements proposed are discussed in the project improvements report section.

**b.) Existing and Proposed Water and Gas Distribution Systems (Sheet 2)**

There is only limited water service within the project area, and no gas service; each of these two services will be developed to satisfy the needs of the renewed residential area.

**c.) Existing and Proposed Electrical, Telephone and Street Lighting Systems (Sheet 3)**

The existing electrical and telephone distribution service is generally adequate to fulfill the needs of the area. No street lighting exists, and this will be provided by the residents, incorporating a lighting district as permitted by Missouri Statutes, Sec. 235.

**5. SPECIAL SITE IMPROVEMENTS (Exhibit URP-5)**

In order to adequately accommodate the anticipated storm water run-off not only for the project area but also for those areas above and beyond the project which contribute to the run-off, it is necessary to construct in place a combination of a 36, a 39 and a 48 inch storm water drain in the western portion of the residential area, and a combination of a 27, 30, 36, 39 and 42 inch storm water drain in the eastern portion of the project area. Verification for these two facilities is shown graphically on supporting document (S.D. 1) wherein the general watershed area is related to the project area as a whole.

**D. REHABILITATION OF STRUCTURES**

Rehabilitation of certain structures is proposed as incidental to Slum Clearance and Redevelopment. It will be undertaken by private individuals on a voluntary basis in the following instances:

1. By owners of three project properties which are determined to be capable and feasible of rehabilitation to the level of and in accordance with the rehabilitation standards hereinafter established for this project area. The Local Authority shall have the authority to sell, subject to rehabilitation, any rehabilitable property acquired by the Authority.

**E. LAND ACQUISITION, DEMOLITION AND CLEARANCE**

The extent to which acquisition, demolition and clearance are contemplated within the project area is as follows:

1. Proposed Acquisition

Approximately 99 per cent of the property not in public rights-of-way will be acquired. Acquisition is proposed of that property necessary to achieve a new street layout, of that property which, if allowed to remain, would perpetuate the deterioration, decay and blight which urban renewal proposes to eliminate, and of that property which is necessary to acquire in order to make way for improved reuse of the land as determined by modern planning principles.

2. Non-Acquisition

The three properties not to be acquired fall into two categories and are so identified on the Project Area Plan.

- a. Property not to be acquired because its standard or near standard condition did not warrant acquisition and was therefore not in the best interests of urban renewal from either the planning, financial or relocation point of view.
- b. Property not to be acquired if the proposed Standards set forth in Section F will be agreed to. This is property whose owners have expressed a desire to bring their respective properties into conformance with the proposed minimum standards for the renewal area rather than have their properties acquired and cleared by the Local Authority. In the event that an owner of property so categorized does not exercise the option of entering into private contractual agreements with the Local Authority for the purpose of standardizing the property, the property will be acquired by the Local Authority and the structures located thereon demolished or, as economically feasible, sold for renewal and relocation.

3. Demolition, Clearance and Relocation of Structures

On the property to be acquired for clearance and subsequent disposition to private developers, those structures found to be substandard or infeasible of economic rehabilitation will be demolished, while those structures substandard but capable of economic rehabilitation and located in the area assigned to redevelopers for new housing may be relocated by the local Public Agency to those areas suitable for relocated housing.

F. REGULATIONS AND CONTROLS TO BE ENFORCED IN THE URBAN RENEWAL AREA

The regulations and controls to be enforced in the project area will take the form of the Standards which follow the qualifying statements below. The duration of the Standards is stated in Section 1, paragraph 1.05 of the Standards. In order to implement and strengthen the Urban Renewal Plan for this project certain structures and properties are subject to voluntary repair and rehabilitation or clearance by the present owners.

The plan as proposed herein for the rehabilitation or clearance of deteriorating and substandard structures is one of voluntary action by the property owners in cooperation with the Local Authority. Upon approval of this plan, the Local Authority will institute a program supervised by staff members to encourage, advise, and consult with existing and future property owners in undertaking, on a voluntary basis, all necessary actions to correct or eliminate noted deficiencies in their property and improvements. Agreements will be made with individual property owners as to appropriate action to be taken with respect to their property. This action will then firmly establish self-imposed standards and a definite plan of action for property owners participating in the program.

In order to clarify the goals or standards to be achieved in this element of the plan, the Board of Commissioners of the Local Authority has adopted a series of standards to apply to the various areas within the project. These standards form the basis upon which the Local Authority will negotiate with individual property owners and wherever practical and pertinent will be incorporated into the contractual agreement to be executed between the two parties. It should be noted that these goals or standards are derived from existing and proposed codes and ordinances of St. Louis County, Missouri and standards of the FHA and do not go beyond present county requirements. It should be further stated that the adoption of these standards and the proposed execution of contracts based on such standards is not to be construed in any way as an attempt to circumvent or relieve the county of its rights, powers, and duty to enforce existing codes and ordinances in the project area as in other areas of the county. The proposed standards have been drawn to provide the Local Authority with a necessary minimum amount of interest and control of rehabilitation and clearance actions which will actually be instituted and encouraged by the Local Authority. Completely satisfactory controls could not possibly be achieved in this program of repair, rehabilitation and clearance by the general regulations and codes of the county which are always subject to change, repeal or the technicalities of enforcement.

Following are the standards to be achieved in the project area as adopted by the Board of Commissioners of the Local Authority:

STANDARDS FOR THE  
REDEVELOPMENT AND REHABILITATION  
OF THE  
ELMWOOD PARK URBAN RENEWAL AREA  
ST. LOUIS COUNTY, MISSOURI

Section 1. Application of Standards

- 1.01 Land Affected. These standards shall apply to lands in the Elmwood Park Urban Renewal Area legally described as follows:

Beginning at the intersection of the north line of Rebie Avenue and the east line of Zimmerman Place, thence south along said east line of Zimmerman Place to the Chicago, Rock Island and Pacific Railroad, thence west along said Railroad right-of-way to the west line of Appel Place, thence north along said line to the north line of Rebie Avenue, thence east along said north line of Rebie Avenue to the point of beginning, all within the County of St. Louis, Missouri.

- 1.02 Persons Affected. All persons or corporations who now own or shall hereafter acquire any interest in the above described area shall be encouraged to voluntarily agree and covenant with the Local Authority and with their successors and assigns to conform to and observe the following covenants, standards and stipulations as to the use thereof and construction of improvements thereon.

- 1.03 Urban Renewal Plan. The Urban Renewal Plan for the Elmwood Park Urban Renewal Area as modified under date of October 4, 1962; is hereby made an integral part of these covenants, standards, and stipulations.

- 1.04 Application of Standards. Section 3 of these standards pertaining to demolition of substandard structures and to the removing, remodeling and maintenance of other structures and grounds shall apply to all lands within the Elmwood Park Urban Renewal Area. Section 4 pertaining to residential standards shall apply to all lands marked for residential or public and semi-public uses on the Urban Renewal Plan. Section 5 outlining standards for public and semi-public uses shall apply to all lands classified as residential or public and semi-public on the plan and to all public and semi-public uses irrespective of their location. Section 6, Local Business Standards, shall apply to the area marked for Local Business use on the plan. The standards of Section 7 for Industrial uses shall apply to uses locating in the Industrial area. Residential uses shall be permitted only in the areas marked Residential or Public and Semi-Public on the plan. Local business uses may be located only in areas marked for Local Business on the plan.

- 1.05 Duration of the Standards. These standards shall be in full force and effect until January 1, 1980, at which time they shall be automatically renewed for successive five-year periods.

Section 2. Definition of Terms

2.01 For the purposes of these standards, the following terms are defined:

Accessory Building. A subordinate building the use of which is incidental to that of the main building.

Basement. Shall mean a portion of a building located partly underground but having less than half its clear floor-to-ceiling height below the average grade of the adjoining ground.

Building Coverage. Is the percentage of land exclusive of streets and alleys covered by those portions of a building or buildings that are above the average level of the streets contiguous to the property occupied.

Building, Height Of. The vertical distance measured from either the street curb level or the average finished ground level of the lot, adjoining and within 10 feet of the building where the building sets back from the street line 10 feet or more and measured to the level of the highest point of the roof beams of a flat roof and to the main height level of the top of the main plate and highest ridge for other roofs.

Building, to be Demolished. Is an existing building within the Renewal Area identified on the Urban Renewal Plan as a substandard building which is to be demolished.

Building. A structure having a roof supported by columns or walls.

Curb Level. The level of the established curb in front of the building measured at the center of such front. Where no curb level has been established the city engineer shall establish such level or its equivalent.

Density. Is the number of family living units per acre of land used for dwelling purposes exclusive of land used for streets, alleys, schools, churches and public parks, but including off-street parking areas.

Dwelling. A building or portion thereof designed exclusively for residential occupancy including one-family, two-family and multiple dwellings, boarding and lodging houses and apartments, but not including apartment hotels, hotels, motels, or temporary housing as hereinafter defined.

Dwelling Unit. Is a group of no less than a bathroom plus two habitable rooms, one of which shall be a bedroom, occupied or intended for occupancy as separate living quarters by a family or other group of persons living together or by a person living alone, if such person is the sole occupant of the structure within the dwelling is located. Each dwelling unit shall provide separate cooking facilities and equipment.

February 9, 1960

Dwelling Unit, Standard. Standard dwelling units are those complying with the following requirements:

- a. Providing a kitchen sink in good working condition properly connected to a sewer and water system approved by the Health Commissioner.
- b. Providing a flush water closet, a lavatory basin and a bath tub or shower in good working condition and properly connected to water and sewer systems. Said sewers shall be installed and connected to a system approved by the St. Louis Metropolitan Sewer District.
- c. Providing a kitchen sink, lavatory basin, bath tub or shower all connected with both hot and cold water lines and water heating facilities supplying an adequate supply of hot water at every required kitchen sink, lavatory basin and bath tub or shower, may either be naturally lighted and vented or artificially lighted and mechanically ventilated.
- d. Providing safe and unobstructed means of egress leading to safe and open space at ground level accessible to a public street.
- e. Providing that every habitable room shall have at least one window or skylight facing directly to the outdoors. The minimum total window area shall be 10 per cent of the floor area of the room, except that whenever the only window in the room is a skylight window in the top of such room, the total area shall be equal to at least 15 per cent of the total floor area of such room. At least 45 per cent of the minimum window area shall be such that it may easily be opened to ventilate the room, except that no window or skylight shall be required in adequately ventilated bathrooms and water closet compartments equipped with a ventilation system which is kept in continuous operation.
- f. Provide heating facilities which are maintained in a safe working condition capable of safely and adequately heating all of the dwelling unit to a temperature of at least 70 degrees F. under ordinary minimum winter conditions.
- g. Every dwelling shall be supplied with electricity. Every habitable room of any existing dwelling shall contain at least two separate wall type electric convenience outlets or one such convenience outlet and one ceiling electric light fixture. Every toilet room, bathroom, laundry room, furnace room and public hall shall contain at least one ceiling or wall type electric light fixture. Every such outlet and fixture shall be properly installed; shall be maintained in good and safe working condition; and shall be connected to the source of electric power in a safe manner.
- h. Every public hall and stairway in every multiple dwelling containing five or more dwelling units shall be adequately lighted at all times.

February 9, 1960

- i. Provide protection against mosquitoes, flies, and other insects for every door opening directly from a dwelling to outdoor space, used or intended to be used for ventilation, shall have a supplied screen door and a self-closing device; and every window or other direct opening to outdoor space from the dwelling, used or intended to be used for ventilation, shall likewise be supplied with screens. All screens shall be adequate to exclude insects. every basement window used or intended to be used for ventilation, and every other opening to a basement which might provide an entry for rodents, shall be supplied with a screen or such other device as will effectively prevent their entrance.
- j. Every dwelling unit shall have adequate rubbish and garbage disposal facilities or rubbish and garbage storage containers.
- k. Every dwelling unit shall contain at least one hundred fifty (150) square feet of floor space for the first occupant thereof and at least one hundred (100) additional square feet of floor space for every additional occupant thereof, the floor space to be calculated on the basis of total habitable room area.
- l. In every dwelling unit of two or more rooms, every room occupied for sleeping purposes by one occupant shall contain at least 70 square feet of floor space and every room occupied for sleeping purposes by more than one occupant shall contain at least 50 square feet of floor space for each occupant thereof.
- m. No dwelling or dwelling unit containing two or more sleeping rooms shall have such room arrangements that access to a bathroom or water closet compartment intended for use by occupants of more than one sleeping room can be had only by going through another sleeping room; nor shall room arrangements be such that access to a sleeping room can be had only by going through another sleeping room or a bathroom or water closet compartment.
- n. At least one-half of the floor area of every habitable room shall have a ceiling height of at least seven (7) feet; and the floor area of that part of any room where the ceiling height is less than five (5) feet shall not be considered as part of the floor area in computing the total floor area of the room for the purposes of determining the maximum permissible occupancy thereof.
- o. No basement space shall be used as a habitable room or dwelling unit unless, in addition to complying with Paragraph n, it complies with the following requirements:
  1. The floor and walls are pervious to leakage of underground and surface runoff water and are free of dampness.
  2. The window area in each room is equal to the minimum window area required in Paragraph e above of these standards and such required window area is located entirely above the grade of the ground adjoining such window area.

February 9, 1960

provided that window area below grade may be acceptable according to the provision and design of window well as determined by the Building Commissioner.

- p. All buildings shall be maintained in a satisfactory structural condition in conformity with the requirements of the Building Code of St. Louis County, Missouri, and may not have any of the following structural defects:
1. No walls or vertical structural members may list, lean or buckle in excess of one-eighth inch horizontal measurement for each one foot of vertical measurement.
  2. Supporting members may not have more than 20 per cent of damage or deterioration and outside walls or covering may not have more than 33 per cent of damage or deterioration.

Family. One or more persons related by blood or marriage living together and occupying a dwelling unit or a group of not more than five living together by joint agreement and occupying a dwelling unit on a non-profit sharing basis.

Frontage. All the property on one side of the street or place between the two intersecting streets or places measured along the line of the street or place.

Habitable Room. Shall mean a room or enclosed floor space used or intended to be used for living, sleeping, cooking, or eating purposes, excluding bathrooms, water closet compartments, laundries, pantries, foyers, or communicating corridors, closets, and storage spaces.

Landscaped Area. Is an area in a yard permanently devoted to and maintained for the growing of trees, shrubbery and other plant material.

Loading Space. Is a space on the lot providing for the loading and unloading of trucks; such space having a minimum dimension of 10 feet by 25 feet with a vertical clearance of at least 4 feet. Loading space shall be so arranged as to provide maneuvering space utilizing property on the lot and on adjacent streets in order to permit a truck to reach the loading space by a single backing movement.

Lot. A parcel of land to be occupied by one building and its accessory buildings, including required open spaces and fronting upon a public street.

Lot Area. The land area within the lot lines.

Parking Space. A space on the lot not less than 9 feet wide and 20 feet long connected to a public street by a driveway not less than 10 feet wide and so arranged as to permit ingress and egress of an automobile without moving any other automobile parked adjacent to the parking space.

Story. That part of the building included between the ground floor and the surface next above, or if there be no floor above that part of the building that is above the surface of the highest floor thereof.



February 9, 1960

Street. A public thoroughfare which affords principal means of access to property abutting thereon.

Yard. An open space at grade on the same lot, located between a building and the adjoining lot lines unoccupied and unobstructed by any portion of a structure from the ground upward except as may be otherwise provided herein. The measurement of a yard shall be the minimum horizontal distance between the lot line and the building or structure. The front yard shall be a yard across the full width of the lot from the front line of the main building to the front line of the lot. The rear yard shall be the yard across the full width of the lot from the rear line of the main building to the rear line of the lot. The side yard shall be between the main building and the side line of the lot extending from the front yard to the rear yard.

### Section 3. General Standards and Goals

- 3.01 Substandard Buildings to be Removed. All substandard buildings scheduled for demolition in the Urban Renewal Plan shall be removed and either replaced with standard buildings as herein specified or else the site must be cleared and brought to a satisfactory level through grading, filling of basements and natural depressions, on or before January 1, 1965.
- 3302 Existing Buildings to be Remodeled. Existing residential buildings that are not disturbed under the Urban Renewal Plan shall be remodeled, rebuilt, altered, or enlarged where needed so that they consist entirely of one or more standard dwelling units on or before January 1, 1965.
- 3.03 Compliance with Laws and Ordinances. All uses of land and construction of buildings shall conform with the applicable laws, ordinances and regulations of St. Louis County and the State of Missouri, with these restrictions and with the officially adopted Urban Renewal Plan for the Elmwood Park Project Area.
- 3.04 Approval of Plans Required. Before land is used or the character of use changed or before buildings are erected, reconstructed, enlarged or structurally altered, plans for such use of land or building construction shall be submitted to the Land Clearance for Redevelopment Authority and approved in writing by said Authority. If the Authority does not act in 60 days the plan shall be deemed to be approved and the Authority shall so certify. The Authority shall approve all plans when it finds these meet the objectives of the Urban Renewal Plan. Plans may be revised by following the same procedure as that required for approval.
- 3.05 Moving of Buildings. Buildings may be moved into the project area and may be moved from one location in the project area to another location within the project area providing that when the move has been completed said building conforms in all respects to the requirements of these standards.
- 3.06 Maintenance of Structures and Grounds. Property is to be maintained in a clean, sanitary and sightly manner at all times. Weeds are to be cut. Debris and building materials are not to be stored or piled on the premises except during building construction.
- 3.07 Outside Storage. The outside storage or display of material of any kind is prohibited except in the commercial area when surrounded by a solid masonry or brick wall not less than five feet in height.

- 3.08 Discrimination. There shall be no discrimination against or segregation of any person or group of persons on account of race, creed, color, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of any premises within the project area.

#### Section 4. Residential Standards

Use. Property in the residential area shall be used for any purpose permitted in the public and semi-public area (See Section 5), those dwellings and residences containing standard dwelling units and those accessory buildings and uses customarily incident to a dwelling or residence when such accessory buildings or uses are located on the same lot and do not involve the conduct of a business. Accessory buildings may include private and storage garages when located not less than 60 feet from the front lot line or a private or storage garage constructed as part of the main building. Accessory uses shall include customary home occupations such as: the office of a physician, dentist, surgeon, dressmaker, musician and artist, but not including barbers or beauticians, when such home occupations are located in the person's dwelling, when no assistant other than a member of the family is employed and when no power other than electricity of not more than one-fourth horsepower is used in any one machine.

- 4.02 Height and Building Coverage. Residential buildings shall have a maximum lot coverage of 25 per cent and shall not exceed 2½ stories or 35 feet in height.
- 4.03 Yards. There shall be a minimum front yard of 25 feet, a rear yard of 25 feet, and two side yards each not less than six feet in width. For row houses and apartment buildings the minimum space at the ends of buildings shall be 20 feet, and the minimum spacing front to front, rear to rear, or front to rear shall be 60 feet.
- 4.04 Parking. One off-street parking space shall be provided on the lot for each dwelling unit in the building.
- 4.05 Density. Each single family home shall provide a minimum lot area of 6000 square feet; each two-family home a minimum lot area of 2500 square feet per family.
- 4.06 Landscaping. At least one-third of the area of the lot shall be devoted to landscaped area.
- 4.07 Advertising. Only the following types of advertising are allowed.
- a. A temporary non-illuminated sign not exceeding 8 square feet in area relating to the sale or lease of the building or premises, which sign shall be removed upon consummation of the sale or lease.
  - b. An illuminated or non-illuminated sign not larger than one square foot in area indicating presence of a rental office for an apartment building or the presence of a permitted home occupation.

#### Section 5. Public and Semi-Public Standards.

- 5.01 Use. Use of property in the public and semi-public area shall be for any of the uses permitted in Section 4 and for the following public and semi-public uses:

February 9, 1960

- a. Churches and publicly owned and operated community buildings, public museums, public administrative buildings, public libraries, police stations, fire stations and public off-street parking lots.
  - b. Public parks and playgrounds including public recreation or service buildings in such a park.
  - c. Public schools, elementary and high schools, and private schools including nurseries.
- 5.02 Height and Building Coverage. Buildings shall have a maximum lot coverage of 50 per cent and may be erected to a height of 3 stories or 45 feet.
- 5.03 Yards. Buildings shall provide a front yard of 25 feet, a rear yard of 25 feet and two side yards each of six feet, with exceptions as provided by the zoning laws of St. Louis County and further providing that the above requirements shall not apply to public parking lots or structures for which there shall be no yard requirements.
- 5.04 Parking. Parking space shall be provided in the following ratios:
- a. For churches and other places of public assembly one parking space shall be provided for each six seats of the total seating capacity of the building.
  - b. For all other public and semi-public uses one parking space shall be provided for each 1000 square feet of floor space.
- 5.05 Landscaping. At least one-fifth of the area of the lot shall be devoted to landscaped area, except that this shall not apply to public parking lots or structures.
- 5.06 Advertising. Only the following types of advertising are allowed:
- a. One illuminated or non-illuminated bulletin board for each use not exceeding 25 square feet in area showing names, activities and services offered on the premises.
  - b. A temporary non-illuminated sign not exceeding eight square feet in area relating to the sale or lease of a building or premises which sign shall be removed upon consummation of the sale or lease.

#### Section 6. Local Business Standards

- 6.01 Use of property in the intermediate business area shall be restricted to the following:
- a. Those uses allowed in the public and semi-public area under Section 5 above.
  - b. Assembly halls, automobile parking lots, banks, barber and beauty shops, clinics, hotels, mortuaries, offices, studios, radio and television shops, restaurants, cafes or cafeterias, shoe repair shops, retail stores, retail shops, and retail markets and theatres.
- 6.02 Height and Building Coverage. Buildings shall not exceed two stories or 35 feet in height. Building coverage shall not exceed 35 per cent of the lot area.

February 9, 1960

- 6.03 Yards. Buildings shall provide a front and rear yard of 25 feet, and a side yard of 5 feet.
- 6.04 Off-Street Parking. One parking space shall be provided on the lot for each 250 square feet of floor area in the building.
- 6.05 Off-Street Loading. One off-street loading space shall be provided on the lot for each 25,000 square feet of floor area or fraction thereof that is in excess of 5,000 square feet in a building.
- 6.06 Landscaping. At least 10 per cent of the lot area shall be devoted to landscaped area.
- 6.07 Advertising. All advertising shall comply with the following requirements:
- a. No detached signs or billboards shall be permitted.
  - b. All advertising signs shall be attached to a building, and shall not extend above the outside walls of the building nor more than one foot from the face of the wall of the building.
  - c. Contents of all advertising signs shall be limited to services, products or articles offered within the building to which the sign is attached.
  - d. Signs painted on the building shall be deemed to be attached signs and signs painted on or attached to a window to be viewed from outside shall be deemed to be outdoor advertising.

#### Section 7. Industrial District Standards

- 7.01 Use. Use of property in the industrial area shall be limited to the following non-residential purposes:
- a. Those uses permitted in the local business area.
  - b. Any other non-residential use that would not be obnoxious or offensive due to emission of odor, dust, smoke, gas or noise.
- 7.02 Height and Building Coverage. Buildings shall not exceed three stories or 45 feet in height except that cooling towers, antennae, water towers, and similar accessory appurtenances may be erected to exceed this height limit. Buildings may cover the entire lot area.
- 7.03 Yards. No front or rear yards are required; however, there shall be a side yard of not less than five feet.
- 7.04 Off-Street Parking and Loading. One off-street parking space shall be provided for each 300 square feet of floor area in the building. There shall be one loading space for each 10,000 square feet of floor area or fraction thereof that is in excess of 5,000 square feet in a building.
- 7.05 Landscaping. Any front yard that is provided where not required shall be landscaped.
- 7.06 Advertising. Outdoor advertising shall be limited to signs attached to buildings and extending no more than one foot from the facade of a building and not extending any higher than the building, the content of which is limited to describing products or services sold or produced on the premises or giving the name of the establishment. Signs painted on the

February 9, 1960

building shall be deemed to be attached signs and signs painted on or attached to a window to be viewed from outside shall be deemed to be outdoor advertising.

Section 8. Interpretation and Enforcement

8.01 Questions on interpretation of the exact application or the meaning of these standards or of the proposed contracts which will be based upon such standard shall be addressed to the Land Clearance for Redevelopment Authority or to the Agency responsible at the time of the request in writing. The Authority shall make such interpretation in writing in a period not to exceed 30 days; its decision shall be based upon the officially adopted urban renewal plan with any current amendments; and its decision shall be final.

8.02 The provisions contained in these standards shall bind and insure to the benefit of the owner or owners of any property in said project area and each of their legal representatives, heirs, successors and assigns and shall be enforceable by them or any of them and failure by the County of St. Louis, Missouri or the Land Clearance for Redevelopment Authority or any property owner to enforce any of these standards, conditions, covenants, liens, or reservations shall in no event be deemed a waiver of the right to so enforce. Inasmuch as the adoption and enforcement of these standards herein provided is deemed essential for the effectuation of the general plan of improvement contemplated in the Urban Renewal Plan and for the protection of the parties hereto and all future property owners of land within the development, it is hereby declared that any breach of the provisions of this declaration shall entitle any property owner to the remedy by injunction to restrain any such breach, in addition to all other remedies.

**G. PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS**

The following statements of a feasible method proposed for the relocation of families to be displaced from the urban renewal area are required by State Statutes. There are no other provisions necessary to meet local requirements.

The urban renewal plan clearly indicates:

1. The land in the area to be made available to private and/or public enterprise for redevelopment; and
2. The method for;
  - a. The temporary relocation of persons living in the area; and
  - b. Providing decent, safe and sanitary dwellings in St. Louis County, Missouri substantially equal to the number of substandard dwellings to be cleared from the area, at rents within the financial reach of the income groups displaced from such substandard dwellings as follows:

The Land Clearance for Redevelopment Authority will comply with applicable State and Federal laws and will administer relocation procedures by using experienced Authority personnel.

A family by family survey together with a survey of single persons maintaining private households and of commercial establishments has been obtained and data compiled by the staff. There were 146 Negro families and 39 individual householders living in the area at the beginning of the program. There are now 91 families and 26 individual householders. A majority of the families living in the project area have incomes below the maximum established for admission to public housing.

Listings from newspaper advertisements from realtors or for available dwelling units for rent will be kept current by the relocation staff. Turnover in existing private housing will be sufficient to permanently or temporarily rehouse all of the other families and single persons who will be displaced. Almost all relocation, however, will be within the project area.

The Land Clearance for Redevelopment Authority will consider an off-site dwelling unit to be decent, safe and sanitary when it is in compliance with building, fire and sanitary codes, in good repair, weather-tight with no leakages and dampness; has no health, fire, or safety hazards in the structures of its immediate vicinity; a safe running water supply within the dwelling unit, a private flush toilet that is sewer connected, and a bathroom, reasonably adequate kitchen, heating and electric lighting facilities. If any dwelling into which families are relocated by aid of the Authority are not decent, safe and sanitary, their use will be regarded as temporary and the Authority will undertake to offer families so temporarily housed a suitable permanent accommodation.

Families and single-person families will be advised in writing and by personal interview regarding the relocation procedures. All quarters available or used for the relocation of persons will be personally inspected by the

relocation staff of the Authority and certified as being decent, safe and sanitary. Relocation will be fully documented and recorded.

Occupants will be informed of impending demolition of structures and of plans of the Authority with respect to cooperating in their relocation. The site families and single-person families will be notified personally and in writing in order that the Authority is assured that proper notification has been issued.

Legal eviction action will be undertaken against site families and persons only as a last resort in cases of repeated refusal to:

- (1) Accept accommodations offered for permanent relocation; or
- (2) Move or to arrange to move after receipt of due notice; or
- (3) Failure to pay rent

Cash payment for moving expenditures will be made to site families, single-person families and commercial establishments. In no event will such payments exceed the maximum amount permitted by the Authority.

#### H. OFFICIAL ACTIONS TO CARRY OUT THE PLAN

1. The urban renewal plan is a legal document which must be approved by the County Council. The plan consists of:
  - a. This statement or report.
  - b. URP maps described in Section A of this statement or report.
2. The urban renewal plan must be approved by the Local Authority. It is officially submitted to the County Council after subsequent Federal approval.
3. However, the Local Authority shall first submit the plan to the Planning Commission for review and recommendations as to its conformity with the County's master plan.
4. The Planning Commission shall then submit its written recommendations regarding the urban renewal plan to the Local Authority within 30 days after receipt of the plan for review.
5. The Local Authority may recommend the urban renewal plan to the County Council for approval 30 days after submission of said plan to the Planning Commission with (or without after the 30 day period has elapsed) the recommendations of the Planning Commission. These recommendations shall be accompanied by statements of:
  - a. The proposed method and estimated cost of the acquisition and preparation for urban renewal of the project area.
  - b. The estimated proceeds or revenues from the disposal of the land within the project area to redevelopers.
  - c. The proposed method of financing the project.
  - d. The proposed feasible method of relocating families to be displaced from the project area.

February 9, 1960

6. The County Council shall then hold a public hearing on the urban renewal plan or substantial modification thereof recommended by the Local Authority after:
  - a. Public notice thereof by publication in a newspaper of general circulation in the community as prescribed below:
    - (1) Once each week for two consecutive weeks.
    - (2) The last publication to be at least 10 days prior to the date set for the public hearing.
    - (3) The notice shall describe the time, date, place and purpose of the hearing and shall also generally identify the area to be covered by the plan.
  - b. At the hearing all interested parties shall be offered a reasonable opportunity to express their views respecting the proposed urban renewal plan.
7. Following the hearing, the County Council may adopt the urban renewal plan if it finds that:
  - a. The plan is feasible.
  - b. The plan is in conformity with the County's master plan.
8. A plan recommended by the Local Authority and not approved by the County Council may be recommended again to the latter body with any modifications deemed advisable.
9. Changes in Zoning - Amendments
  - a. Appropriate changes in zoning are considered after approval of the urban renewal plan.
  - b. The Local Authority petitions the County Council for these changes, preferably putting all needed changes in one petition.
  - c. Before taking any action upon the proposed changes, said changes shall be referred by the County Council to the Planning Commission for report and recommendations.
  - d. No action on a change shall be taken until after a public hearing in relation thereto at which parties in interest and citizens shall have had an opportunity to be heard. At least fifteen days notice of the time and place of such hearing shall be published in an official paper or a paper of general circulation in the city.
  - e. Whenever any street is vacated, the particular district in which the adjacent property lies shall be automatically extended to the centerline of any such street.
10. Vacation and Opening of Streets
  - a. Vacation of Right-of-way  
Appropriate street vacations are considered after the Local Authority obtains title to the property adjacent to the street to be vacated. The Local Authority petitions the County Council for the respective change and if the County Council approves, it will pass an ordinance to that effect.



b. Opening of Right-of-Way

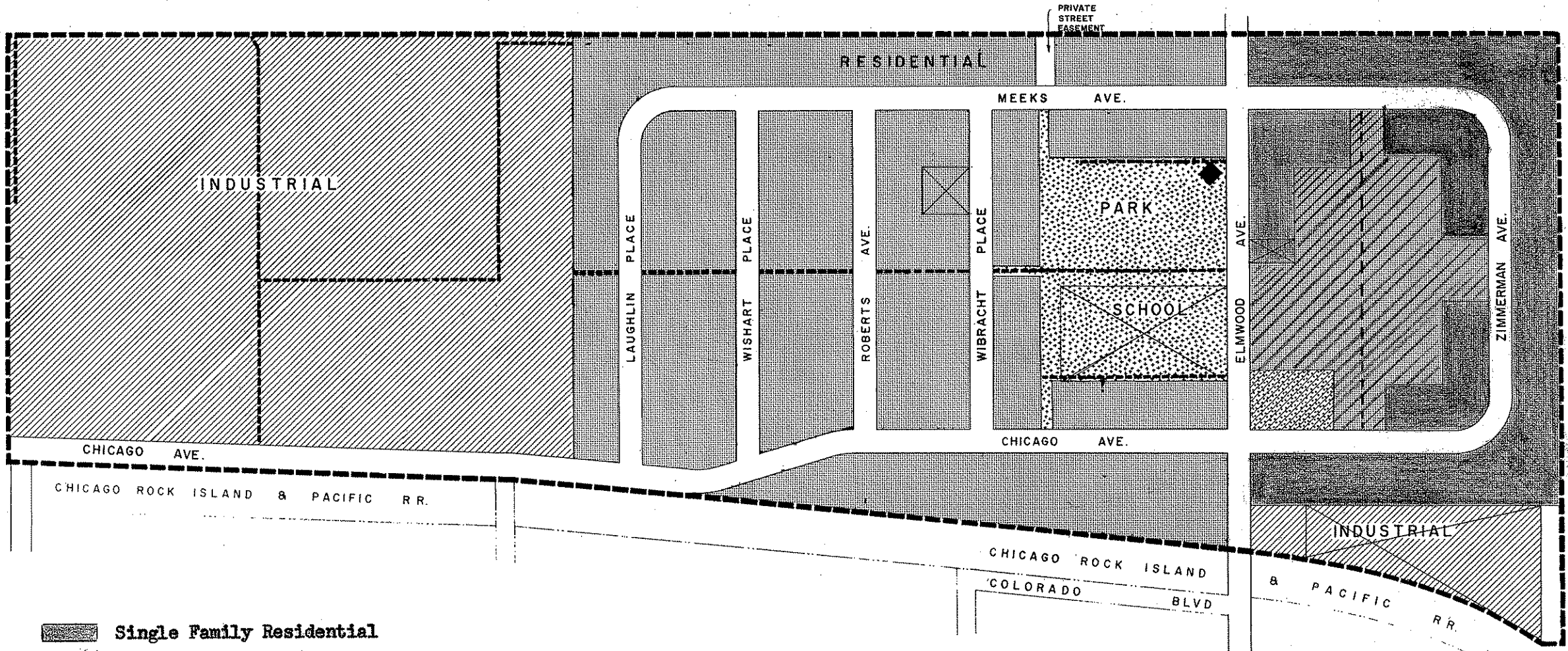
After the Local Authority has obtained title to the property through which a new right-of-way is proposed in the project area, the Authority may petition the County Council for the opening of a new street. Any such street may be shown on a "Land Disposition Plan" to be prepared by the Local Authority which will take the requisite forms of a preliminary subdivision plat. Approval of the County Council opening the new street will take the form of an ordinance to that effect.









I. CHANGES IN APPROVED PLAN

An urban renewal plan may be modified at any time by the Local Authority provided that:

1. If modified after the lease or sale of real property in the project area, the modification must be consented to by:
  - a. The redeveloper, or
  - b. His successor, or
  - c. Their successors in interest affected by the proposed modification.

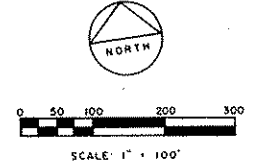
Proposed substantial changes and modifications shall be submitted to and approved by the County Council in strict compliance with the requirements of State and local law.



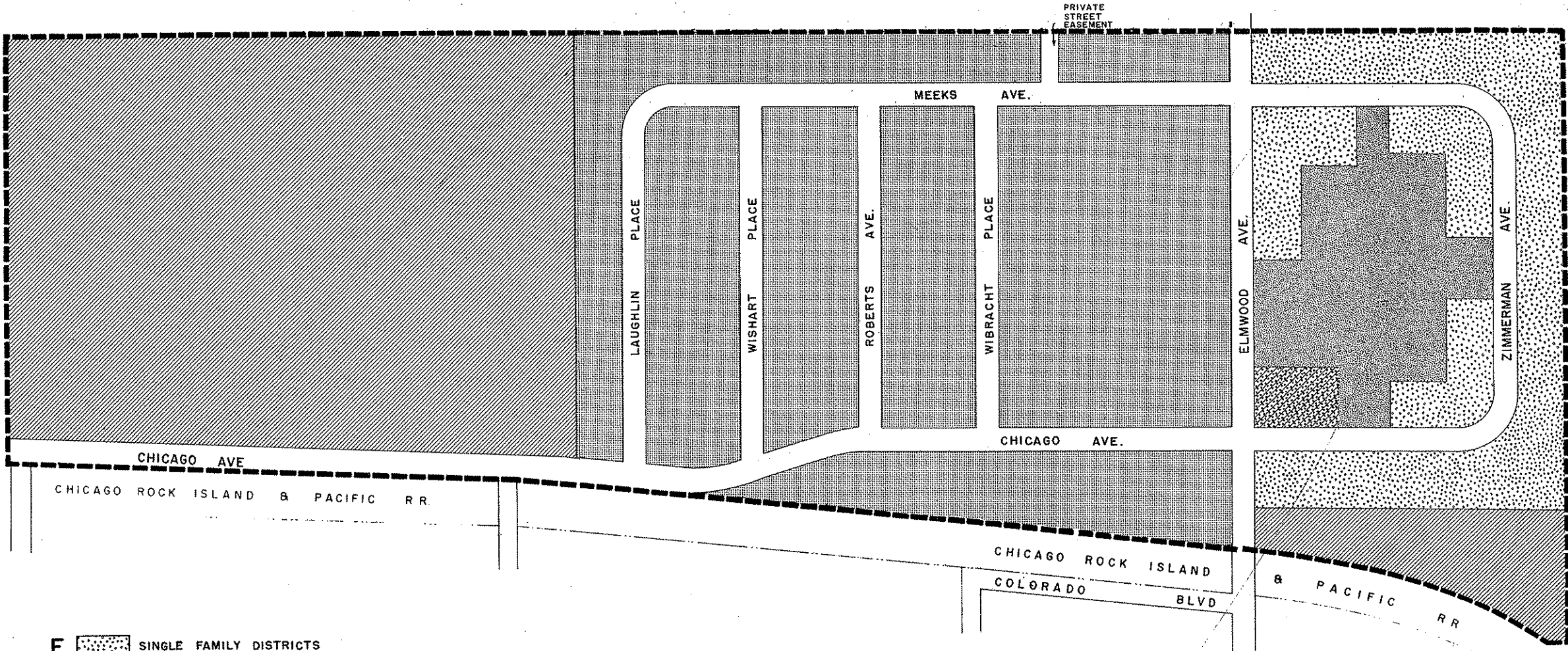
-  **Single Family Residential**
-  **Moderate Income Multi-family Residential.**
-  **RESIDENTIAL (one or two families)**
-  **LOCAL BUSINESS**
-  **INDUSTRIAL**
-  **PROPERTIES TENTATIVELY NOT TO BE ACQUIRED**
-  **EASEMENT**
-  **FIRE STATION**






**PROJECT AREA PLAN**

LOCATIONS ARE SCHEMATIC AND DIMENSIONS ARE APPROXIMATE



MAP 1  
Oct. 62

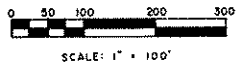


- E  SINGLE FAMILY DISTRICTS
- F  TWO FAMILY DISTRICTS
- G  MULTIPLE FAMILY DISTRICT
- H  LOCAL BUSINESS
- J  LIGHT INDUSTRIAL

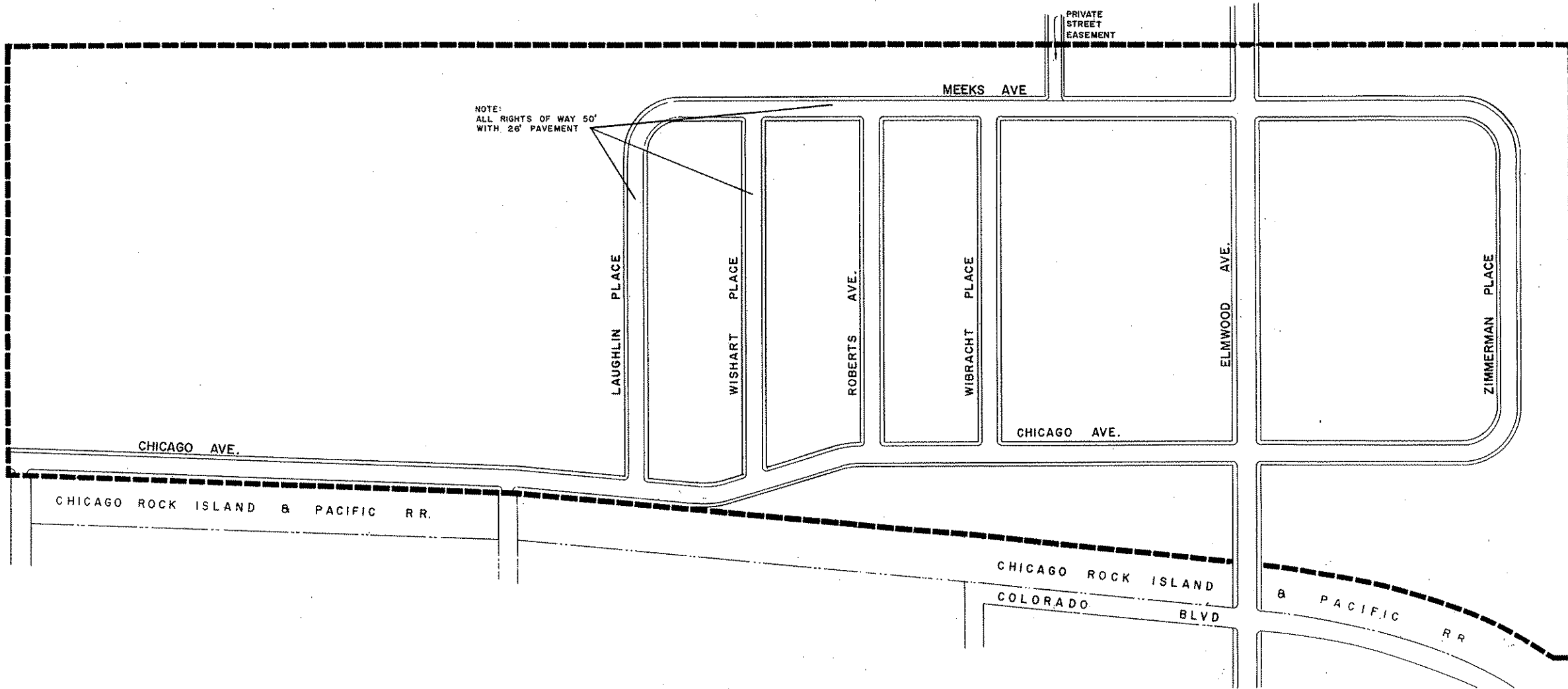
## Z O N I N G   P L A N

NOTE: 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 ST. LOUIS COUNTY COUNCIL.

LOCATIONS ARE SCHEMATIC AND DIMENSIONS ARE APPROXIMATE



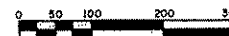
*MAP 2*



NOTE: NO EXISTING SIDEWALKS, CURBS, GUTTERS,  
OR PERMANENT PAVEMENT IS IN PLACE.  
ALL PAVEMENTS HAVE SIDEWALKS 4 FEET  
WIDE UNLESS OTHERWISE NOTED.

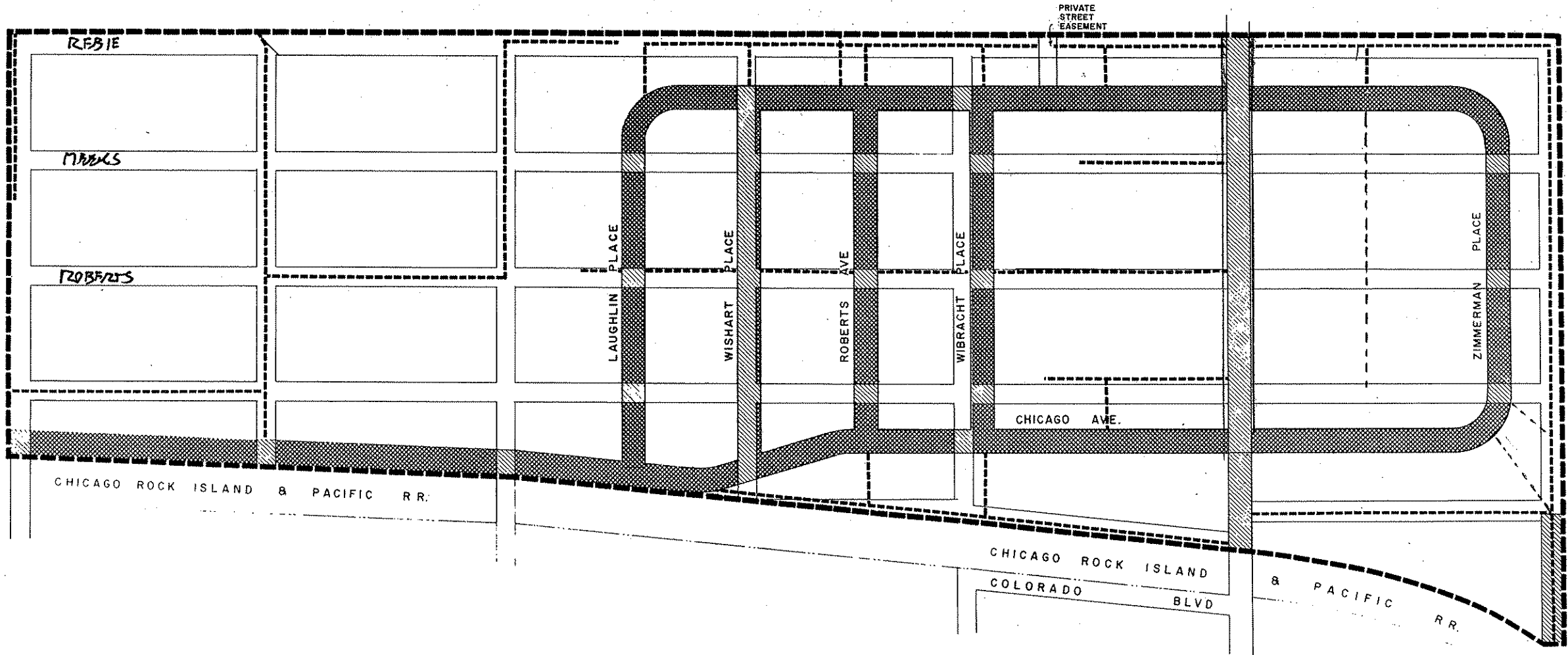
EXISTING & PROPOSED  
CURBS, GUTTERS, SIDEWALKS, & PAVEMENTS






LOCATION ARE SCHEMATIC AND  
DIMENSIONS ARE APPROXIMATE



SCALE: 1" = 100'

MAP 3  
Sheet 1



- LEGEND
-  EXISTING RIGHT-OF-WAY TO REMAIN
  -  NEW RIGHT-OF-WAY
  -  STREETS TO BE VACATED
  -  EASEMENT, 

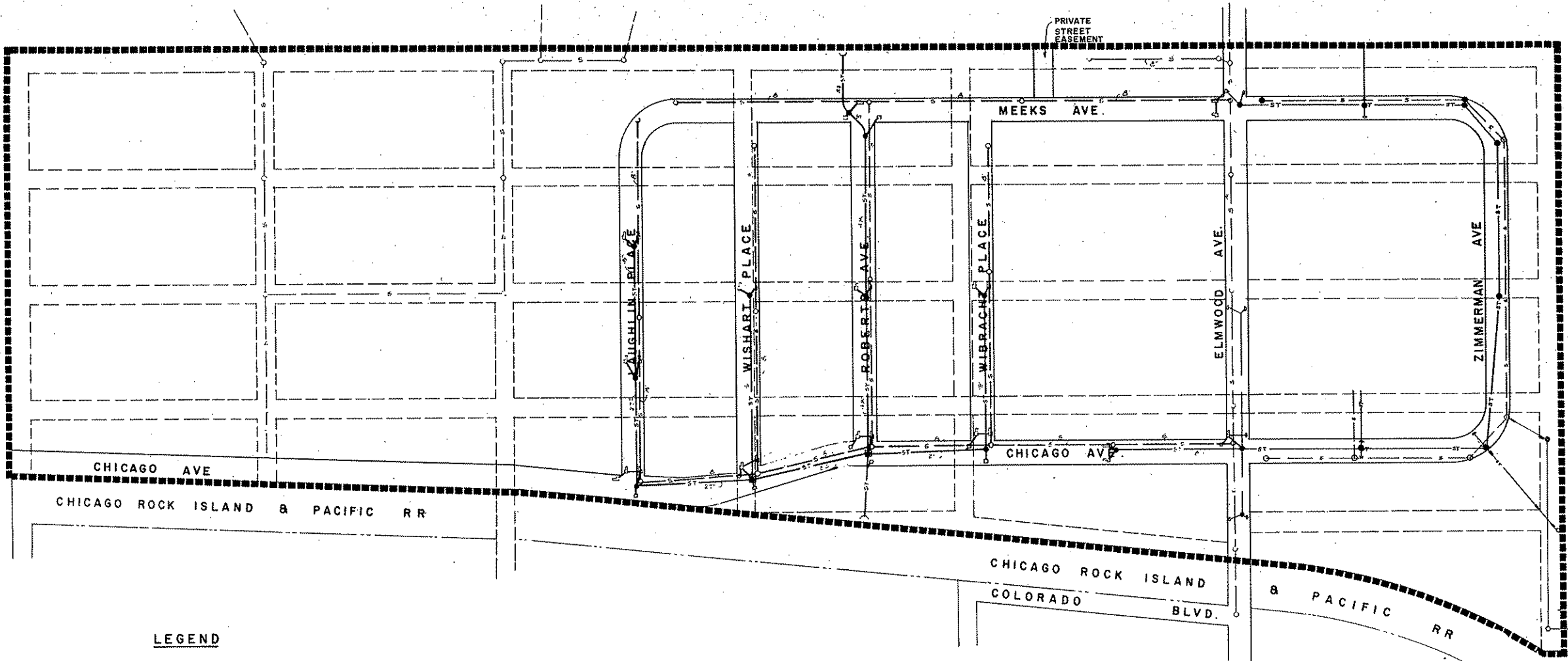
EXISTING AND PROPOSED  
RIGHT-OF-WAY ADJUSTMENT

LOCATIONS ARE SCHEMATIC AND  
DIMENSIONS ARE APPROXIMATE



SCALE: 1" = 100'

MAP 3-2  
Oct. 62



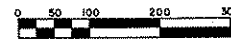
**LEGEND**

- CATCH BASIN
- STORM SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- NEW SANITARY SEWER MANHOLE
- s — EXISTING SANITARY SEWER
- s — NEW SANITARY SEWER
- ST — NEW STORM SEWER

- NOTE:**
1. THERE IS NO EXISTING STORM DRAINAGE SYSTEM.
  2. NEW STORM SEWERS ARE OF CONCRETE PIPE.
  3. NEW SANITARY SEWERS ARE OF VITRIFIED CLAY PIPE

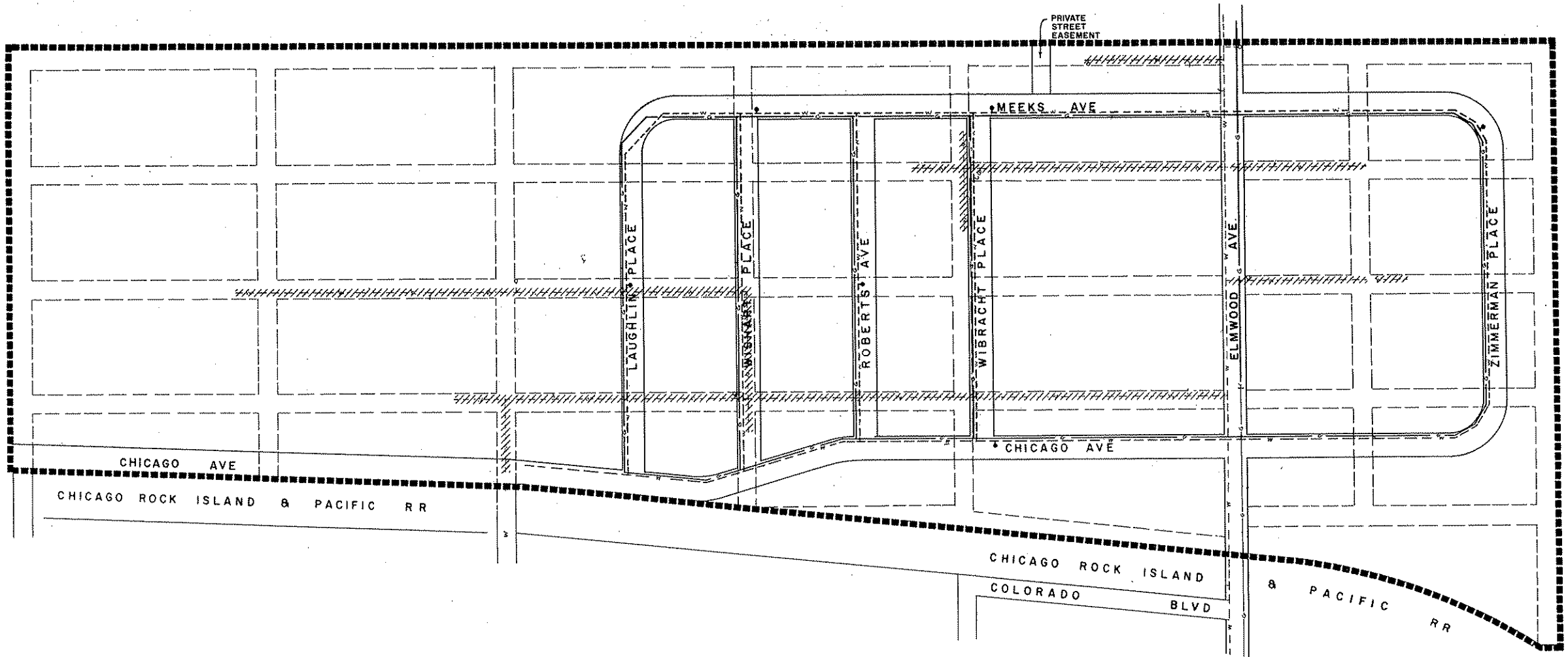
**EXISTING & PROPOSED SANITARY  
& STORM SEWERS**

LOCATIONS ARE SCHEMATIC AND  
DIMENSIONS ARE APPROXIMATE



SCALE: 1" = 100'

*MAP 4-1*

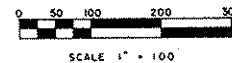


**LEGEND**

- EXISTING WATER MAIN
- NEW WATER MAIN
- EXISTING FIRE HYDRANT
- ▲ NEW FIRE HYDRANT
- EXISTING GAS MAIN
- NEW GAS MAIN
- ////// EXISTING WATER MAIN TO BE ABANDONED

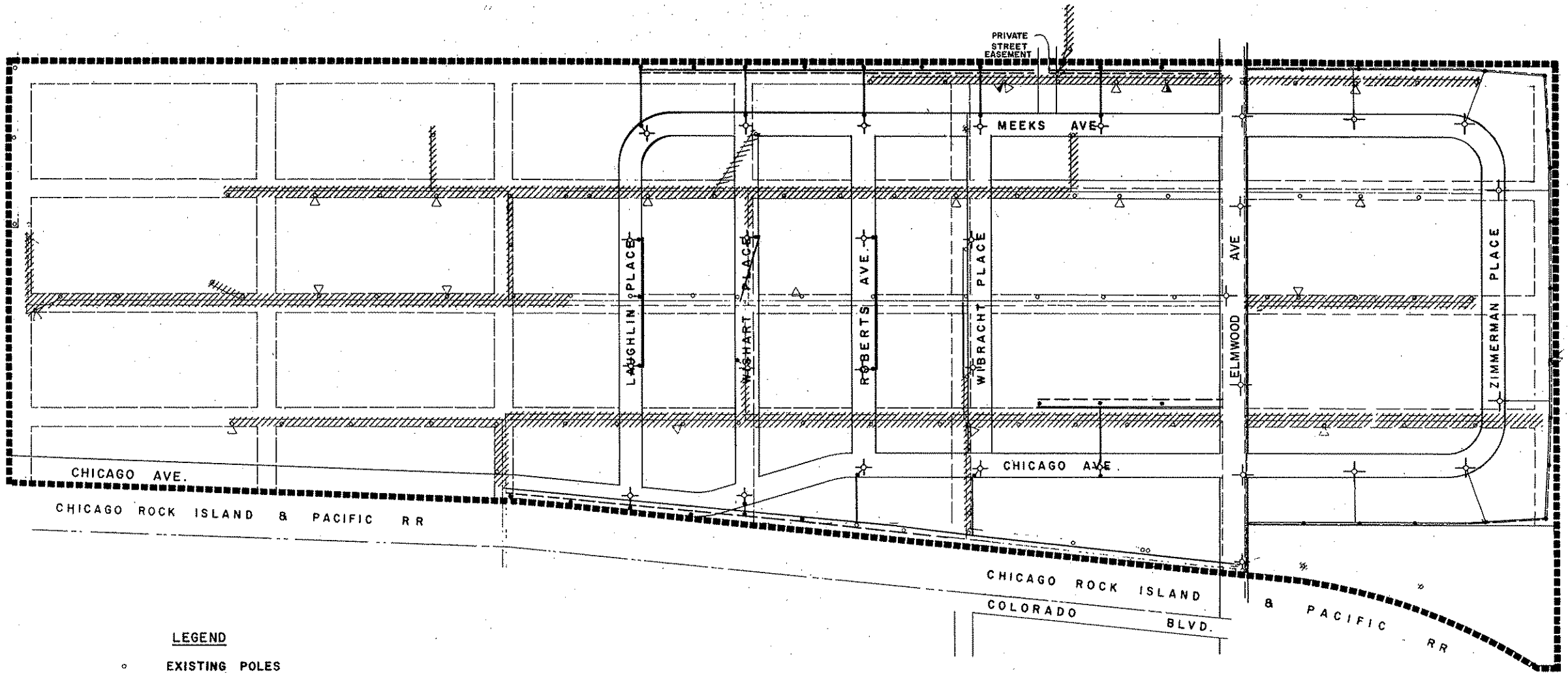
**EXISTING & PROPOSED GAS & WATER DISTRIBUTION**

LOCATIONS ARE SCHEMATIC AND  
DIMENSIONS ARE APPROXIMATE



*MAP 4-2*





**LEGEND**

- EXISTING POLES
- NEW POLES
- ⊕ NEW STREET LIGHT
- △ EXISTING TRANSFORMER
- EXISTING ELEC. SERVICE
- NEW ELEC. SERVICE
- - - EXISTING TELEPHONE
- - - NEW TELEPHONE
- //// EXISTING LINES, CABLES, & POLES TO BE REMOVED

**EXISTING & PROPOSED TELEPHONE,  
ELECTRICAL, & STREET LIGHTING**

**NOTE:** PROPOSED ELECTRICAL DISTRIBUTION SHOWN  
MAY BE VARIED AND EXTENDED TO SUIT SUB-  
DIVISION OF DISPOSITION TRACTS.

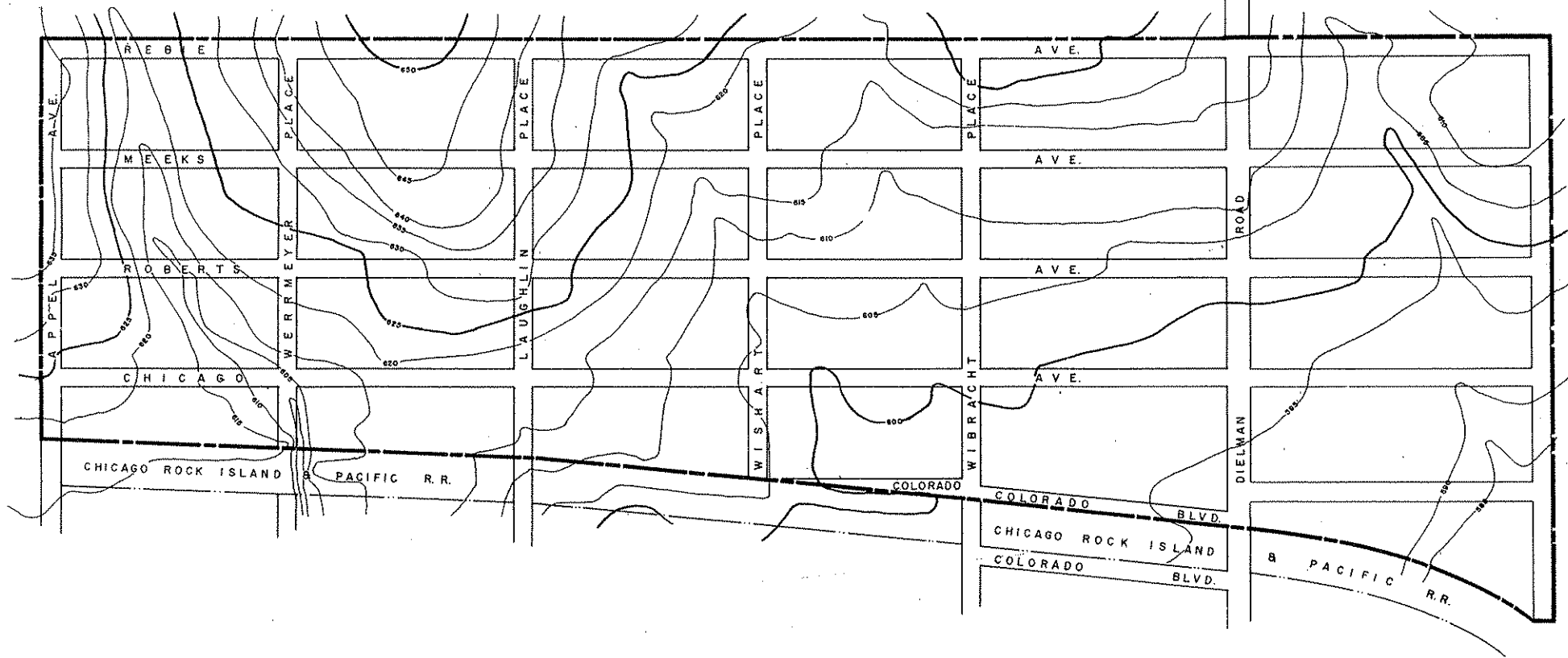
LOCATIONS ARE SCHEMATIC AND  
DIMENSION ARE APPROXIMATE



SCALE 1" = 100'

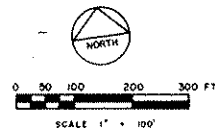
*MAP 4-3*





TOPOGRAPHIC MAP

NOTE: CONTOURS AT FIVE (5) FOOT INTERVALS

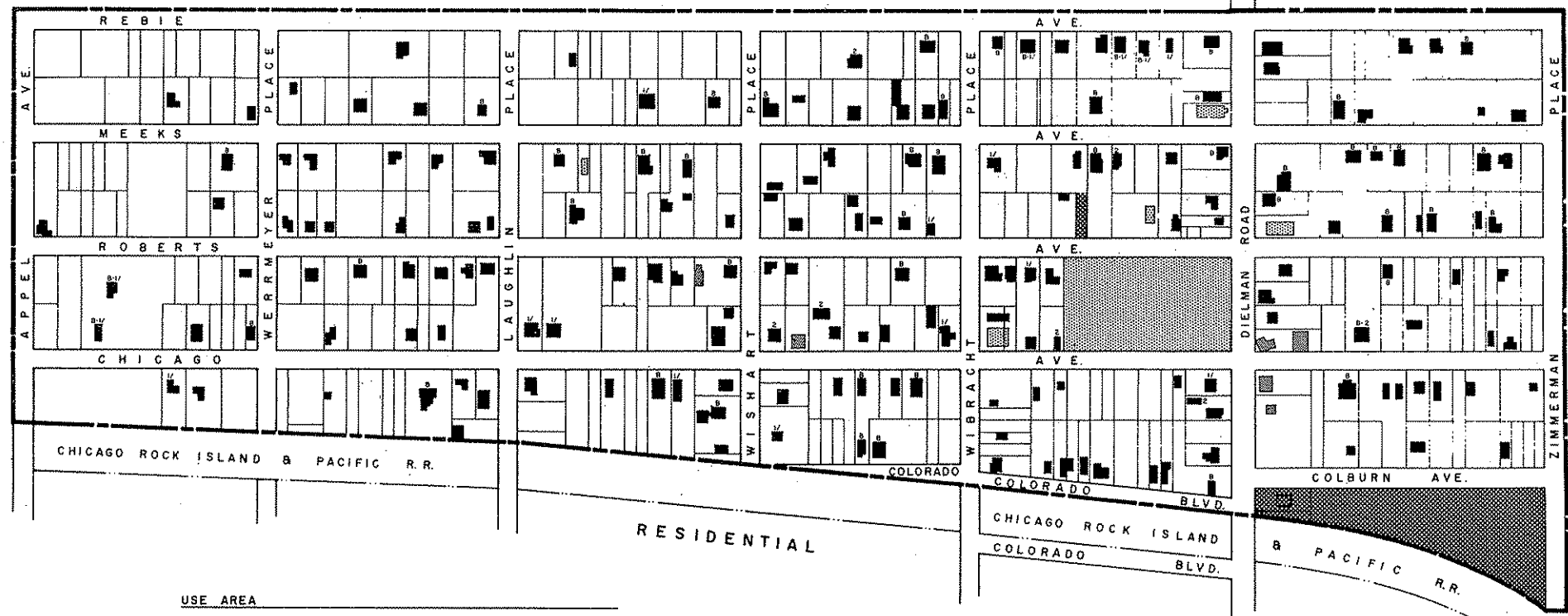


**MAP 5**

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY ST. LOUIS COUNTY, MISSOURI		
ELMWOOD PARK MO. R-10	EXHIBIT MAP URP-5	R-311

PROPOSED INDUSTRIAL

COMMERCIAL

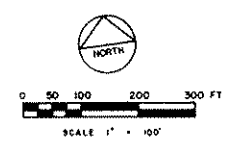


U.S. GOVERNMENT RECORD CENTER

USE AREA	ACRES	% OF AREA
RESIDENTIAL	27.1	36.3
INDUSTRIAL	2.3	3.1
PUBLIC & SEMI-PUBLIC	.6	.8
COMMERCIAL	1.9	2.6
VACANT	23.7	31.8
STREETS	18.9	25.4
	74.5 AC.	100.8 %

EXISTING LAND USE

NOTE: ALL BUILDINGS ARE ONE STORY IN HEIGHT UNLESS OTHERWISE NOTED:  
 B BASEMENT  
 1/ ONE AND A HALF STORIES  
 2 TWO STORIES



MAP 6

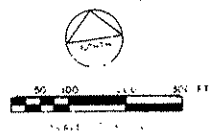
LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY ST. LOUIS COUNTY, MISSOURI		
ELMWOOD PARK MO. R-10	EXHIBIT MAP URP-6	R 312

SHEET  
 L E O A D A L Y C O M P R A N Y  
 REVISIONS  
 DATE



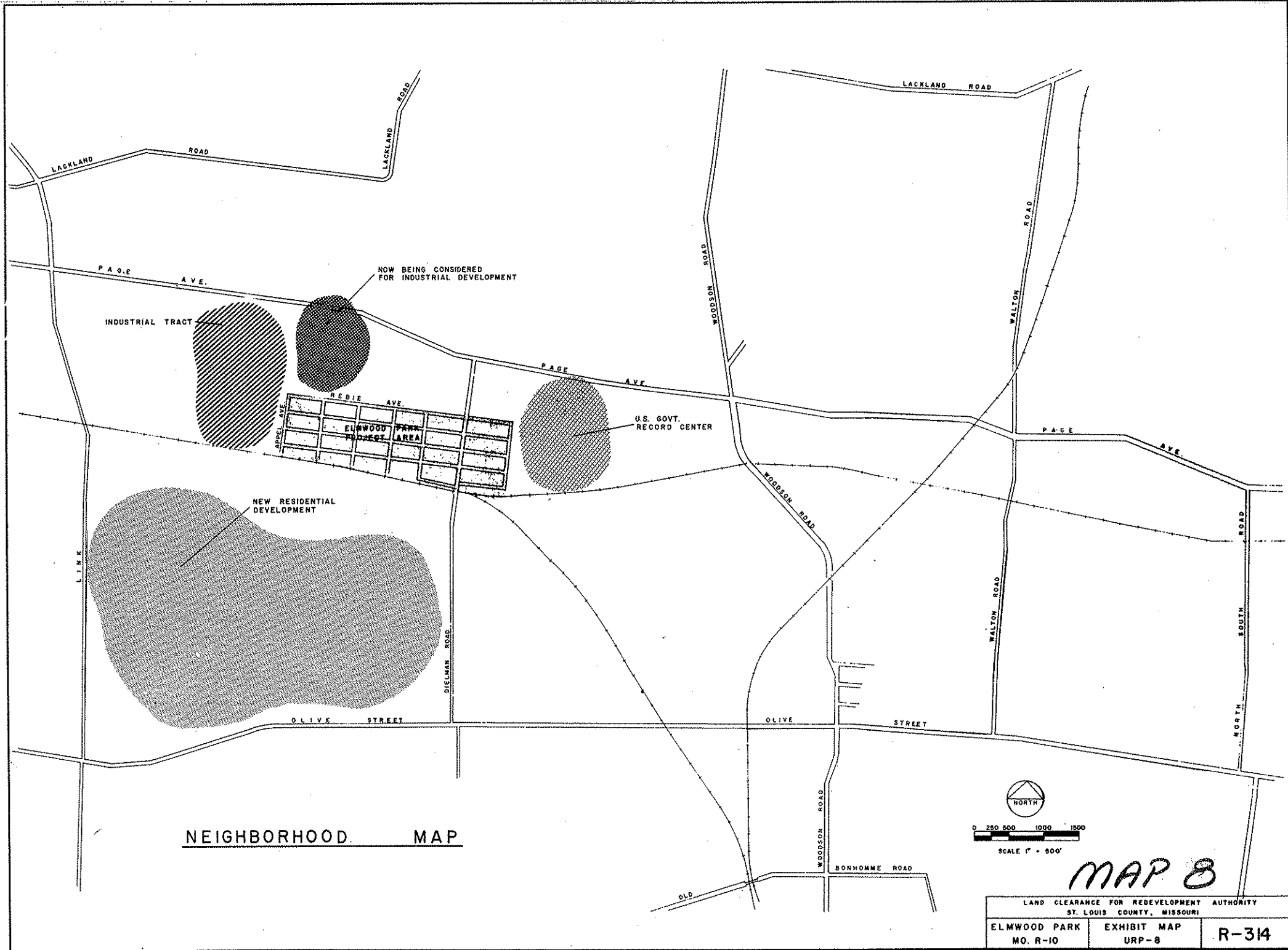
### STRUCTURAL SURVEY

LEGEND		
7		STANDARD
54		CAPABLE OF REHABILITATION
14		UNDETERMINED
129		SUBSTANDARD
204	TOTAL	

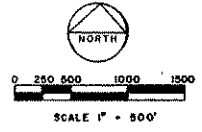


MAP 7

ELMWOOD PARK MO. R-10	EXHIBIT MAP URP-7	R-313	1
--------------------------	----------------------	-------	---



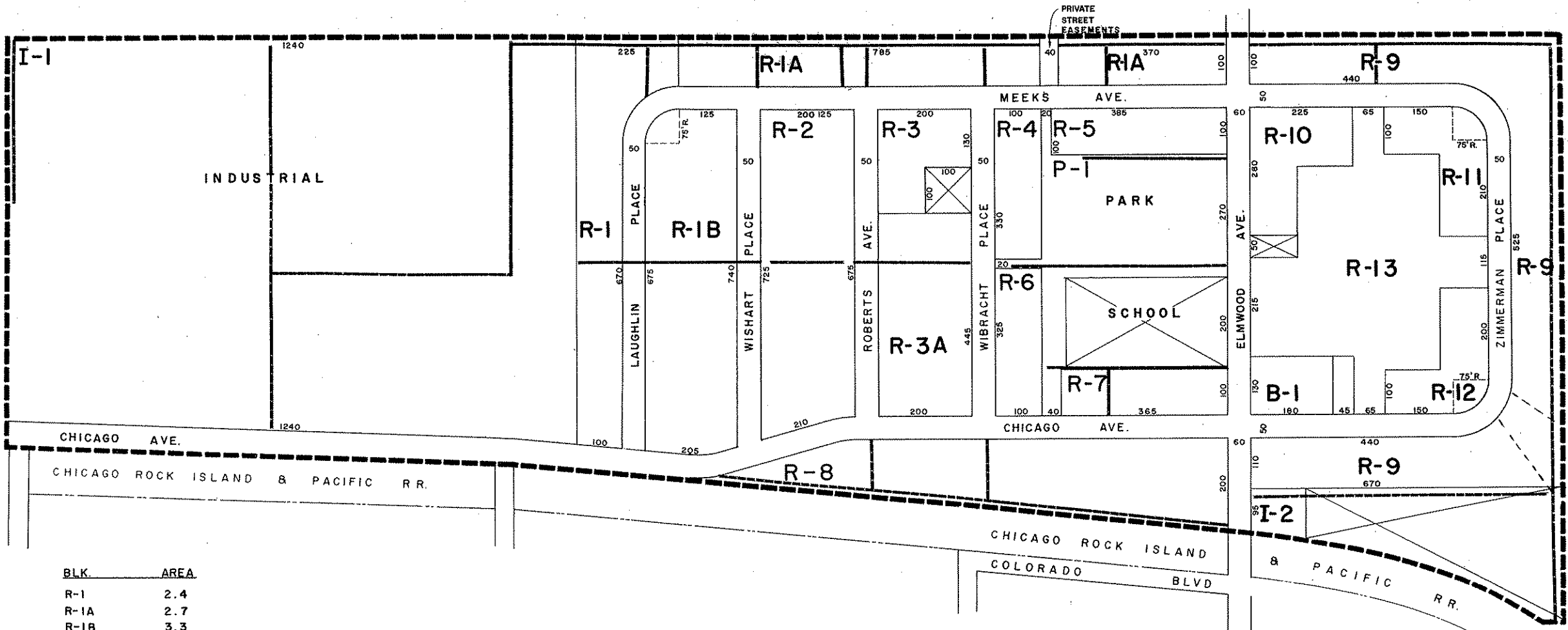
NEIGHBORHOOD MAP



MAP 8

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY ST. LOUIS COUNTY, MISSOURI		
ELMWOOD PARK MO. R-10	EXHIBIT MAP URP-8	R-314

LEOLA DAILY COMMERCIAL  
 SHEET  
 REVISIONS  
 DATE  
 DRAWN BY  
 CHECKED BY  
 DATE



BLK.	AREA
R-1	2.4
R-1A	2.7
R-1B	3.3
R-2	3.1
R-3	0.8
R-3A	2.0
R-4	0.7
R-5	0.9
R-6	0.7
R-7	0.8
R-8	3.6
R-9	5.0
R-10	1.0
R-11	0.9
R-12	0.9
R-13	4.2
I-1	22.8
I-2	0.3
P-1	2.9
B-1	0.5

TOTAL 59.5 ACRES

## LAND DISPOSITION

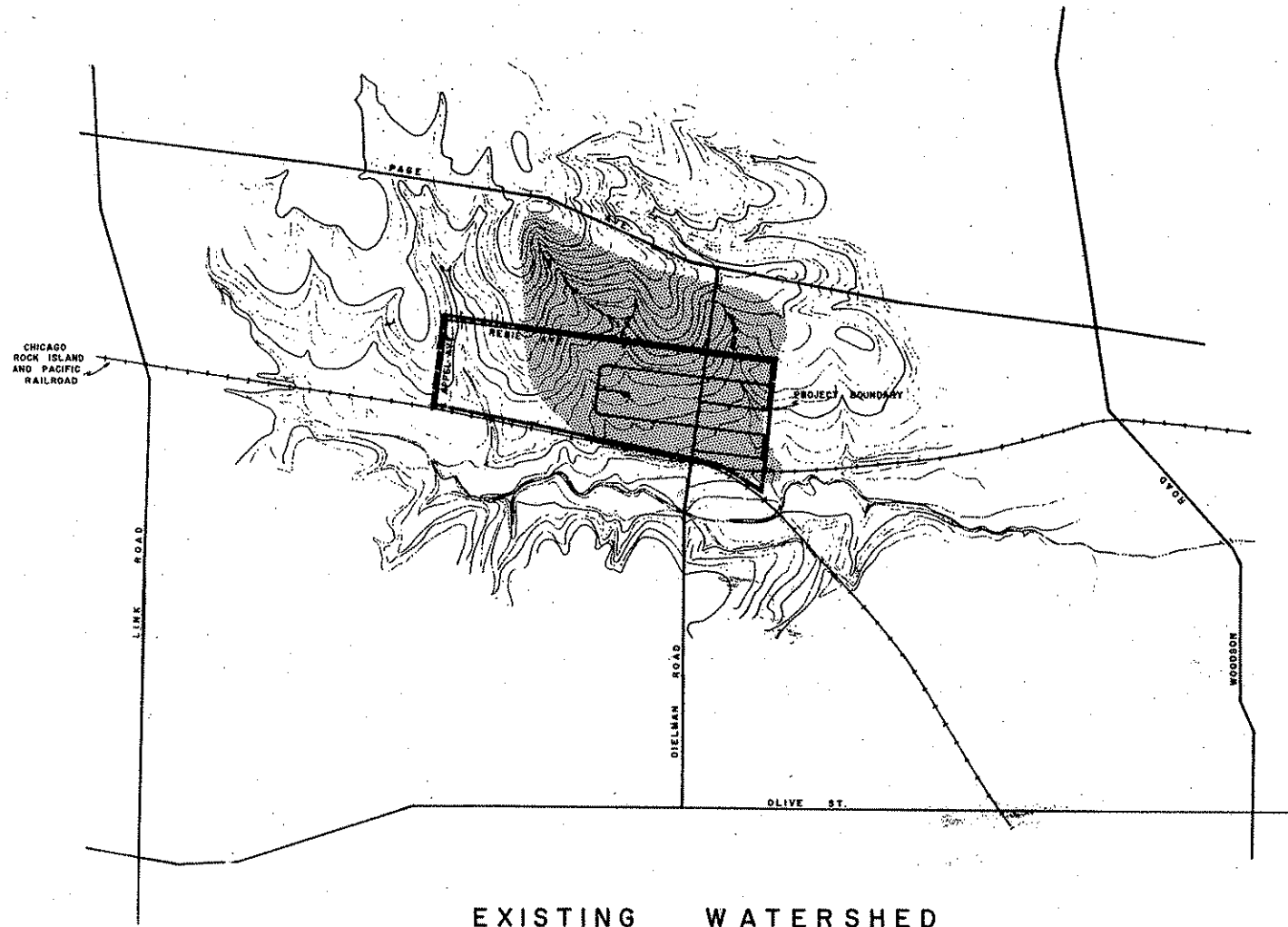
LOCATIONS ARE SCHEMATIC AND  
DIMENSIONS ARE APPROXIMATE



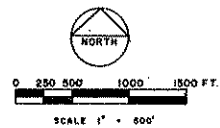
SCALE: 1" = 100'

LEGEND	
R	RESIDENTIAL
B	LOCAL BUSINESS
I	INDUSTRIAL
P	SCHOOL-PARK, PUBLIC & SEMI-PUBLIC
	PROPERTIES NOT TO BE ACQUIRED
	EASEMENT

MAP 11



EXISTING WATERSHED



*MAP SD-1*

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY ST. LOUIS COUNTY, MISSOURI		
ELMWOOD PARK MO. R-10	EXHIBIT MAP S.D.-1	R-311

ST. LOUIS COUNTY COMMISSION  
 DATE \_\_\_\_\_  
 REVISIONS \_\_\_\_\_  
 SHEET