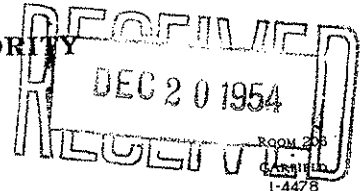


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MAYOR'S OFFICE

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY

OF THE
CITY OF ST. LOUIS
CITY HALL



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RAYMOND R. TUCKER
MAYOR

CHARLES L. FARRIS
EXECUTIVE DIRECTOR

December 20, 1954

*Slum Clearance
(#20, 700, 000)*

~~Mayor Raymond R. Tucker
City Hall
St. Louis, Missouri~~

Dear Mayor Tucker:

We have prepared the preliminary data with regard to the proposed slum clearance projects, ~~which you requested in your letter of December 9.~~ An outline of the reasons for selecting these areas is set forth below. A statistical analysis for each area is appended.

The areas contemplated for redevelopment have been selected as the result of an evaluation of 1950 Housing Census data, and the 1953 survey of housing by the Housing Rehabilitation Coordinating Committee. The City Plan Commission and the Land Clearance Authority have collaborated in the designation of these areas.

MILL CREEK VALLEY AREA. (20th Street - Grand Boulevard - Olive Street - Mill Creek Valley) The Mill Creek Valley area was selected for the reason that it is substantially blighted, containing some of the worst slums in the City of St. Louis, and offers an opportunity for a diversified redevelopment. The area forms a natural planning district, thereby affording the opportunity of creating a redevelopment which will withstand the inroads of deterioration in adjoining areas.

KOSCIUSKO AREA. (Convent Street - Dorcas Street - 1st Street - 7th Boulevard) This area likewise contains some of the worst slums in the City of St. Louis. The redevelopment of this area offers an opportunity for the expansion of existing industrial facilities, thereby minimizing the desire of certain industrialists to remove from the City of St. Louis and providing space for new industrial activity. The retention of industrial facilities and their expansion will result in an increased tax revenue for the City.

AREA "C". (Franklin Street - Carr Street - 20th Street - Jefferson Street) This area contains a residual pocket of slums adjacent to the several new public housing projects. The elimination of these slums

will complete the eradication of slums in a natural planning district, thereby completing the establishment of a substantial residential neighborhood which can withstand the influence of surrounding deteriorating neighborhoods, and may in fact inspire the conservation and rehabilitation of surrounding areas.

O'FALLON AREA. (Cole Street - Cass Avenue - 12th Boulevard - 18th Street) The O'Fallon Area is a relatively small area, containing what is probably the worst slum condition in the City of St. Louis. The City Plan Commission has proposed that this area be redeveloped for light industrial purposes. Its proximity to the proposed Mark Twain Expressway and to the Mississippi River bridges, makes it admirably suited to this purpose.

SOULARD AREA. (Sidney Street - Ozark Expressway - 7th Boulevard) This area is predominately a slum only slightly less seriously deteriorated than the areas enumerated above. Its redevelopment for predominately residential purposes would provide for decent, safe and sanitary housing for families whose principal source of employment is in the Central Business District, and in the Kosciusko area which latter area is proposed for expanded industrial uses.

LAFAYETTE AREA. (12th Boulevard - 18th Street - Ozark Expressway - Chouteau Avenue) This area has approximately the same slum characteristics as the Soulard area. This area surrounds the Clinton-Peabody homes and the City Hospital, and the redevelopment of this area for residential purposes will create a wholesome neighborhood environment.

12TH STREET. (Ozark Expressway - 12th Street - Chouteau Avenue) This area, while less seriously blighted than the Soulard and Lafayette areas, forms an integral portion of the neighborhood. The elimination of this slum will complete the redevelopment of a substantial neighborhood which may be expected to withstand the encroachment of deterioration from surrounding areas, and may in fact instill the desire for improvement in these deteriorating areas.

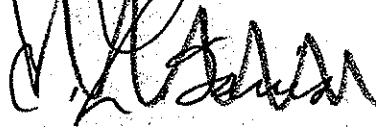
MEDICAL DEPOT. (Sidney Street - President Street - Broadway - Mississippi River) This area contains approximately 450 dwelling units, most of which are substandard. The dwelling units are scattered over a wide area. The area is one of mixed land uses with industrial plants and vacant sites interspersed between dwelling units. It is proposed to redevelop this area for predominately industrial uses. This will create an extension of the industrial area contemplated in the Kosciusko Area.

The Market Street Area (15th Street - 17th Street - Market - Clark) has been deleted from the list of areas at this time for the reason that the eligibility of the area for Federal financial assistance under the terms

Mayor Tucker - 3

of the Housing Act of 1954 now seems in doubt. Preliminary information released by the Division of Slum Clearance and Urban Redevelopment indicates that this area may not meet the criteria established by the Division.

~~Sincerely,~~



C. L. Farris
Executive Director

mc

*Print name
&
title*

