
55RD & MONTGALL

URBAN RENEWAL PLAN

Kansas City
Missouri
Redevelopment
Authority

URBAN RENEWAL PLAN
FOR THE
33RD AND MONTGALL URBAN RENEWAL AREA
OF
KANSAS CITY, MISSOURI

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
OF KANSAS CITY, MISSOURI

December, 1986

A PROPOSAL

for the 33rd and Montgall Urban Renewal Area adopted and approved by the Land Clearance for Redevelopment Authority on December 17, 1986.

Submitted by the Land Clearance for Redevelopment Authority of Kansas City, Missouri.

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URBAN RENEWAL PLAN
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The Urban Renewal Plan for the 33rd and Montgall Urban Renewal Area consists of the following sections, including exhibits as listed:

I. Description of Project Area

- Exhibit A - "Property Map"
- Exhibit B - "Existing Land Uses and Condition of Structures"
- Exhibit C - "Condition of Structures"

II. Statement of Development Objectives

III. Land Use Plan

- Exhibit D - "Proposed Land Uses"

IV. Urban Renewal Techniques to be Used to Achieve Plan Objectives

- Exhibit E - "Land Acquisition and Disposition"

V. Land Disposition Supplement

- Exhibit F - "Design Review Process"
- Exhibit G - "Affirmative Action Process"
- Exhibit G-2 - "Relocation Policy"

VI. Other Provisions Necessary to Meet Requirements of Applicable or Local Law

- Exhibit H - "Existing Zoning"
- Exhibit I - "Proposed Zoning"

VII. Provision for Amending Plan

This Urban Renewal Plan has been prepared by the Land Clearance for Redevelopment Authority of Kansas City, Missouri (LCRA).

The Land Clearance for Redevelopment Authority of Kansas City, Missouri is a public body corporate and politic established pursuant to the Missouri Land Clearance for Redevelopment Authority Law R.S. Mo. 99.300 et seq. 1986, as amended, to administer and carry out plans for certain areas in the City where there is a need to eliminate or prevent blighted or insanitary areas, consistent with the sound needs of the municipality as a whole, and to provide maximum opportunity to the rehabilitation,

I. DESCRIPTION OF PROJECT AREA

The area that is subject to the March 25, 1987, revision to District 3 of the Oak Park Urban Renewal Plan is located within the Oak Park North Area (as adopted by City Council Resolution No. 47190 on December 16, 1976). This aforementioned area plan is a part of the general plan for the development of the community and discusses the full range of urban functions and proposed actions for this community.

This revision to District 3 of the Oak Park Urban Renewal Plan meets and does not change the intent and/or purpose of the local objectives, as stated in the Oak Park North Area Plan, Resolution No. 47190, as to appropriate land uses, improved traffic, public transportation, public utilities, recreation and community facilities and other public improvements.

The March 25, 1987, revision affects an area that is bounded generally on the North by Linwood Boulevard, on the East by Prospect Avenue, on the West by Montgall, and on the South by 33rd Street. This area is a small portion of the total Oak Park Urban Renewal Project Area and is intended to facilitate the additional development and provision of housing and related services for the elderly.

The area is more specifically described as follows:

All of Lots 3-5 inclusive LINWOOD LAWN and all of Lots 1 through 15 inclusive, ARNOLD'S FIRST ADDITION, all subdivisions in Kansas City, Jackson County, Missouri.

This area is included in the area declared "blighted and insanitary" by the City of Kansas City, Missouri (Resolution No. 36285, January 10, 1969). Existing conditions, as indicated by the present land uses and condition of buildings within the Urban Renewal Area, are indicated on accompanying Exhibits B and C. These exhibit maps are hereby made a part of the Urban Renewal Plan in keeping with the specific requirements of state statute.

II. STATEMENT OF DEVELOPMENT OBJECTIVES

This project, primarily an acquisition and disposition undertaking, has specific development objectives to be achieved through the implementation of the revision to the Oak Park Urban Renewal Plan for portions of District 3, as follows:

- A. Provision of land for construction, publicly or privately sponsored of new housing units and related services for the elderly, and a United

States Postal Service office.

- B. Complement other Federal, State, City and County program efforts and goals to improve the housing stock and availability of residential rental units, and provide for the construction of a United States Postal Service office.
- C. Encourage property maintenance of adjacent and surrounding areas by improving the properties within the Urban Renewal Plan Area.
- D. Improve the physical environment of the project and surrounding areas.
- E. Acquisition and clearance of real property not in conformance with the Land Use provisions of this Plan.
- F. Construction and/or improvement of public facilities and utilities, including provision of necessary land therefore.
- G. Landscaping of public and private areas, including visual screening of objectional views.
- H. To accomplish, in conformance with the general plan, a coordinated, adjusted and harmonious development of the community and its environs, which in accordance with present and future needs, will promote health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency, and economy in the process of development; including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, adequate provision for light and air, the provision of adequate water, sewerage and other public utilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, the prevention of the recurrence of insanitary or unsafe dwelling accommodations, or insanitary areas, or conditions of blight of deterioration, and the provision of adequate, safe and sanitary dwelling accommodations.
- I. Elimination of all other blighting conditions affecting the environment of the Urban Renewal Area.

The 33rd and Montgall Urban Renewal Project is a clearance undertaking. As illustrated on the "Acquisition and Disposition Map", Exhibit E, the entire project will be cleared and assembled, in order to meet certain stated Plan

objectives (including effecting desirable land use changes and the assemblage of land in disposal tracts of desirable size and shape to accommodate new, multi-family housing for the elderly and the construction of a new, United States Postal Service office with associated parking).

In carrying out the specific proposals of the Urban Renewal Plan for the 33rd and Montgall Project, it is anticipated that the necessary renewal actions will be undertaken in approximately the following sequence (as illustrated on various Exhibit maps, C through I, inclusive):

- (1) Acquisition of approximately 20 individual parcels of property by the Authority (see Exhibit E).
- (2) Relocation of site occupants (see Exhibit G-2).
- (3) Clearance of existing structures from acquired parcels.
- (4) Rezoning actions.
- (5) Disposal of two tracts of cleared land for redevelopment (see Exhibit E).

III. LAND USE PLAN

In keeping with the objectives stated in Part II above, the following is proposed with respect to the land uses to be established and the specific regulations and controls to be applied to all real property to be acquired in carrying out the Plan.

1. Land Use Plan Map

The predominant land uses (both public and private) and the major circulation routes to be established in the area following clearance are indicated on the "Proposed Land Uses" map, Exhibit D. This exhibit map illustrates the ultimate result of the specific Urban Renewal and public improvement actions contemplated for the area.

- (a) Predominant land uses to be established in the area shall be medium density residential, specifically designed for elderly tenants and accessory uses, and a United States Postal Service office.
- (b) Major Circulation Routes: The renewal plan envisions no change to the existing pattern of streets and alleys serving the area.
- (c) Associated Parking for the proposed new elderly

housing and the United States Postal Service office.

- (d) Community Centers and/or Recreational Facilities and accessory uses.
- (e) Convalescent homes, nursing or old folk's homes, other than for mental patients, alcoholics, or persons having contagious diseases, and accessory uses.

2. Description of Land Use Categories and Intensity of Use

Permitted uses within the various categories specifically cited above, and indicated on Exhibit D, and their respective densities or intensities of use, are described as follows:

Medium Density Residential: (R-4), Single family, duplex and low apartment uses. Maximum densities as established by the following minimum lot area requirements (see Exhibit I - Proposed Zoning for further information):

For one-family dwellings - five thousand (5,000) sq. ft.
For two-family dwellings - three thousand (3,000) sq. ft. per unit.

For apartments and row houses having three (3) or more dwellings, fifteen hundred (1,500) sq. ft. per family.

For convalescent homes, nursing, or old folk's homes, other than for mental patients, alcoholics, or persons having contagious diseases. For the purpose of computing the number of patients or guests allowed, a minimum of three hundred (300) square feet of lot area shall be provided for each patient or guest.

3. Type, Intensity and Location of Accessory or Supporting Uses

- (a) Type of supporting uses permitted - restricted to recreational facilities and off-street parking facilities.
- (b) Intensity of development - adequate to serve demonstrated needs of the area.
- (c) Location - all uses shall be so located as to have no adverse effect on adjoining residential development, and shall have direct access to public streets.

IV. URBAN RENEWAL TECHNIQUES TO BE USED TO ACHIEVE PLAN OBJECTIVES

The particular urban renewal technique (types of proposed action) to be used in the 33rd and Montgall area will include acquisition and clearance. The particular conditions governing the specific actions to be undertaken include the following:

Acquisition and Clearance

- (a) Remove substandard conditions: Properties which cannot be rehabilitated because of basic structural conditions will be acquired and cleared.
- (b) Remove blighting influence: Properties which by either their physical condition or their use create a blighting influence on the surrounding area shall be acquired and cleared.
- (c) Provide land for public improvements or facilities: Properties which are so located as to interfere with the installation of public improvements and facilities required to meet the objectives of the Urban Renewal Plan shall be acquired and cleared.
- (d) Provide land for redevelopment and other Plan objectives: Properties which prohibit land assembly or the effectuating of desirable land use changes in keeping with the stated objectives of the Urban Renewal Plan, and are considered to be an impediment to land disposal activities, shall be acquired and cleared.

In a majority of cases wherein the properties are designated for acquisition and clearance, the justification rests with the need to remove structurally substandard buildings.

V. LAND DISPOSITION SUPPLEMENT

The Plan for new uses in the 33rd and Montgall Urban Renewal Area shall be made effective through the enforcement of covenant provisions incorporated in instruments conveying the cleared land. Such covenant provisions shall run with title to the land and will require the redeveloper to devote the land to the uses specified in this Plan, and to comply with all of the requirements thereof. Such instruments will be placed on public record in the Office of the Recorder of Deeds, Jackson County, Missouri.

Upon completion of the previously described clearance and assemblage actions (involving the purchase of all real property), all land within the area will be disposed of for the various private uses described under Part III., Item 2, "Description of Land Use Categories and Intensity of Use."

1. General Controls

Certain general controls and regulations are made applicable to the area as a whole:

- (a) Land Use - New development in the area is to be residential and public (U. S. Postal Service Office. Other issues which should be addressed in the redevelopment involve parking, vehicular access, open space, pedestrian and streetscape improvements.
- (b) Relationship to City's Zoning Ordinance and other applicable regulations - in no case are the particular controls of the Urban Renewal Plan less restrictive in nature than those set forth in applicable City regulations, especially those of the City's Zoning Ordinance.
- (c) Transient Housing - No transient housing will be permitted to be built on any land to be acquired and disposed of in the Urban Renewal Area.
- (d) Access to Public Utility Lines - the City will retain the right of access to those sewer and water lines deemed essential to serve the needs of the City and the Urban Renewal Area, in those portions of streets and alleys which have been, or are to be, vacated. All utility easements of record within the area shall be retained by the City or the private utility company concerned. The costs of the removal, relocation or realignment of any utility facility to accommodate the specific site development plans of any redeveloper shall be the sole responsibility of the redeveloper.
- (e) Driveways and Illuminations - All driveways shall be so located as not to interfere with the normal traffic flow pattern on public streets. Light standards for the illumination of parking areas shall be at least twelve (12) feet above ground height. Lights used to illuminate the parking area shall be so placed that they will not reflect on adjoining streets or residential properties.

2. Specific Standards, Controls and other Regulations to be imposed on land to be Offered for Sale or Lease

- (a) Loading: Off-street space for standing, loading and unloading services shall be provided in a manner so as not to obstruct freedom of traffic movement in streets or alleys.

- (b) Sign Control: Billboards are not permitted; and covenants shall be filed on all disposition tracts, by selected redevelopers to enforce this requirement. No signs shall be allowed within this renewal area without specific Authority approval.

3. Circulation Requirement

The proposed pattern of public streets serving new uses within the Urban Renewal Area is illustrated on several of the various Exhibit Maps, but specifically on the "Proposed Land Uses," (Exhibit D) and "Land Acquisition and Disposition Map" (Exhibit E).

4. Redeveloper's Obligations

The Land Clearance for Redevelopment Authority proposes to offer for disposition for the construction of elderly housing, the areas designated for redevelopment, by accepting competitive proposals for the purchase and development thereof. After proper evaluation, the proposal or proposals most favorable to the successful completion of the elderly housing project will be accepted. If necessary, provision will be made for carrying out the project in stages by particular sites. The disposition procedure in this regard would be carried out under and in accordance with the provisions of the Missouri Land Clearance for Redevelopment Authority Law.

In the conveyance of land and/or buildings in the project area for redevelopment in accordance with this plan, an obligation will be imposed upon the purchaser to commence and complete the improvements specified in the plan within a reasonable time.

Financing of development proposals may be obtained for the project from a U.S. Department of Housing and Urban Development direct loan of \$1,873,000 through Section 202 of the National Housing Act of 1937, as amended, and developer equity. The redeveloper(s) shall have the right to finance the project by any such alternative methods as may be approved by LCRA.

The Land Clearance for Redevelopment Authority will take all reasonable steps possible to prevent speculation in the holdings of land in the project area.

5. Urban Design Objectives and Controls

Overall design objectives are hereby established in order to achieve sound and attractive development of a

new elderly housing development within the Urban Renewal Area. These include the following:

(a) Building Design Objectives

Each building unit shall be an integral element of the overall site design, and shall reflect and complement the character of the surrounding area.

The basic design objective is the creation of an environment which is conducive to an improved community. Developers shall provide adequate open space and landscaping in combination with the proper siting of buildings and location of parking areas.

(b) General Building Design Criteria

1. New construction should be designed so as to be comparable in height, scale and character to adjacent, existing, multi-family structures. Dominant textures, rhythm, and architectural elements such as: porches, setbacks, roof treatments and stoops should be recognized in the design of new development.
2. Contemporary design approaches which are compatible with the character of the existing neighborhood are encouraged.
3. Facades shall be articulated to achieve proper scale and avoid blank walls.
4. Surface materials shall be in harmony with existing development in the area. Dark red brick is strongly encouraged for all new construction projects.
5. HVAC equipment shall not be visible from the streets.

(c) Parking Design Objectives

Parking areas shall be designed with careful regard given to orderly arrangement, landscaping, amenity of view and ease of access. All parking lots are to be substantially landscaped in order to visually screen parking areas from the street and from residential units. Vehicular access to the parking areas shall be direct and not in conflict with vehicular movement to service and various uses within the site. Ingress and egress

points shall be well distanced from the intersections to avoid congestion and interference with traffic.

Parking areas shall be designed in limited size, with landscaped areas utilized in order to avoid large masses of unrelieved paving. Parking spaces shall be designed to avoid overhang of vehicles on pedestrian walkways.

(c) Street, Pedestrian Walkways and Open Space Objectives

Streets, pedestrian paths and open spaces shall be designed as an integral part of the overall site design, properly related to proposed buildings. Undeveloped areas within the plan boundaries shall be improved through the provision of pedestrian walks, gardens, courtyards and plazas. All such improvements should include pedestrian scaled lighting.

(e) Landscape Design Objectives

A coordinated landscape program shall be developed for the project incorporating appropriate landscape treatment for setbacks, open spaces, paths and parking areas into a coherent and integrated arrangement.

With respect to the Authority's rights of review and approval: Each individual elderly housing development proposal will be submitted to the Authority's Board of Commissioners for a determination that the specific requirements of the Renewal Plan have been met, and that the proposal is in keeping, to the maximum extent possible, with the above-cited overall design objectives. The Authority reserves the right to reject any or all proposals which fail to meet or fall short of the achievement of such stated objectives.

6. Affirmative Action Plan

The Land Clearance for Redevelopment Authority has developed an affirmative action process which requires that developers and project contractors submit individual affirmative action plans (Exhibit G). All projects approved by LCRA are subject to applicable federal, state and/or affirmative action regulations, requirements, guidelines and procedures.

7. Duration of Controls

The restrictions contained in the Urban Renewal Plan or the Plan as it may be duly amended from time-to-time

shall be binding and effective upon all owners, purchasers or lessees of land, their heirs and assigns, within the area boundaries from the date of purchase or lease for a period of twenty-five (25) years, at which time said restrictions and controls shall automatically extend for successive periods of ten (10) years, unless by a vote of the then owners of a majority of the square foot area within the area, and by approval of the City Council, it is agreed to terminate the Plan at the end of any such period.

VI. OTHER PROVISIONS NECESSARY TO MEET REQUIREMENTS OF APPLICABLE STATE OR LOCAL LAW

In carrying out the Urban Renewal Plan for the 33rd and Montgall Urban Renewal Area, a number of additional actions will be required in accordance with the provisions of State Statutes or local City Ordinances and other regulations. These specifically include the following:

1. Zoning_Changes

Specific changes in zoning will be required in order to bring such zoning district designations into compliance with the proposed land uses as closely as possible. All such proposed changes are illustrated on the the "Proposed Zoning" map, Exhibit I, and will be made effective by application of the Authority to the City Plan Commission following approval of this Plan by both the Commission and the City Council.

2. Exhibit_Material

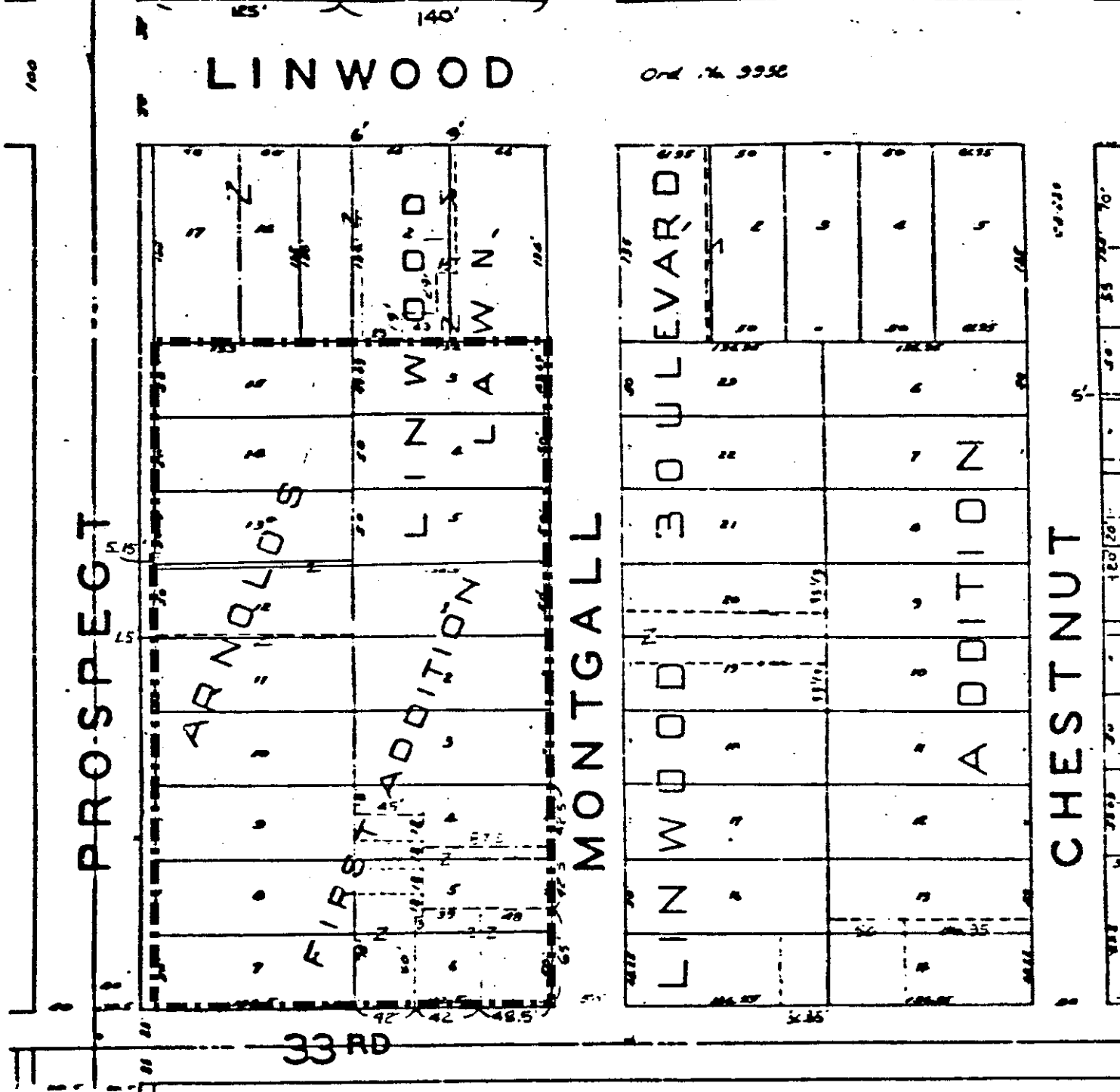
Certain exhibit maps of the Renewal Plan (notably Exhibits B, C and D) have been made a part of the definitive Urban Renewal Plan in accordance with the particular requirements of State Statutes, however all exhibit maps of the Renewal Plan have been made a part of the definitive Urban Renewal Plan.

3. Cooperation_Agreements

It is the intent of the Authority to enter into such cooperation agreement or agreements as are found necessary and desirable with developers and with the City of Kansas City, Missouri, to carry out all activities required on the part of the City in accomplishing the stated objectives of the Renewal Plan, of the specific proposals contained therein, and with respect to the provision of local grants-in-aid necessary for the undertaking of urban renewal actions within the area.

VII. PROVISIONS FOR AMENDING PLAN

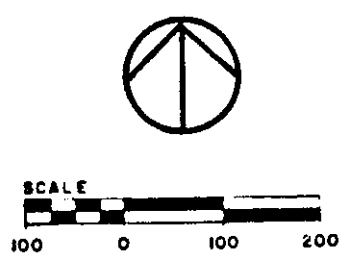
The Urban Renewal Plan may be changed, modified or amended at any time by the Authority, provided that, if changed, modified, or amended after the lease or sale of real property in the Project Area by the Authority, the change, modification or amendment must be consented to by the redeveloper or redevelopers of the real property affected thereby, or his successors in interest. Where such change, modification, or amendment will substantially change the Urban Renewal Plan as previously approved by the City Council, it must similarly be approved by the City Council.



33rd & MONTGALL URBAN RENEWAL AREA

Exhibit A - Property Map

--- AREA BOUNDARY



Kansas City
Missouri
Redevelopment
Authority

33rd and Montgall
Legal Description

All of Lots 3-5 inclusive LINWOOD LAWN and all of Lots
1-15 inclusive, ARNOLD'S FIRST ADDITION, all subdivisions
in Kansas City, Jackson County, Missouri.

LINWOOD

Ord. No. 9952

PROSPECT

MONTGALL

CHESTNUT

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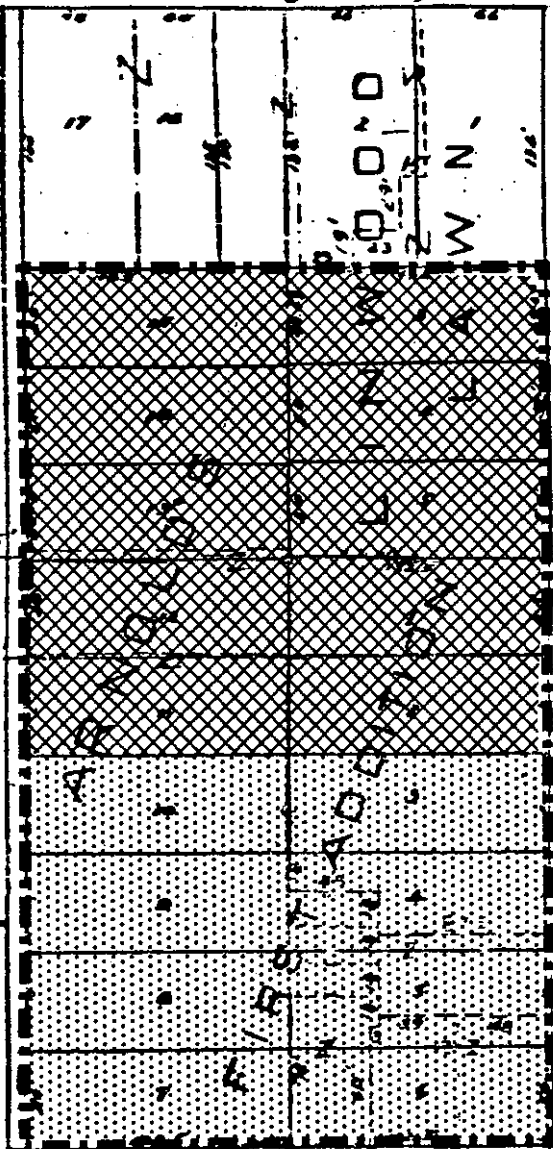
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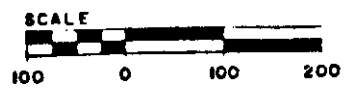


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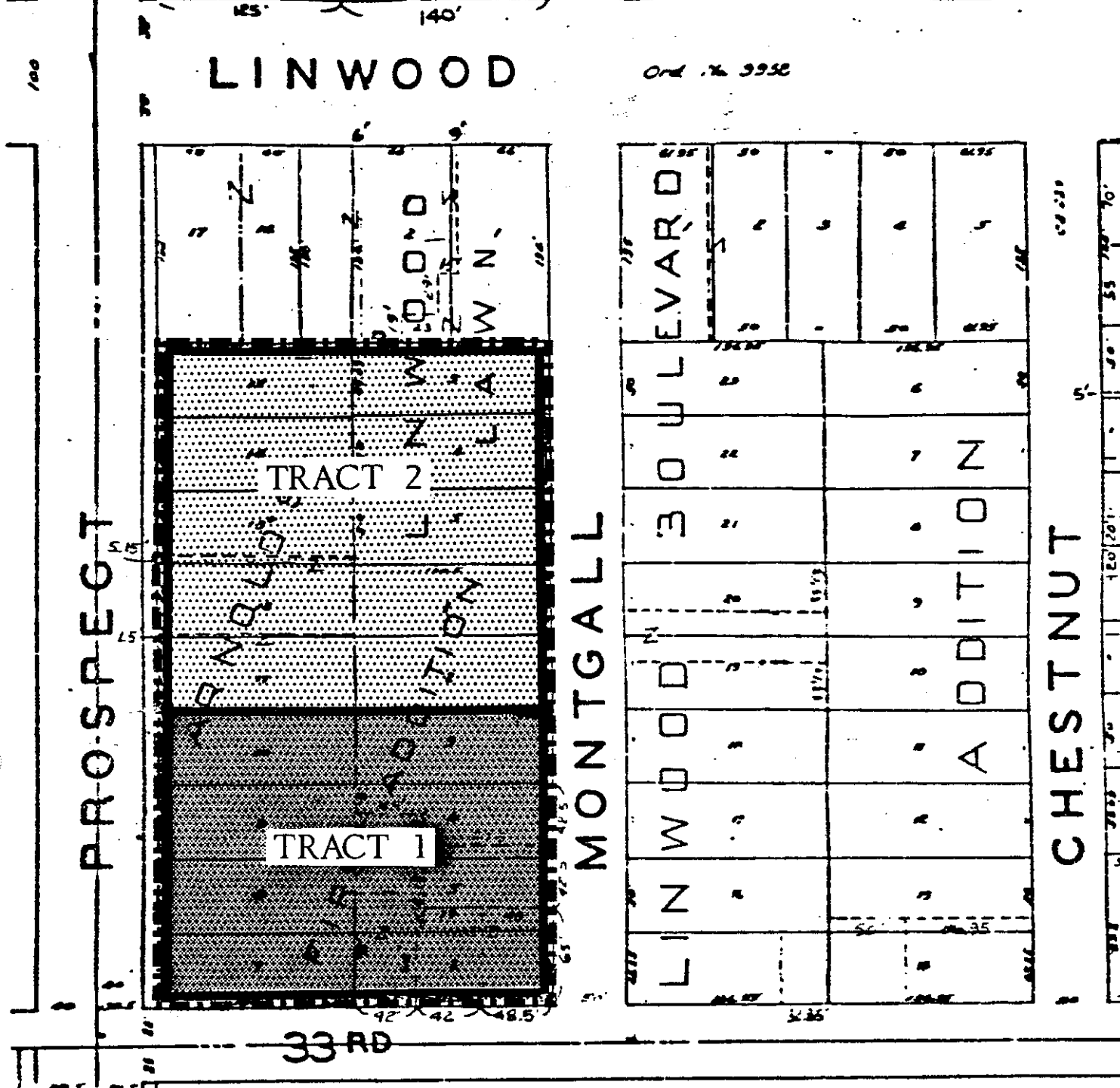
33rd & MONTGALL URBAN RENEWAL AREA

Exhibit D-Proposed Land Use

- AREA BOUNDARY
-  MULTIFAMILY
-  POST OFFICE



Kansas City
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33rd & MONTGALL URBAN RENEWAL AREA

Exhibit E-Land Acquisition & Disposition

- AREA BOUNDARY
- TRACT 1-LAND FOR ACQUISITION &
DISPOSITION: Lots 3-10 Arnold's First Addition.
- ▤ TRACT 2-LAND FOR ACQUISITION &
DISPOSITION: Lots 1-2 and Lots 11-15 Arnold's
First Addition and Lots 3-5 Linwood Lawn.



Kansas City
Missouri
Redevelopment
Authority

EXHIBIT F
DESIGN REVIEW PROCESS

DESIGN REVIEW PROCESS

All redevelopment proposals for the Kansas City Redevelopment Authority's Disposition Parcels will be subject to design review and approval by the Authority before and after the execution of the Disposition Agreement, Inducement Resolution or other necessary action of the Authority. In addition, all development proposals for new construction or the rehabilitation of existing structures within designated urban renewal areas will be subject to the Authority's design review and approval. This review will evaluate the quality and appropriateness of the proposal on the basis of the design objectives stated in the Plan and in the special land use and building requirements stated in more detailed and refined Development Objectives and Controls prepared for the site.

This review will be conducted by the Authority. The Authority may engage professional consulting services from time to time to provide technical advices. Required submissions shall be made to the Authority through the Executive Director.

Required submission will occur at three stages in the preparation of the redevelopment proposal. Additional informal reviews at the request of either the Redeveloper or the Authority Staff are encouraged. A time schedule for the required submissions will be agreed upon on or before the time of execution of the Land Disposition Agreement, Inducement Resolution, or other action by the Authority, and will be set forth therein or in a separate document. It is the intention of the Authority Staff that once approval has been given of a submission stage, further review will be limited to consideration of a development or refinement of previous approved submission or to new elements which were not present in previous submissions.

The formal stages of submission follow:

1. SCHEMATIC DESIGN

This review is intended to secure agreement on and approval of the basic design concept prior to extensive work by the Redeveloper's Architect. The Authority does not encourage submission of more than the following, which it feels is sufficient to describe the proposal.

- (a) Site plan at any appropriate scale (1: = 100' and 1" = 40' are preferred scales); emphasizing general relationships of proposed and existing buildings, walls and open space, including that mutually defined by buildings on adjacent parcels and across streets. The general location of walks, driveways, parking, service areas, roads and major landscape features in addition to the buildings should be shown. Pedestrian and vehicular flow through the parcel and to adjacent areas shall be shown. Where relevant, site sections showing height relationships with proposed and adjacent buildings shall be provided.
- (b) Building plans, elevations, and sections at any appropriate scale, showing organization of functions and spaces. These drawings need not be more detailed than sufficient to indicate general architectural character and proposed finish materials.
- (c) All sketches, diagrams, and other materials relevant to the proposal which were used by the architect during his initial study and which will help to clarify the architect's problem and his solution to it.
- (d) Written statement of proposal including: total square footage, F.A.R.; number of parking spaces; structural system and principal building materials; and estimated costs.
- (e) Proposed time schedule for the following submissions and estimated construction time.

Upon approval by the Authority of the Schematic Design, the following submission is required:

2. DESIGN DEVELOPMENT

This review is intended to secure agreement on and approval of the final design prior to extensive and detailed work on the preliminary working drawings.

- (a) Site plan development of 1.a. at 1" = 40' minimum (or as determined after approval of Schematic Design). Phasing possibilities, if any, shall be shown. Proposed site grading, including typical existing and proposed grades at parcel lines shall be shown. Those areas of the site proposed to be developed "by others" or easements to be provided for others shall be clearly indicated. All dimensions which may become critical from the point of view of zoning shall be indicated. Adjacent buildings, streets and buildings across streets must be indicated.

- (b) Site sections at 1" = 40' (minimum) showing vertical relationships in addition to those shown above.
- (c) Building plans, elevations and sections developed from those of 1b.
- (d) Time schedule for the following submission.

Upon approval by the Authority of the Design Development, the following submission is required:

3. FINAL WORKING DRAWINGS AND SPECIFICATIONS

This review is intended to secure final agreement on and approval of the contract documents and the complete proposal.

- (a) Complete site plans for the final parcel development to working drawing level of detail. These drawings, upon approval, will serve as a basic coordination drawing indicating scope of work and responsibilities to be performed by others.
- (b) Complete working drawings and specifications ready for bidding.
- (c) Statement of proposal, indicating differences, if any, from 1d.
- (d) Detailed financial plan including costs, rents, and operation.

Once Final Working Drawings and Specifications have been approved and construction started, the only items subject to an additional review will be requests for change orders in the construction. The Redeveloper is strictly required to construct the project in accordance with all details of the approved drawings. Permission to make changes from such approved drawings must be requested by the Redeveloper in writing to the Director of Planning who, in turn, will reply in writing, giving his approval or disapproval of the changes. No changes in the work are to be undertaken until such approval has been obtained.

EXHIBIT G
AFFIRMATIVE ACTION PROCESS

AFFIRMATIVE ACTION PROCESS

The procedures outlined are designed to secure maximum opportunities for minority contractors and subcontractors to bid for work on projects carried out by the Authority's redevelopers. This is intended to be consistent with Equal Employment Opportunity and Affirmative Action objectives and regulations.

These procedures have been re-examined, sharpened and clarified in an effort to encourage redevelopers and general contractors to use minority-owned businesses. The Redevelopment Authority should bring its requirement for minority business participation to the attention of redevelopers and contractors early so that Minority Business Enterprises will be included in the bidding process.

It should be pointed out to the redeveloper that minority businesses include materials suppliers and professional consultants, as well as construction contractors.

STEP I

Within a reasonable time after a potential developer has been identified by the Authority, a pre-development conference will be held.

The redeveloper will be acquainted with the requirements for land sale or lease at this conference. The following information will be provided by the Authority's Equal Employment Opportunity Officer:

A. Equal Opportunity Requirements.

1. Each redeveloper is required to complete an affirmative action plan. The plan is to be completed based upon the known information available to the redeveloper before initial submission to the Authority's Board of Commissioners to consider their proposal to acquire and develop Authority land.
2. Pre-Award Commitments - The developer is to disclose to the Equal Employment Officer, in writing, any pre-award commitments to contractors or suppliers.
3. Equal Employment Opportunity Packet - Affirmative Action Plans (developers, general contractors, subcontractors), Good Faith Effort and Minority Resources, Executive Order #11246, Chapter IV - Contractor's Responsibilities, Minimum Wage for Each Job Classification Requirements, Authority Board Policies.

4. Contractor's Responsibility under Section 26.228 of the Code of General Ordinances of the City of Kansas City, Missouri, which requires the development of an affirmative action program.
5. Technical Assistance - Equal Employment Officer will assist the redeveloper in filling out his Affirmative Action Plan.

STEP II

REDEVELOPER SUBMISSION FOR BOARD APPROVAL

- A. Redeveloper submits all land sale and affirmative action documents for staff review (as required in Article VII. of the "Contract to Sell and Purchase" etc.) and the Authority's Affirmative Action Policy.
- B. Subsequent staff recommendations to the Board of Commissioners on documents received by the redeveloper.

STEP III

REDEVELOPER SUBMISSION FOR FINAL BOARD APPROVAL

- A. Board approves by resolution items of Article VII. of the "Contract to Sell and Purchase," which include the following:
 1. Final development plans, including plans and specifications for improvements on the property, conforming to the provisions of the contract and the Urban Renewal Plan.
 2. Final evidence of the availability of construction funds.
 3. A statement of intent to begin construction within sixty (60) days from the date of approval of such submission by the seller.
 4. Proposed progress schedule for the completion of such improvements.
- B. The Board reviews Letter of Intent from the Redeveloper.

This letter will clarify the steps the redeveloper intends to take in order to make his commitment of minority participation a reality, and the instructions he has given his general contractor on methods to ensure these steps are implemented.

STEP IV
POST BOARD ACTION

The Equal Employment Officer meets with the general contractor to explain the Equal Employment Opportunity/Affirmative Action requirements.

- A. A meeting is scheduled with the developer and/or his general contractor, along with a representative of each minority resource agency. The discussion will include:
 - 1. Bidding Procedure.
 - 2. Plans and Specifications.
 - 3. Formal Bid Notification.
 - 4. Request to Review Bids before Final Selection by General Contractor.
- B. General Contractor, as he identifies subcontractors, submits each subcontractor's Affirmative Action Plan for review and approval. All subcontractors and suppliers whose bids are \$10,000 or more must be approved by the Authority before a contract is signed between the general contractor and subcontractor or supplier.

STEP V
PRE-CONSTRUCTION CONFERENCE

- A. Within a reasonable time before construction begins, the developer and contractor will meet with Equal Employment Opportunity staff. At this meeting, general Equal Employment Opportunity laws will be covered, and wage and salary documents will be discussed and provided to the developer and contractors - Form #257, Monthly Employment Utilization Report, and Form WH 347, US Weekly Payroll.

STEP VI
MONITORING

- A. During the construction of the project, Authority staff will monitor the project to ensure the Affirmative Action Plan goals are being attained, or in the absence of achieving the goals, a Good Faith Effort is made to achieve the goals.
- B. The developer, or contractor and subcontractors will complete and mail to the Authority's office the monthly Employment Utilization Report, Form #257, by the 5th of each month, and the U. S. Department of Labor Wage and Hour Division Payroll Report, WH 347, is submitted weekly to the Authority's Equal Employment Officer.

EXHIBIT G-2
RELOCATION POLICY

EXHIBIT G-2

RELOCATION POLICY

WHEREAS, the Land Clearance for Redevelopment Authority of Kansas City, Missouri (the "Authority") has the power to prepare plans and provide reasonable assistance for the relocation of families displaced from a land clearance project area or an urban renewal project area, to the extent essential for acquiring possession of and clearing or renewing the area or parts thereof; and

WHEREAS, the Authority desires to adopt a standardized relocation policy to be included henceforth in all urban renewal plans.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY, MISSOURI, as follows:

1. Henceforth, all urban renewal plans approved by the Authority shall contain the following provisions:

Relocation Plan.

(a) Definitions. The following terms, whenever used or referred to herein, shall have the following meanings:

(i) Designated Occupants. "Designated occupants" shall mean handicapped displaced occupants and those displaced occupants who are 65 years of age or older at the time of the notice to vacate or who have an income less than the average median income for the metropolitan area as certified annually by the Director of City Development based upon the standards established by the Department of Housing and Community Development.

(ii) Displaced business. "Displaced business" shall mean any business that moves from real property within the development area as a result of the acquisition of such property by a corporation, its assigns or transferees; as a result of written notice of such entities to vacate such property; or in connection with the demolition, alteration or repair of said property occurring after filing of the development plan by any person who subsequently transfers the property to the corporation for tax abatement purposes.

(iii) Displaced occupant. "Displaced occupant" shall mean any occupant who moves from real property within the development area as a result of the acquisition of such property by a corporation, its assigns or transferees; as a result of written notice of such entities to vacate such property; or in connection with the demolition, alteration or repair of said property occurring after filing of the development plan by any person who subsequently transfers the property to the corporation for tax abatement purposes.

(iv) Handicapped occupant. "Handicapped occupant" shall mean any occupant who is deaf, legally blind, or orthopedically disabled to the extent that acquisition of other residence presents a greater burden than other occupants would encounter or that modification to the residence would be necessary.

(v) Occupant. "Occupant" shall mean a residential occupant of a building having lawful possession thereof, and further shall include any person in lawful possession, whether related by blood or marriage to any other occupant.

(vi) Person. "Person" shall mean any individual, firm, partnership, joint adventure, association, corporation and any life insurance company, organized under the laws of, or admitted to do business in the State of Missouri, undertaking a redevelopment project in an urban renewal area, whether organized for profit or not, estate, trust, business trust, receiver or trustee appointed by any state or federal court, syndicate, or any other group or combination acting as a unit, and shall include the male as well as the female gender and the plural as well as the singular number.

(b) Plan Requirement. Every person approved by the Authority as a developer of property in furtherance of an urban renewal plan shall submit to the Authority a relocation plan as part of the developer's redevelopment plan.

(c) Contents of Plan. The relocation plan shall provide for the following:

(i) Payments to all displaced occupants and displaced businesses in occupancy at least ninety (90) days prior to the date said displaced occupant or said displaced business is required by the corporation to vacate the premises; and

(ii) Program for identifying needs of displaced occupants and displaced businesses with special

consideration given to income, age, size of family, nature of business, availability of suitable replacement facilities, and vacancy rates of affordable facilities; and

(iii) Program for referrals of displaced occupants and displaced businesses with provisions for a minimum of three (3) suitable referral sites, a minimum of ninety (90) days notice of referral sites for handicapped displaced occupants and sixty (60) days notice of referral sites for all other displaced occupants and displaced businesses, prior to the date such displaced occupant or displaced business is required to vacate the premises; and arrangements for transportation to inspect referral sites to be provided to designated occupants.

(iv) Every displaced occupant and every displaced business shall be given a ninety (90) day notice to vacate; provided, however, that the developer may elect to reduce the notice time to sixty (60) days if the developer extends the relocation payments and benefits set forth in subsections (d), (e) and (f) below to any displaced occupant or displaced business affected by said reduction in time.

(d) Payments to Occupants. All displaced occupants eligible for payments under subsection (c)i hereof shall be provided with relocation payments based upon one of the following, at the option of the occupant:

(i) A \$500.00 payment to be paid at least thirty (30) days prior to the date the occupant is required to vacate the premises; or

(ii) Actual reasonable costs of relocation including actual moving costs, utility deposits, key deposits, storage of personal property up to one month, utility transfer and connection fees, and other initial rehousing deposits including first and last month's rent and security deposit.

(e) Handicapped displaced occupant allowance. In addition to the payments provided in subsection (d) hereof, an additional relocation payment shall be provided to handicapped displaced occupants which shall equal the amount, if any, necessary to adapt a replacement dwelling to substantially conform with the accessibility and usability of such occupant's prior residence, such amount not to exceed Four Hundred Dollars (\$400.00).

(f) Payment to Businesses. All displaced businesses eligible for payments under subsection (c)i hereof shall be

provided with relocation payments based upon the following, at the option of the business:

(i) A \$1,500.00 payment to be paid at least thirty (30) days prior to the date the business is required to vacate the premises; or

(ii) Actual costs of moving including costs for packing, crating, disconnecting, dismantling, reassembling and installing all personal equipment and costs for relettering signs and replacement stationary.

(g) Waiver of Payments. Any occupant who is also the owner of premises and any business may waive their relocation payments set out above as part of the negotiations for acquisition of the interest held by said occupant or business. Said waiver shall be in writing and filed with the Authority.

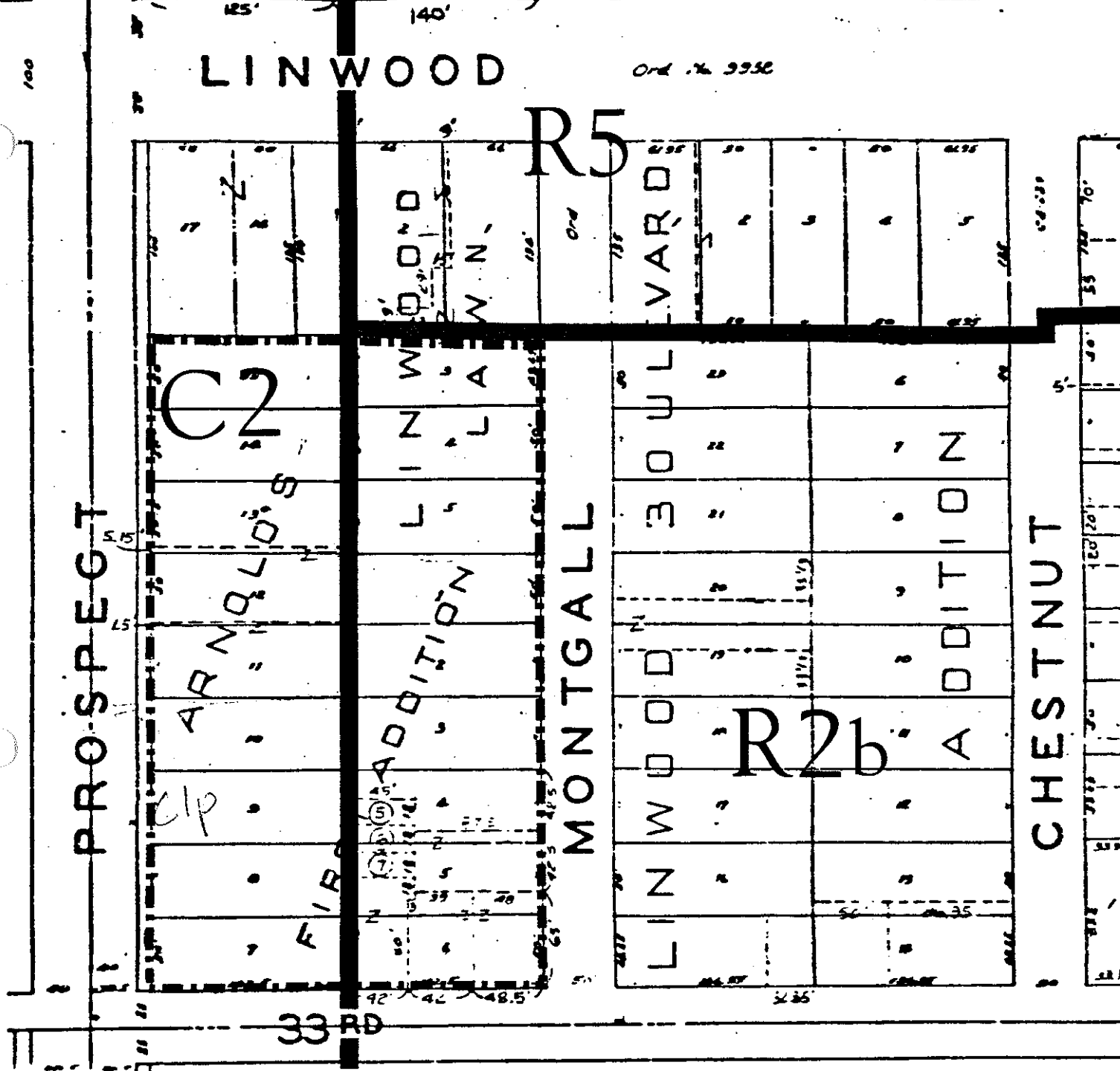
(h) Notice of Relocation Benefits. All occupants and businesses eligible for relocation benefits hereunder shall be notified in writing of the availability of such relocation payments and assistance, such notice to be given concurrent with the notice of referral sites required by subsection (c)iii hereof.

(i) Persons Bound by the Plan. Any developer, its assigns or transferees, is required to comply with the provisions hereof and shall certify such compliance to the Executive Director of the Authority. Such certification shall include, among other things, the addresses of all occupied residential buildings and structures within the redevelopment plan area and the names and addresses of occupants and businesses displaced by the developer and specific relocation benefits provided to each occupant and business, as well as a sample notice provided each occupant and business. No person shall be entitled to the tax abatement provisions of Chapter 99, R.S.Mo. if said person has failed to comply with the relocation benefits provided herein.

(j) Minimum requirements. The requirements set out herein shall be considered minimum standards. In reviewing any proposed redevelopment plan, the Authority shall determine the adequacy of the proposal and may require additional elements to be provided therein.

2. Prior resolutions of the Authority adopting the provisions of the Uniform Relocation Assistance and Real Properties Acquisition Policy Act of 1970, 42 U.S.C. §4621, et seq., as amended, and its implementing regulations, shall henceforth be applicable only to federally-assisted projects in which the Authority acquires real property by exercising its power of

eminent domain or to projects acquired for the same public use through the same procedures and is being purchased solely through expenditure of state or local funds.



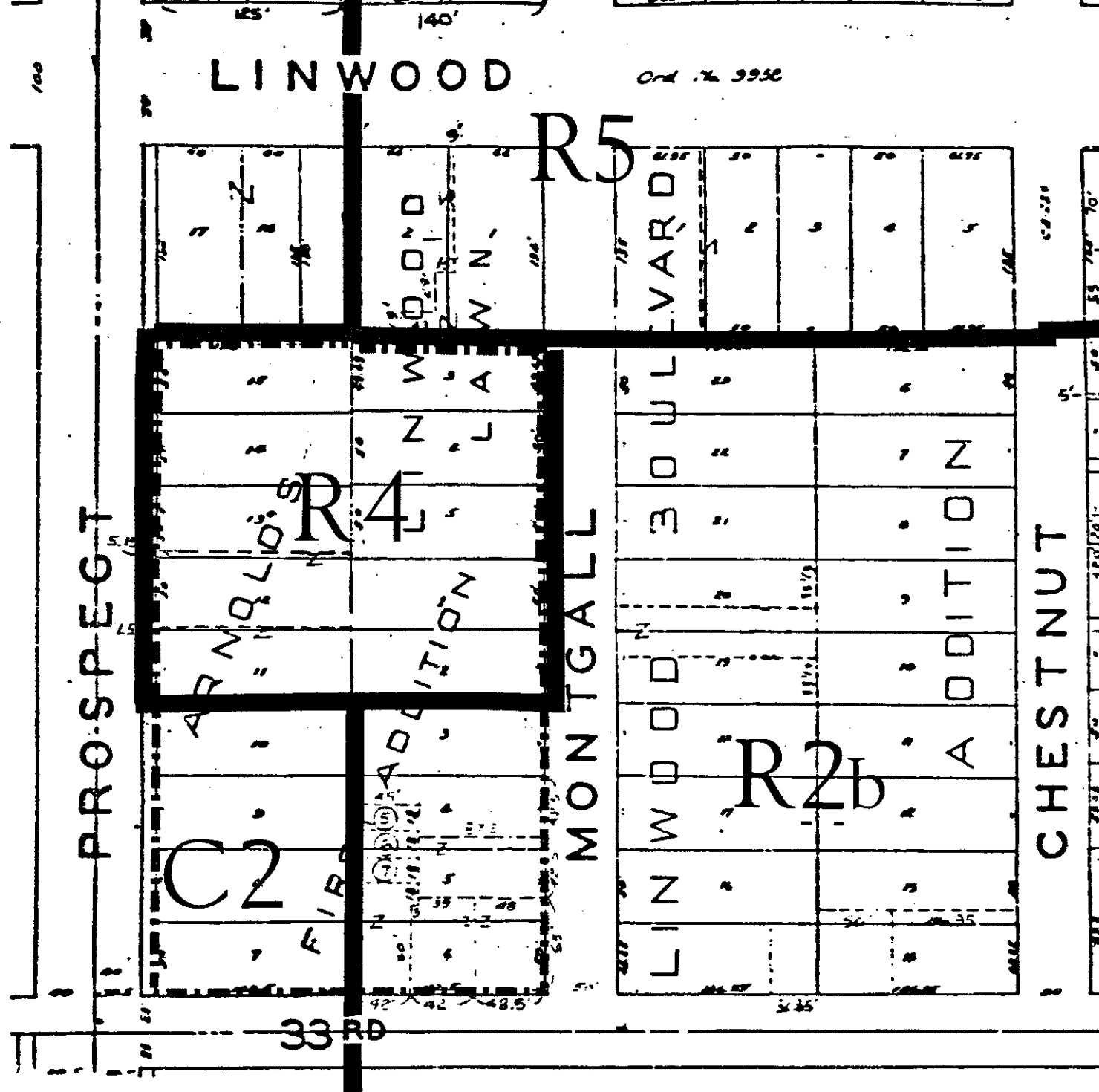
33rd & MONTGALL URBAN RENEWAL AREA

Exhibit H-Existing Zoning

- AREA BOUNDARY
- █ ZONING DISTRICT BOUNDARY
- C2 LOCAL RETAIL COMMERCIAL
- R2b TWO-FAMILY DWELLINGS
- R5 HIGH DENSITY APARTMENTS



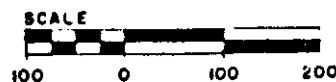
Kansas City
Missouri
Redevelopment
Authority



33rd & MONTGALL URBAN RENEWAL AREA

Exhibit I- Proposed Zoning

- AREA BOUNDARY
- █ ZONING DISTRICT BOUNDARY
- C2 LOCAL RETAIL COMMERCIAL
- R4 LOW DENSITY APARTMENTS
- R5 HIGH DENSITY APARTMENTS
- R2b TWO-FAMILY DWELLINGS



Kansas City
Missouri
Redevelopment
Authority

Section 39.080. District R-4 — Low Apartments.

A. USE REGULATIONS.

In District R-4, no building or land shall be used and no building shall be erected, altered, or enlarged, which is arranged, intended, or designed for other than one of the following uses, except as otherwise provided in Sections 65.210 and 65.230:

1. Any use permitted in District R-3. (65.070, ROKC)

- (a) The specific conditions governing location of uses enumerated in Paragraph III B of Section 65.041 of R-1 uses do not apply.

2. APARTMENT HOUSES, ROW HOUSES, AND CONVERTED DWELLINGS.

3. BOARDING HOUSES and children's boarding homes. For the purpose of computing the number of boarders allowed, a minimum of three hundred (300) square feet of lot area shall be provided for each boarder.

4. DAY CARE CENTERS.

5. GROUP HOME FACILITY. A residential facility operated for the care of persons:

- (a) Who are handicapped due to a developmental disability where the disability is attributable to mental retardation, cerebral palsy, epilepsy, or other neurological conditions which are closely related to mental retardation and who require treatment similar to mental retardation; or
- (b) Who are in need of rehabilitation, habilitation or resocialization when their mental illness is stabilized; or
- (c) Who are children experiencing emotional problems who fall in the category of homeless or neglected; or
- (d) Who are physically handicapped.

AREA

For the purposes of computing the required lot area:

- a. If the facility is constructed as dwelling units, fifteen hundred (1,500) square feet of lot area is required for each dwelling unit;
- b. If the facility is constructed other than as dwelling units, a minimum of three hundred (300) square feet of lot area shall be provided for each individual, and fifteen hundred (1,500) square feet for each unit reserved to individuals required to care for the group home residents.

ADDITIONALLY:

- a. If the facility is constructed as dwelling units, one parking space is required for each dwelling unit;
- b. If the facility is constructed other than as dwelling units, one parking space shall be provided per four (4) persons plus one for each caretaker unit.

The provision for group homes shall not apply to any facility deemed halfway houses for alcoholics, drug addicts, prisoners or juvenile delinquents or any facility for individuals required to be confined due to their inability to function in society.

6. LODGING HOUSES. For the purpose of computing the number of lodgers allowed, a minimum of three hundred (300) square feet of lot area shall be provided for each lodger.

7. CONVALESCENT HOMES, NURSING, OR OLD FOLKS' HOMES, other than for mental patients, alcoholics, or persons having contagious diseases. For the purpose of computing the number of patients or guests allowed, a minimum of three hundred (300) square feet of lot area shall be provided for each patient or guest.

8. CONVENTS, PRIVATE CLUBS OR FRATERNAL ORDERS, including fraternity or sorority houses, except clubs, the chief activities of which are services customarily carried on as a business.

9. Accessory uses customarily incident to the above uses and located on the same lot therewith, except as otherwise provided in Paragraph (c) below, and not involving the conduct of a business or industry as follows:

- (a) Any window or other display or sign shall comply with the regulations for such accessory uses in District R-1, except that in this district an unilluminated sign, advertising lodging and/or board, shall be allowed, which sign shall not exceed eighty (80) square inches in size, and an unilluminated sign shall be permitted identifying the name only of an apartment building. Such sign shall be attached to and shall not project beyond the face of the building or marquee to which sign is attached and shall not exceed nine (9) square feet in area.

- (b) HOME OCCUPATIONS as defined in Section 65.020 shall be allowed in this district but in this district an unilluminated sign, attached to or within the building, not to exceed eighty (80) square inches, carrying the name and occupations, may be allowed.

- (c) All other limitations governing accessory uses in District R-1 shall apply to District R-4, except that the Board of Zoning Adjustment may permit an accessory use on a lot separated by an alley from the principal use to be served, provided the Board finds that such accessory use will not adversely affect adjoining property and is constructed in accordance with a specific plan approved by the Board.

B. HEIGHT, YARD, AND AREA REGULATIONS.

In District R-4, the height of buildings or structures, the minimum dimension of yards, and the minimum lot area per family permitted on any lot shall be as follows (for exceptions see Section 65.250):

1. HEIGHT.

Buildings or structures shall not exceed three (3) stories and shall not exceed forty-five (45) feet in height.

2. FRONT YARDS.

The front yards in this district shall have a minimum depth of *fifteen percent (15%)* of the depth of the lot but the depth of such front yard *need not be more than twenty (20) feet*.

3. SIDE YARDS.

- (a) There shall be a side yard on each side of every principal building with a minimum width of not less than *ten percent (10%)* of the width of the lot. Such side yard shall *not be less than four (4) feet and need not be more than eight (8) feet*. For a structure over thirty-five (35) feet in height, any side yard shall not be less than six (6) feet.
- (b) Side yards for accessory buildings or structures shall be in accordance with Paragraph D(1) of District R-1.
- (c) On a corner lot, the side yard regulations shall be the same as for interior lots, except in the case of reversed frontage where interior lots have been platted or sold fronting on the side street. In this case, there shall be a side yard on the corner lot not less than one half (1/2) of the front yard required in Paragraph 2.

4. REAR YARDS.

- (a) The rear yards in this district shall have a minimum depth of *twenty-five percent (25%)* of the depth of the lot but the depth of such rear yard *need not be more than twenty-five (25) feet*.

- (b) The area occupied by a *detached accessory building* in a rear yard shall be *limited to forty percent (40%) of the area of the rear yard*.

5. LOT WIDTH.

- (a) The minimum mean width of a lot shall be *fifty (50) feet*, except where a lot has a mean width of less than fifty (50) feet and is in separate ownership on or before January 1, 1954, this regulation will not prohibit the erection of a one-family dwelling.
- (b) Duplexes and multiple dwellings hereafter erected require a minimum mean lot width of fifty (50) feet.

6. LOT AREA.

No building shall be erected or altered on a lot which makes provisions for less than the following number of square feet of the lot area:

- (a) *For one-family dwellings, five thousand (5,000) square feet.*
- (b) *For two-family dwellings, including conversions, three thousand (3,000) square feet per family.*
- (c) *For over two (2) families in converted dwellings but not including apartments or row houses, three thousand (3,000) square feet per family for the first two (2) families and fifteen hundred (1,500) square feet per each family over two (2) families.*
- (d) *For apartments and row houses having three (3) or more dwellings, fifteen hundred (1,500) square feet per family.*

C. PARKING REGULATIONS.

As provided for in Section 39.444, Code of General Ordinances.

(2CS Ord. 51883/01-30-81)

CERTIFICATE OF RECORDING OFFICER

The undersigned hereby certifies as follows:

(1) That he is the fully qualified and acting Secretary of the Land Clearance for Redevelopment Authority of Kansas City, Missouri, herein called the "Local Public Agency," and keeper of the records thereof, including the journal of proceedings of the Board of Commissioners, herein called the "Governing Body."

(2) That the attached resolution is a true and correct copy of the resolution as finally adopted at a meeting of the Governing Body held on the 25th day of March 1987, and duly recorded in his office.

(3) That said meeting was duly convened and held in all respects in accordance with law and to the extent required by law due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting, and a legally sufficient number of members of the Governing Body voted in the proper manner for the adoption of said resolution; and all other requirements and proceedings under law incident to the proper adoption or the passage of said resolution, including publication if required by law, have been fulfilled, carried out and otherwise observed.

(4) That the impression of the seal affixed below constitutes the official seal of the Local Public Agency and this certificate is hereby executed under such official seal.

(5) That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF the undersigned has hereunto set his hand this 6th day of April, 1987.



Brian H. Collins, Secretary

LAND CLEARANCE FOR REDEVELOPMENT
AUTHORITY OF KANSAS CITY, MISSOURI

RESOLUTION APPROVING REVISIONS TO CERTAIN
PORTIONS OF THE URBAN RENEWAL PLAN FOR
DISTRICT 3 OF THE OAK PARK URBAN RENEWAL AREA

WHEREAS, the general Urban Renewal Plan for the Oak Park Urban Renewal Area was adopted and approved by the Board of Commissioners of the Land Clearance for Redevelopment Authority of Kansas City, Missouri, on November 25, 1968; and

WHEREAS, a definitive revision of a part of the General Urban Renewal Plan for the area, referred to as District 3 of the Oak Park Urban Renewal Area, was approved by the Board of Commissioners of the Land Clearance for Redevelopment Authority of Kansas City, Missouri on January 26, 1973; and

WHEREAS, the said revision to the Urban Renewal Plan for District 3 of the Oak Park Urban Renewal Area was not subsequently approved by the City Council of the City of Kansas City, Missouri; and

WHEREAS, certain revisions to the Definitive Urban Renewal Plan for District 3 of the Oak Park Urban Renewal Area (commonly known as the Palestine Urban Renewal Area) were adopted and approved by the Board of Commissioners of the Land Clearance for Redevelopment Authority of Kansas City, Missouri on June 28, 1982; and

WHEREAS, certain revisions to the Definitive Urban Renewal Plan for District 3 of the Oak Park Urban Renewal Area (commonly known as the 33rd and Montgall Urban Renewal Area) were adopted and approved by the Board of Commissioners of the Land Clearance for Redevelopment Authority of Kansas City, Missouri, on December 17, 1986; and

WHEREAS, there has been presented at this meeting of the Board of Commissioners of the Land Clearance for Redevelopment Authority of Kansas City, Missouri, for its consideration and approval, certain additional proposed revisions for portions of the aforementioned Urban Renewal Plan for District 3 of the Oak Park Urban Renewal Area; and

WHEREAS, the revisions to said Urban Renewal Plan will assist in the development of the area effected by said revisions in such a manner as to eliminate blighted and insanitary conditions and to prevent the reoccurrence of said conditions in the effected areas.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Land Clearance for Redevelopment Authority of Kansas City, Missouri, as follows:

1. That the revised Urban Renewal Plan effecting certain areas in the District 3 Oak Park Urban Renewal Area legally described as all of Lots 3-5 inclusive LINWOOD LAWN and all of Lots 1, 2 and 11 through 15, ARNOLD'S FIRST ADDITION, subdivisions all located within Kansas City, Jackson County, Missouri, be approved as a revision to the general Urban Renewal Plan as previously adopted for the area on November 25, 1968, and that the definitive revision of said general plan, as approved on January 26, 1973 and amended June 28, 1982, and December 17, 1986, be further amended to incorporate the revisions herein approved.

2. That the secretary is hereby authorized to certify and date the revised plan for an area within District 3 of the Oak Park Urban Renewal Area, this 25th day of March, 1987.

3. That the secretary is hereby directed to submit the said revised plan for the area, together with a certified copy of this resolution, to the City Plan Commission for review and approval and a determination of said Plan, as revised, conforms to the master plan for development of the community as a whole.

4. That upon approval of the Urban Renewal Plan for the area by the City Plan Commission, the secretary is hereby directed to submit said plan for the area, together with a certified copy of the resolution of the City Plan Commission containing its recommendations, to the City Council of Kansas City, with the recommendation that the Urban Renewal Plan for the area, as revised, be approved.

5. That it is hereby determined that all of the findings, determinations and conclusions made and set forth in the resolution adopted by the Authority with respect to the eligibility of the area for urban renewal treatment, as well as the resolution adopted by the Authority on November 25, 1968, approving the general Urban Renewal Plan for the area, and the resolution dated June 28, 1982, approving the Palestine Urban Renewal Plan, and December 17, 1986, approving the 33rd and Montgall Urban Renewal Plan, apply with equal force to the area as of the date of this revision.

6. That this Resolution shall take effect immediately.

DATED: March 25, 1987

s/Jack R. Hammack

Jack R. Hammack, Chairman

(SEAL)

ATTEST:



Brian H. Collins, Secretary