

URBAN RENEWAL PLAN
for the
ATTUCKS EAST URBAN RENEWAL AREA
of the
NEIGHBORHOOD DEVELOPMENT PROGRAM
of
KANSAS CITY, MISSOURI

NDP No. MO A-1 (Area 13)

This Urban Renewal Plan for the Attucks East Urban Renewal Area represents a definitive revision of the General Urban Renewal Plan adopted by the Land Clearance for Redevelopment Authority of Kansas City, Missouri, on November 25, 1968. It consists of the following component parts, including exhibits as listed:

TABLE OF CONTENTS

PART A.	DESCRIPTION OF URBAN RENEWAL AREA Exhibit A - "Property Map" *Exhibit B - "Existing Land Uses" *Exhibit C - "Condition of Buildings"
PART B.	STATEMENT OF DEVELOPMENT OBJECTIVES
PART C.	LAND USE PLAN *Exhibit D - "Streets and Alleys Rights-of-Way" *Exhibit E - "Proposed Land Uses"
PART D.	URBAN RENEWAL TECHNIQUES TO BE USED TO ACHIEVE PLAN OBJECTIVES Exhibit F - "Acquisition Map"
PART E.	LAND DISPOSITION SUPPLEMENT Exhibit G - "Land Disposal Map"
PART F.	OTHER PROVISIONS NECESSARY TO MEET REQUIREMENTS OF APPLICABLE STATE OR LOCAL LAW *Exhibit H - "Existing and Proposed Zoning"
PART G.	PROVISIONS FOR AMENDING PLAN

* - Specifically required under State Statutes.

PART A.. DESCRIPTION OF URBAN RENEWAL AREA

The Attucks East Urban Renewal Area, an area within the Neighborhood Development Program of Kansas City, Missouri, is located approximately two and one-half miles southeast of the center of the City's Central Business District. As indicated on Exhibit A, the area is bounded generally on the north by Truman Road and Benton Plaza, on the east by Bellefontaine Avenue, on the south by the north line of the Kansas City Belt Railroad right-of-way, and on the west by Brooklyn Avenue.

The area is more specifically described as follows:

Beginning at the northwest corner of Truman Road and Brooklyn Avenue, thence east along the north line of Truman Road to the east line of Benton Boulevard, thence south along the east line of Benton Boulevard to the north line of Benton Plaza, thence east along the north line of Benton Plaza to its intersection with the east line of Bellefontaine Avenue as projected northward, thence south along said east line of Bellefontaine Avenue as projected to the south line of 17th Street, thence west along the south line of 17th Street to the east line of the north-south alley next west of Bellefontaine Avenue, thence south along the east line of said north-south alley to a point 200.5' south of the south line of 17th Street, thence east along a line 200.58' south of and parallel to the south line of 17th Street a distance of 93', thence south along a line 223' east of and parallel to the east line of Agnes Avenue to its intersection with the north line of the Kansas City Terminal Railway Right-of-Way, thence generally southwest along said Right-of-Way line to its intersection with the west line of Prospect Avenue, thence north along the west line of Prospect Avenue to the south line of 18th Street, thence west along the south line of 18th Street to the east line of Olive Street, thence south along the east line of Olive Street to its intersection with the north line of the Kansas City Terminal Railway Right-of-Way, thence generally west along said Right-of-Way line to its intersection with the west line of Brooklyn Avenue, thence north along the west line of Brooklyn Avenue to its intersection with the north line of Truman Road, being the Point of Beginning.

Existing conditions, as indicated by the present land uses and condition of buildings within the Urban Renewal Area and immediate vicinity, are indicated on accompanying Exhibits B and C. These two Exhibit maps are hereby made a part of the Urban Renewal Plan in keeping with the specific requirements of State Statutes.

PART B. STATEMENT OF DEVELOPMENT OBJECTIVES

The specific development objectives to be achieved in the Attucks East Urban Renewal Area through the implementation of this Urban Renewal Plan include the following major items:

- (a) Elimination of a substantial number of extremely substandard structures through acquisition and clearance.
- (b) Retention of certain properties (especially at the periphery of the Area) which are in conformance with the Land Use provisions of the Plan, and which are economically feasible for rehabilitation.
- (c) The establishment of a new internal street pattern directly related to the demonstrated traffic-flow needs of both the Area and its vicinity, through the vacation of the existing grid of streets and alleys and the establishment of new facilities in their place.
- (d) Assemblage of the cleared land into large tracts conducive to the development of an attractive group housing complex, affording the redeveloper maximum opportunity to utilize innovative architectural and site development approaches.
- (e) Designation of a major portion of the resultant net area for medium density residential reuse, specifically designed to accommodate the construction of low and low-to-moderate income housing facilities.

- (f) Zoning changes properly reflecting the proposed land uses.
- (g) Landscaping of public and private areas, including visual screening of objectionable views.
- (h) Elimination of other blighting influences affecting the environment of the Urban Renewal Area.

The proposed urban renewal treatment for the Attucks East Area is primarily that of clearance, although certain relatively sound and compatible uses, especially those located at the periphery of the area, have been planned around, and are designated for retention.

As illustrated on the "Acquisition Map", Exhibit F, those properties designated for acquisition and clearance have been placed in this category primarily because of structurally substandard condition of the buildings involved. In addition, such action is also justified in order to meet certain stated Plan objectives (including the provision of land needed for public facilities, the effecting of desirable land use changes, and the assemblage of land in disposal tracts of desirable size and shape to accommodate new housing developments of low or moderate cost).

In carrying out the specific proposals of the Urban Renewal Plan for the Attucks East Area, it is anticipated that the necessary renewal actions will be undertaken in approximately the following sequence (as illustrated on various Exhibit maps, D through H, inclusive):

- (1) Acquisition of approximately 435 individual parcels of property by the Authority (See Exhibit F).
- (2) Relocation of site occupants.
- (3) Clearance of existing structures from acquired parcels.
- (4) Vacation of certain streets and alleys, dedication of 10' strip of land along east line of Brooklyn Avenue, between Truman Road and 17th Street (See Exhibit D).
- (5) Installation of proposed site improvements.
- (6) Rezoning actions.
- (7) Disposal of approximately 22 tracts of cleared land (See Exhibit G).
 - (a) For private redevelopment:
 - (1) Residential: 9 Tracts (Nos. 1 through 9, inclusive).
 - (2) Commercial: 2 Tracts (Nos. 10 and 11).
 - (3) Industrial: 11 Tracts (Nos. 12 through 22, inclusive).
 - (b) For public purposes: In the alternate, Tract 19 could be made available to the City's Pollution Control Department for the expansion of facilities now located on adjacent Blocks 720 and 721. Due to the nature of the operation, however, the reuse would still be considered industrial in character.
- (8) Rehabilitation, where necessary, of all structures not designated for acquisition.

PART C. LAND USE PLAN

In keeping with the objectives stated in Part B above, the following is proposed with respect to the land uses to be established or retained and the specific regulations and controls to be applied to all real property to be acquired in carrying out the Plan for the Attucks East Urban Renewal Area. Also included are the particular standards governing the intensity of such permitted uses.

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 E. This exhibit map illustrates the ultimate results of the specific Urban Renewal and public improvement actions contemplated for the area.

(a) Predominant land uses to be established in the area include the following major land use categories:

- (1) Medium Density Residential (R-4).
- (2) Intermediate Business (C-3).
- (3) Light Industrial (M-1).
- (4) Public and Semi-public uses.

(b) Major Circulation Routes

As illustrated on the "Streets and Alleys Rights-of-Way" map, Exhibit D, the Plan proposes no changes in the existing pattern of major and secondary thoroughfares within or at the periphery of the area. Major changes are proposed, however, with respect to the pattern of local interior streets.

2. Description of land use categories and intensity of use

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

(a) Medium Density Residential: (R-4), Single family, duplex and Low Apartment uses. Maximum densities as established by the following minimum lot area requirements:

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

(b) Intermediate Business: (C-3) Commercial uses of a more intensive mixed retail and wholesale nature normally found in concentrations of commercial activity lying outside of the Central Business District, including transfer and storage facilities, wholesale sales offices, and sample rooms, but excluding industrial operations. Maximum floor area not to exceed six times the lot area.

(c) Light Industrial: (M-1) All non-residential uses permitted in the foregoing commercial land use districts, plus those manufacturing, wholesale, storage, transfer and warehousing operations of a character normally found in the more limited and restrictive light industrial use areas. Power machines employed in manufacturing operations shall not exceed three (3) horsepower for any one machine. Maximum floor area not to exceed six times the lot area.

(d) Public Uses: Publicly-owned facilities do not carry a specific zoning district classification, but are permitted to be located in any district subject to the particular controls and regulations of that district.

(1) Type of supporting use permitted - restricted to schools, parks, playgrounds, fire stations, neighborhood centers, etc., of a public ownership.

(2) Intensity of development - sufficient to adequately serve the particular needs of the neighborhood in which they are located. Wherever feasible, neighborhood parks, playgrounds and other open space, including areas adjacent to elementary school structures, shall be provided at the rate of 4 acres per thousand population.

(3) Location - such uses shall be so located as to either supplement existing facilities, or provide necessary services to areas wherein such facilities are lacking or inadequate.

3. Type, intensity and location of supporting uses, internal circulation system, and other public improvements.

(a) Accessory or Supporting Uses

(1) Type of supporting uses permitted - restricted to churches, private (parochial) schools, neighborhood centers and recreational facilities.

(2) Intensity of development - adequate to serve demonstrated needs of the area.

(3) Location - all uses shall be so located as to have no adverse effect on adjoining residential developments, and shall have direct access to public streets.

(b) Internal Circulation System - all new, retained or modified public streets shall meet the general design standards set forth in the previously-adopted General Urban Renewal Plan for the area, including the following:

(1) Local - Minimum right-of-way width of 50'. Minimum width of paved surface: 26'. Sidewalks on two sides in medium or high density areas, with a minimum width of 5'. Cul-de-sacs- no more than 500' in length. Local residential streets layout shall discourage through traffic, their only function being to provide access to abutting properties.

The majority of the streets within the interior of the area are considered to be local in character. The major portion of them represent the retention (or modification) of elements of the existing grid pattern, adapted to meet the particular needs of proposed new developments.

In certain instances, larger "super-block" size disposal tracts have been created. In the event a redeveloper wishes to modify further the indicated pattern of retained local streets - or chooses to establish new streets to accommodate specific site development plans, such actions will be permitted upon approval by the Authority. All costs incident to such proposals, however, shall be the sole responsibility of the redeveloper, and the design shall be in accordance with City and Renewal Plan Standards for subsequent dedication to the City as public rights-of-way.

(2) Secondary thoroughfares - Minimum right-of-way width of 70'. Minimum width of paved surface: 44'. Sidewalks on both sides of the right-of-way, 5' minimum width and separated from traffic by means of a landscaped strip.

The one example - Benton Boulevard - is scheduled for retention without modification.

(3) Major thoroughfares - includes major and secondary arterials - parkways, boulevards, elements of the expressway system, etc. The right-of-way width varies, but is a minimum of 80', and in certain instances includes a landscaped medial separating multiple lanes of traffic.

While the area is bordered on two sides by such facilities (Brooklyn Avenue on the west and Truman Road on the north), within the area itself both Prospect Avenue and 18th Street carry this classification. No changes are contemplated under the Plan for any of these major facilities.

(c) Other Public Improvements and Facilities - except for minor adjustments and modifications anticipated with respect to retained elements of the existing interior street pattern (new corner treatments, re-surfacing, certain replacement of deteriorated curbs and gutters, etc.), no other improvements or facilities are contemplated at this time.

The details of any proposed modifications shall be made the subject of a specific Project Improvements Supplement to this Definitive Urban Renewal Plan, and shall be submitted as soon as more detailed and specific determinations have been made.

PART D. URBAN RENEWAL TECHNIQUES TO BE USED TO ACHIEVE PLAN OBJECTIVES

With respect to the particular urban renewal technique proposed for the Attucks East area, this is envisioned as being a substantial clearance undertaking. A vast majority of the structures presently located within the area are deteriorated to the point warranting clearance. A small number of otherwise rehabilitable structures must be acquired and cleared in order to achieve specifically stated Plan objectives - notably the assemblage of land for new residential developments, and the creation of a new internal street system.

The majority of the omitted non-residential properties located generally at the periphery of the Area are considered to be of a sound condition. In a few cases, however, certain non-residential buildings are in need of rehabilitation in order to make them more nearly compatible to the proposed new uses in the area.

The particular conditions governing the specific Urban Renewal techniques to be used include the following:

1. Rehabilitation

(a) Properties to be rehabilitated: All properties which are in conformance with the Land Use provisions of the Renewal Plan and which are economically feasible for rehabilitation shall be rehabilitated.

(b) Conditions under which property will be acquired for rehabilitation: Should the Authority acquire any property through the owner's non-compliance as stated above, or for any other reason, the property may, at the discretion of the Authority, be cleared and marketed as vacant land and/or resold to a buyer who will furnish to the Authority an acceptable written agreement stating that he will rehabilitate the property in conformance with the restrictions, standards, and controls provided in the Urban Renewal Plan and within a reasonable length of time. Such reasonable length of time shall be construed to be a period of time to be agreed upon with the property owner, but not to exceed three years after the Urban Renewal Plan becomes effective.

The Authority reserves the right to remove from the rehabilitation category and place in the acquisition category any property whose owner is unwilling or unable to comply with the "Standards and Controls for Non-Residential Rehabilitation" as set forth under Item 5 of this Part D of the Urban Renewal Plan.

(c) Property Rehabilitation Standards: All non-residential properties designated for rehabilitation shall, where feasible, be upgraded in accordance with the Non-Residential Property Rehabilitation Standards.

2. Acquisition and Clearance

(a) Removal of Substandard Conditions: Properties which cannot be rehabilitated because of basic structural conditions which preclude feasible rehabilitation.

(b) Removal of Blighting Influences: Properties which by either their physical condition or nature of use, operation, siting of structure on the land area or other characteristics create a blighting influence on the surrounding area.

(c) Provision of land for public improvements or facilities: Properties so located as to interfere with the installation of desirable public improvements and facilities (street locations, public open space, etc.).

(d) Undertake Historical and Architectural Preservation: None, to the extent presently known.

(e) Provision of land for desirable new development and to permit the meeting of other stated 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.

While justification for the proposed clearance actions rest primarily with the first of the above-stated conditions (removal of substandard conditions), there are many examples wherein several of the conditions apply to a particular individual property.

3. Property Rehabilitation Standards:

Of equal importance to the public actions involved in the acquisition activities noted in the immediately preceding section, private action will be required by individual property owners in the rehabilitation phase of the Urban Renewal undertaking. For this purpose, certain "Property Rehabilitation Standards" are hereby established under this Urban Renewal Plan. Such standards are to apply to all real property within the Project area which is not to be acquired by the Authority. In order to emphasize the importance of these standards, and the compliance with them as one of the primary means of meeting the overall objectives of the Urban Renewal within the Project, and to facilitate the wide distribution to all property owners through the Project area, such requirements are set forth as a specifically separate section of this Plan, under the title "Standards and Controls for Rehabilitation".

With respect to the Attucks East Area, isolated cases in need of rehabilitation are limited to certain non-residential properties located generally at the periphery of the area. The "Standards and Controls" set forth on the following Pages 9 through 12, inclusive, are concerned only with such non-residential uses which are to be retained:

STANDARDS AND CONTROLS FOR REHABILITATION OF NON-RESIDENTIAL PROPERTIES

INTRODUCTION

These STANDARDS AND CONTROLS are adopted pursuant to and as a part of the definitive Urban Renewal Plan for the Attucks East Urban Renewal Area (NDP No. MO A-1, Area 13). They are intended to promote non-residential improvements complementary to new residential uses proposed for cleared land in the Area.

PLANNING AND SITE CONDITIONS

Open areas:

Open areas shall be graded for adequate drainage and landscaped to enhance the character of the neighborhood.

Screening:

Buildings to remain for nonresidential use shall have an appropriate landscaped or architectural screen separating this usage from any adjoining residential area.

Off-Street Parking:

Commercial traffic generators shall provide adequate off-street parking and loading spaces.

Loading areas:

All loading areas shall be paved with concrete, blacktop, or equivalent surfacing and shall be free of dust.

When lighted for night time use, lights shall not be permitted to cast their direct light upon nearby dwellings.

GENERAL CONDITIONS

Objective:

To assure the health, safety and general welfare of the residents of the neighborhood as a whole and specifically the occupants of non-residential buildings.

Exterior:

Walls and Siding:

All damaged or deteriorated exterior materials shall be repaired or replaced with materials to match the existing.

All exterior material and surfaces shall be properly protected to prevent deterioration due to the elements and destructive insects.

Flashing and Roofing:

All flashing, counterflashing, and roofing shall be water-tight. Materials used to repair an existing roof shall match existing or be similar in color and pattern.

Gutters and Downspouts:

Gutters and downspouts shall be water-tight and protected against rust.

Doors and Windows:

All exterior doors and windows shall be in sound working condition, and shall be reasonably weatherproof and water-tight.

All cracked or broken glass shall be replaced.

Store Fronts:

All store fronts, canopies and marquees shall be in good repair and free from unsightly or hazardous conditions.

Walkways:

On-site walkways shall be in good condition.

Signs:

All allowable permanent signs exposed to public view shall be in good repair.

Any signs which have excessively weathered or faded, those upon which paint has peeled or cracked, shall be repaired to good condition or removed. Signs of a nonconforming use shall, with their supporting members, be removed.

Interior:

All interior floors, walls, ceilings, and woodwork shall be finished in accordance with customary practice for the type of materials used. All damaged or deteriorated materials shall be properly repaired or replaced.

Equipment and Facilities:

Every provided facility, piece of equipment, or utility, and every chimney, flue, cooling tower, smokestack, and similar appurtenances shall be in a safe and sound working condition.

STRUCTURAL AND FIRE SAFETY REQUIREMENTS

Objective:

To assure that nonresidential buildings are structurally safe and sound.

Structural Requirements:

Foundations and Footings:

Every foundation and footing shall be properly constructed of masonry, concrete, and/or steel materials, capable of supporting required loads, and capable of preventing entrance of moisture, termites and vermin.

Any building showing signs of undue settlement shall have a soil test and written report made by a qualified and licensed engineer, before any improvements to the building are undertaken.

Structural Framing:

Framing for floors, walls, ceilings and roofs shall be capable of supporting required loads and shall be in good repair.

Sagging floors, fireplaces, partitions, or stairs and bulging exterior walls shall be properly restored to an acceptable level and/or plumb position and supported or braced to prevent a recurrence of these conditions.

Stairs:

Each inside and outside stair, and each appurtenance thereto, shall be properly constructed and maintained for safe use and to be capable of supporting the load that normal use may require.

Fire Safety

General

Fire safety standards pertaining to the overall structure and use of materials and fire protection equipment shall comply with applicable requirements of the city codes.

Partitions:

All partitions within structures shall qualify for at least one-hour fire rating.

Means of Egress:

Each floor shall have at least two means of egress located as far apart from each other as feasible.

At least one of these means of egress shall lead directly to the outside.

There shall be no point in the building more than 100 feet from an exit or stairway leading to an exit; an exterior balcony with more than one means of egress so located shall meet the requirements of this section if otherwise structurally acceptable.

Vertical Openings:

Stairways, elevator shafts, and other vertical openings above the second floor shall be enclosed with fire retardant material having a one-hour fire rating.

Heating Unit:

The basic heating unit shall be properly vented and enclosed by walls and ceiling having a two-hour fire rating.

LIGHT AND VENTILATION

Objective:

To provide a healthful environment and an acceptable degree of comfort by having sufficient light and ventilation.

Light:

Artificial light shall be provided and so distributed as to assure

healthful and sanitary conditions in all rooms or spaces.

A minimum of five foot candles of daylight and/or artificial illumination shall be required at all times in public hallways and stairways.

Ventilation:

Natural or artificial means of ventilation shall be provided to insure a comfortable and healthful atmosphere throughout the building, according to local codes.

In all cases where fumes, gases, dusts, or mists are present or produced local exhaust ventilation shall be provided to remove these conditions.

MECHANICAL AND ELECTRICAL

Objective:

To provide mechanical equipment and electrical systems for the building that will be of a quality and condition which will assure safety, adequate capacity, protection from the elements, and reasonable durability.

Mechanical Equipment

Toilet Facilities:

Every nonresidential building shall be provided with toilet and lavatory facilities.

Separate facilities shall be provided for each sex, except in such buildings occupied by six or less persons of both sexes taken together and where said facilities are not used by the public.

All toilet facilities and toilet rooms shall be kept neat and clean at all times. The walls and ceiling shall be smooth and properly coated as necessary for cleanliness.

Floors in toilet rooms shall be of non-absorbent materials such as concrete, brick, tile or similar surface material.

Plumbing fixtures and water pipes shall be in sanitary condition meeting city plumbing code requirements.

Heating Facilities:

Every enclosed space or rooms in which persons are employed shall have heating facilities to maintain a temperature of at least 70 degrees Fahrenheit with an outside temperature of minus ten degrees Fahrenheit. Operations requiring maintenance of lower design temperatures, such as cold storage facilities, are excluded from this requirement.

All gas burning heaters shall be vented to the outside.

Heating devices and installations shall be operated and installed according to the requirements of the city codes.

Electrical System:

Sufficient circuits shall be installed to prevent overloading.

All conductors, wiring, outlets and electrical fixtures shall be properly installed in a safe, usable condition in compliance with the city electrical code.

PART E. LAND DISPOSITION SUPPLEMENT

The Plan for new uses in the Attucks East 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.

In addition, the FHA minimum property requirements for residential structures shall be met in such cases wherein FHA financing is to be secured.

Upon completion of the previously-described clearance and assemblage actions (involving the purchase of real property, the undertaking of various vacation actions, and the installation of certain public improvements) all land within the area will be disposed of for the various private, public, and semi-public uses described under Part C. Land Use Plan.

1. Specific Land Use Designations and Standards and Controls to be imposed

As illustrated on the "Land Disposal Map", Exhibit G, the various disposal tracts (subject to indicated utility easements) shall be made available for specifically stated purposes in accordance with the permitted uses cited under Part C, Item 2, "Description of Land Use Categories and Intensity of Use".

a. General Controls Applicable to all Uses within the Area:

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

(1) 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.

(2) 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.

(3) 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 cost 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.

(4) Driveways and Illumination - All driveways shall be so located as not to interfere with the normal traffic

flow patterns on public streets. Light standards for the illumination of parking areas shall be at least twelve (12) feet above ground level but shall not exceed eighteen (18) feet in height. Lights used to illuminate the parking area shall be so placed that they will not reflect on adjoining streets or residential properties.

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

Other regulations and controls including land coverage, setback, building height, off-street parking and loading facilities, etc., for the permitted new uses shall be no less restrictive in nature than those set forth in applicable sections of the City's Zoning Ordinance. Relevant portions of such regulations (especially those embodied in Section 65.260, "Group Housing Projects") are herewith incorporated in this Urban Renewal Plan, and made a part hereof as follows:

Medium Density Residential (R-4): Single Family, Duplex and Low (Medium Density) Apartment Residential

- (1) General: All residential development proposals of a "Group Housing Project" nature shall be submitted to the City Plan Commission and the Board of Zoning Adjustment for review and determination that the proposal as a whole will insure substantially the same character of occupancy, maximum intensity of use, and minimum standard of open space as would be provided were the proposal to be undertaken as a normal R-4 (Low Apartments) development.
- (2) Building Height: Buildings or structures shall not exceed three (3) stories and shall not exceed forty-five (45) feet in height; provided, however, that such maximum building height may be exceeded if such building or buildings do not exceed the maximum density permitted under the Urban Renewal Plan.
- (3) Setback and Yard Requirements: A minimum building setback line from the rights-of-way of all dedicated streets of twenty (20) feet shall be observed for all buildings. Such building setback line shall be considered in lieu of the normal "front yard requirement"; a variation in the normal position of a building on the site will be permitted, provided the building setback line is not exceeded.
- (4) Spacial Relationship of Structures to each other: The normal rear and side-yard requirements need not be observed; in lieu thereof the following regulations shall apply:
 - (a) No point of any building shall be nearer than ten (10) feet from an adjacent building.
 - (b) Minimum front-to-front or rear-to-rear relationship - sixty (60) feet.

(c) Minimum end-to-end or end-to-rear relationship - forty (40) feet.

- (5) Density: As determined by the minimum lot area requirements described under Item 2, Part C. Land Use Plan, a maximum density of 29 families per acre will be allowed in any of the particular sites designated for residential reuse.
- (6) Land Coverage: A maximum land coverage of 25 percent of the net area, exclusive of dedicated interior streets, shall be allowed in each of the sites designated for R-4 (Medium Density) residential reuse.
- (7) Open Space: A minimum of 25 percent of the net area, exclusive of dedicated interior streets, of each site designated for residential reuse shall be provided for recreational space, outdoor drying, yards, landscaping, etc., in addition to that utilized for off-street parking. Such areas shall have a minimum dimension of twenty (20) feet on any one side.
- (8) Off-Street Parking: Off-Street parking facilities shall be provided for all residential uses, located on the premises, in the side yards and/or rear yards only, or in a community garage. Parking of trucks is specifically prohibited. Spaces shall be provided at the following rate:
- (a) For one through four-family dwelling units - one parking space per unit.
 - (b) For apartments - one parking space per unit.
 - (c) For residential buildings specifically designed to accommodate housing for the elderly, at a rate to be established by the City's Board of Zoning Adjustment as a variance to the normal requirements for an R-4 zoning district, provided, however, that such rate be not less than one parking space for every two units.
- (9) Signs: Advertising signs shall be limited to those of the type normally used to indicate the availability of the property for purchase or rental.

Medium Density Residential (R-4): Alternate for Single Family and/or Duplex Structures on Individual Lots

In the event a redeveloper proposes to devote a portion or all of one or more of the various tracts designated for residential reuse to the erection of Single Family and/or Duplex structures located on individually-delineated lots, the following controls and regulations shall apply:

- (1) Building Height: Buildings or structures shall not exceed three (3) stories and shall not exceed forty-five (45) feet in height.
- (2) Front Yards: Front yards shall have a minimum depth of fifteen (15) percent of the depth of the lot, but the depth of such front yard need not be more than twenty (20) feet.
- (3) Side Yards: Side yards shall not be less than four (4) feet and need not be more than eight (8) feet, except for a structure over thirty-five (35) feet in height in which case any side yard shall not be less than six (6) feet.
- (4) Rear Yards: Rear yards shall have a minimum depth of twenty-five (25) percent of the depth of the lot but the depth of such rear yard need not be more than twenty-five (25) feet.

The area occupied by a detached accessory building in a rear yard shall be limited to forty (40) percent of the area of the rear yard.
- (5) Lot Width: The minimum mean width of a lot shall be Fifty (50) feet.
- (6) Density: As determined by the minimum lot area requirements described under Item 2, Part C. Land Use Plan, a maximum density of 29 families per acre will be allowed in any of the particular sites designated for residential reuse.
- (7) Off-Street Parking: Off-Street parking facilities shall be provided for all residential uses, located on the premises, in the side yards and/or rear yards only, or in a community garage. Parking of trucks is specifically prohibited. Space shall be provided at the rate of one (1) space for one passenger motor vehicle for each family unit.
- (8) Signs: Advertising signs shall be limited to those of the type normally used to indicate the availability of the property for purchase or rental.

Intermediate Business (C-3)

- (1) Building Height: Buildings or structures shall not exceed six (6) stories and shall not exceed seventy-five (75) feet in height.
- (2) Front and Side Yards: No requirement except when the use abuts or adjoins a residential use within the same block and on the same side of the street. Provided this situation occurs the front yard requirement for this use shall be one half (1/2) the abutting or adjoining residential zone and the side yard setback shall be eight (8) feet.
- (3) Rear Yards: The rear yard for business buildings shall be at least three (3) inches in least dimension for each foot of height of the building at any given level, but must be at least four (4) feet. Where the rear yard abuts or adjoins a residential use, the rear yard shall be at least ten (10) feet in depth.

An accessory building shall be allowed in the above rear yard but shall be kept at least four (4) feet from the rear and side lot lines. On a corner lot, the accessory building shall be set back at least fifteen (15) feet from any street line.
- (4) Lot Width: The minimum mean width of a lot used exclusively for residential purposes shall be fifty (50) feet.
- (5) Lot Area: No requirement with respect to business buildings; residential structures shall observe the same requirements as stated previously for R-4 residential uses.
- (6) Parking: Off-street parking shall be provided on the premises at the rate of one off-street parking space for each four hundred (400) square feet of gross floor area or fraction thereof, except basement space, and other areas within the building used for parking cars, for each business or commercial establishment within the building.
- (7) Loading: Off-Street space for standing, loading and unloading services shall be provided in a manner as not to obstruct freedom of traffic movement in streets or alleys.
- (8) Sign Control: The following regulations will apply to all signs, billboards and similar outdoor advertising structures:
 - (a) Types permitted: Name plates or professional signs attached directly to the wall of the structure or so constructed as to become a part of the building, bulletin boards for public and semi-public institutions, real estate signs advertising the sale, rental or lease of the property, ground signs

advertising the business being conducted or products sold on the premises, flat wall signs, and advertising structures including twenty-four (24) sheet poster panels, painted bulletins, in a single-face, double-face or V-type facility.

- (b) Number: Only one sign advertising the product sold or services rendered on the property for each occupancy and one outdoor advertising structure shall be permitted for each one hundred (100) feet of abutting street frontage.
- (c) Height: The height of ground advertising structures or ground signs shall be limited to an over-all height of twenty-four (24) feet above the ground plane on which it is mounted.
- (d) Roof Structures: Roof Structures, except those required by law or ordinance or for mechanical service facilities, shall not be permitted.
- (e) Setback from Residential uses: If the lot on which such outdoor advertising structure or sign is to be located is immediately adjacent to a residential land use area, then a distance of at least eight (8) feet shall intervene between the closest part of such object, structure, or sign, and the adjacent property line of the said residential land use.
- (f) Facing side of Lot: No structure or sign shall face the side of adjoining lot of a residential land use category within fifty (50) feet of such side of lot line. In the case of a corner lot, no portion of the structure or sign facing the side street shall be within fifty (50) feet of the side or rear lot line of an adjoining lot in a residential land use area.
- (g) Illumination: The illumination of any structure or sign, located so that the major part of such structure or sign faces directly buildings located in a residential land use area, and the nearest abutting edge of any such area is closer than fifty (50) feet to such structure or sign, shall be so limited that there will be no offensive glare to the resident of such property. In no event shall any structure or sign having flashing or intermittent lights be permitted where the major part of such structure faces directly and is located within three hundred (300) feet of any residential property. The above shall not preclude the use of nonflashing, standard reflector or luminous tube type illumination.
- (9) Screening from Residential Uses: To the maximum extent which is practical, permitted commercial uses when located adjacent to, abutting or facing residential uses will establish and maintain a screen or buffer in relationship to said residential properties. This may take the form of permanent walls, fences, or landscaping.

Light Industry (M-1)

- (1) Building Height: Buildings or structures shall not exceed six (6) stories and shall not exceed seventy-five (75) feet in height.
- (2) Front and Side Yards: Same as C-3 commercial uses.
- (3) Rear Yards: Same as C-3 commercial uses.
- (4) Lot Width: Same as C-3 commercial uses.
- (5) Lot Area: No requirements with respect to industrial or commercial uses; residential structures shall observe the same requirements as stated previously for R-4 residential uses.
- (6) Off-Street Parking: Off-Street parking spaces shall be provided for commercial uses at the rate of one space for each four hundred (400) square feet of gross floor space, except basement space and other areas within the building used for parking cars. Spaces for industrial uses shall be at the rate of one space for each four employees.
- (7) Off-Street Loading: The following off-street loading regulations shall apply to all industrial uses within the Project area:
 - (a) All off-street space for standing, loading and unloading services shall be provided in such a manner as not to obstruct freedom of traffic movement on streets.
 - (b) Each space shall consist of ten (10) foot by twenty-five (25) foot loading space with fourteen (14) foot height clearance for small trucks and ten (10) foot by forty-five (45) foot loading space for large trucks including tractor-trailers.
 - (c) Spaces shall be provided at the following rate:

<u>No. of Spaces</u>	<u>sq. ft. Gross Floor Area</u> <u>(Except Basements)</u>	
None	Less than	3,000
1	3,000	to 100,000 (incl.)
2	100,000	to 335,000
3	335,000	to 625,000
4	625,000	to 945,000
5	945,000	to 1,300,000
6	1,300,000	to 1,695,000
7	1,695,000	to 2,130,000
- (8) Sign Control: Same as C-3 commercial
- (9) Screening from Residential Uses: Same as C-3 commercial
- (10) Operational Regulations: The following operational regulations shall apply to all industrial uses within the Project area:

- (a) Volume of Sound Generated: Every industrial use permitted in the Project area shall be so operated that the volume of sound inherently and recurrently generated does not exceed 50 decibels and within the octave band of from 600 to 1200 cycles per second at any point of any boundary line of the property on which such use is operated.
- (b) Vibration Generated: Every industrial use permitted in the Project area shall be so operated that the ground vibration inherently and recurrently generated is not perceptible, without instruments, at any point of any boundary line of the property on which such use is located.
- (c) Emission of Heat, Glare, Radiation, Fumes and Smoke:
Every industrial use permitted in the Project area shall be so operated that it does not emit an obnoxious or dangerous degree of heat, glare, radiation, fumes or smoke beyond any boundary line of the property on which such use is located.

Public and Semi-Public: All public and semi-public uses shall be subject to the particular regulations and controls set forth in the Plan for R-4 Residential uses, plus the following requirements with respect to off-street parking:

- (a) Churches: - one parking space for each seven (7) persons present at any one time when the maximum functional use of the church plant (principal building and all accessory buildings) is being made.
- (b) Other places of Public Assembly - one parking space for each five (5) persons present at any one time of the maximum functional use of the facility.

2. 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 E) and "Land Disposal Map" (Exhibit G).

3. Redeveloper's Obligations

In order to promote competition and to produce the highest possible return in the disposition of Project property, the Land Clearance for Redevelopment Authority proposes to offer for disposition the areas designated for redevelopment, by accepting competitive proposals for

Beginning at the northwest corner of Truman Road and Brooklyn Avenue, thence east along the north line of Truman Road to the east line of Benton Boulevard, thence south along the east line of Benton Boulevard to the north line of Benton Plaza, thence east along the north line of Benton Plaza to its intersection with the east line of Bellefontaine Avenue as projected northward, thence south along said east line of Bellefontaine Avenue as projected to the south line of 17th Street, thence west along the south line of 17th Street to the east line of the north-south alley next west of Bellefontaine Avenue, thence south along the east line of said north-south alley to a point 200.5' south of the south line of 17th Street, thence east along a line 200.58' south of and parallel to the south line of 17th Street a distance of 93', thence south along a line 223' east of and parallel to the east line of Agnes Avenue to its intersection with the north line of the Kansas City Terminal Railway Right-of-Way, thence generally southwest along said Right-of-Way line to its intersection with the west line of Prospect Avenue, thence north along the west line of Prospect Avenue to the south line of 18th Street, thence west along the south line of 18th Street to the east line of Olive Street, thence south along the east line of Olive Street to its intersection with the north line of the Kansas City Terminal Railway Right-of-Way, thence generally west along said Right-of-Way line to its intersection with the west line of Brooklyn Avenue, thence north along the west line of Brooklyn Avenue to its intersection with the north line of Truman Road, being the Point of Beginning.

Existing conditions, as indicated by the present land uses and condition of buildings within the Urban Renewal Area and immediate vicinity, are indicated on accompanying Exhibits B and C. These two Exhibit maps are hereby made a part of the Urban Renewal Plan in keeping with the specific requirements of State Statutes.

PART B. STATEMENT OF DEVELOPMENT OBJECTIVES

The specific development objectives to be achieved in the Attucks East Urban Renewal Area through the implementation of this Urban Renewal Plan include the following major items:

(a) Elimination of a substantial number of extremely substandard structures through acquisition and clearance.

(b) Retention of certain properties (especially at the periphery of the Area) which are in conformance with the Land Use provisions of the Plan, and which are economically feasible for rehabilitation.

(c) The establishment of a new internal street pattern directly related to the demonstrated traffic-flow needs of both the Area and its vicinity, through the vacation of the existing grid of streets and alleys and the establishment of new facilities in their place.

(d) Assemblage of the cleared land into large tracts conducive to the development of an attractive group housing complex, affording the redeveloper maximum opportunity to utilize innovative architectural and site development approaches.

(e) Designation of a major portion of the resultant net area for medium density residential reuse, specifically designed to accommodate the construction of low and low-to-moderate income housing facilities.

(f) Zoning changes properly reflecting the proposed land uses.

(g) Landscaping of public and private areas, including visual screening of objectionable views.

(h) Elimination of other blighting influences affecting the environment of the Urban Renewal Area.

The proposed urban renewal treatment for the Attucks East Area is primarily that of clearance, although certain relatively sound and compatible uses, especially those located at the periphery of the area, have been planned around, and are designated for retention.

As illustrated on the "Acquisition Map", Exhibit F, those properties designated for acquisition and clearance have been placed in this category primarily because of structurally substandard condition of the buildings involved. In addition, such action is also justified in order to meet certain stated Plan objectives (including the provision of land needed for public facilities, the effecting of desirable land use changes, and the assemblage of land in disposal tracts of desirable size and shape to accommodate new housing developments of low or moderate cost).

In carrying out the specific proposals of the Urban Renewal Plan for the Attucks East Area, it is anticipated that the necessary renewal actions will be undertaken in approximately the following sequence (as illustrated on various Exhibit maps, D through H, inclusive):

- (1) Acquisition of approximately 435 individual parcels of property by the Authority (See Exhibit F).
- (2) Relocation of site occupants.
- (3) Clearance of existing structures from acquired parcels.
- (4) Vacation of certain streets and alleys, dedication of 10' strip of land along east line of Brooklyn Avenue, between Truman Road and 17th Street (See Exhibit D).
- (5) Installation of proposed site improvements.
- (6) Rezoning actions.
- (7) Disposal of approximately 22 tracts of cleared land (See Exhibit G).

(a) For private redevelopment:

- (1) Residential: 9 Tracts (Nos. 1 through 9, inclusive).
- (2) Commercial: 2 Tracts (Nos. 10 and 11).
- (3) Industrial: 11 Tracts (Nos. 12 through 22, inclusive).

(b) For public purposes: In the alternate, Tract 19 could be made available to the City's Pollution Control Department for the expansion of facilities now located on adjacent Blocks 720 and 721. Due to the nature of the operation, however, the reuse would still be considered industrial in character.

- (8) Rehabilitation, where necessary, of all structures not designated for acquisition.

PART C. LAND USE PLAN

In keeping with the objectives stated in Part B above, the following is proposed with respect to the land uses to be established or retained and the specific regulations and controls to be applied to all real property to be acquired in carrying out the Plan for the Attucks East Urban Renewal Area. Also included are the particular standards governing the intensity of such permitted uses.

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 E. This exhibit map illustrates the ultimate results of the specific Urban Renewal and public improvement actions contemplated for the area.

(a) Predominant Land uses to be established in the area include the following major land use categories:

- (1) Medium Density Residential (R-4).
- (2) Intermediate Business (C-3).
- (3) Light Industrial (M-1).
- (4) Public and Semi-public uses.

(b) Major Circulation Routes

As illustrated on the "Streets and Alleys Rights-of-Way" map, Exhibit D, the Plan proposes no changes in the existing pattern of major and secondary thoroughfares within or at the periphery of the area. Major changes are proposed, however, with respect to the pattern of local interior streets.

2. Description of land use categories and intensity of use

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

(a) Medium Density Residential: (R-4), Single family, duplex and Low Apartment uses. Maximum densities as established by the following minimum lot area requirements:

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

(b) Intermediate Business: (C-3) Commercial uses of a more intensive mixed retail and wholesale nature normally found in concentrations of commercial activity lying outside of the Central Business District, including transfer and storage facilities, wholesale sales offices, and sample rooms, but excluding industrial operations. Maximum floor area not to exceed six times the lot area.

(c) Light Industrial: (M-1) All non-residential uses permitted in the foregoing commercial land use districts, plus those manufacturing, wholesale, storage, transfer and warehousing operations of a character normally found in the more limited and restrictive light industrial use areas. Power machines employed in manufacturing operations shall not exceed three (3) horsepower for any one machine. Maximum floor area not to exceed six times the lot area.

(d) Public Uses: Publicly-owned facilities do not carry a specific zoning district classification, but are permitted to be located in any district subject to the particular controls and regulations of that district.

(1) Type of supporting use permitted - restricted to schools, parks, playgrounds, fire stations, neighborhood centers, etc., of a public ownership.

(2) Intensity of development - sufficient to adequately serve the particular needs of the neighborhood in which they are located. Wherever feasible, neighborhood parks, playgrounds and other open space, including areas adjacent to elementary school structures, shall be provided at the rate of 4 acres per thousand population.

(3) Location - such uses shall be so located as to either supplement existing facilities, or provide necessary services to areas wherein such facilities are lacking or inadequate.

3. Type, intensity and location of supporting uses, internal circulation system, and other public improvements.

(a) Accessory or Supporting Uses

(1) Type of supporting uses permitted - restricted to churches, private (parochial) schools, neighborhood centers and recreational facilities.

(2) Intensity of development - adequate to serve demonstrated needs of the area.

(3) Location - all uses shall be so located as to have no adverse effect on adjoining residential developments, and shall have direct access to public streets.

(b) Internal Circulation System - all new, retained or modified public streets shall meet the general design standards set forth in the previously-adopted General Urban Renewal Plan for the area, including the following:

(1) Local - Minimum right-of-way width of 50'. Minimum width of paved surface: 26'. Sidewalks on two sides in medium or high density areas, with a minimum width of 5'. Cul-de-sacs - no more than 500' in length. Local residential streets layout shall discourage through traffic, their only function being to provide access to abutting properties.

The majority of the streets within the interior of the area are considered to be local in character. The major portion of them represent the retention (or modification) of elements of the existing grid pattern, adapted to meet the particular needs of proposed new developments.

In certain instances, larger "super-block" size disposal tracts have been created. In the event a redeveloper wishes to modify further the indicated pattern of retained local streets - or chooses to establish new streets to accommodate specific site development plans, such actions will be permitted upon approval by the Authority. All costs incident to such proposals, however, shall be the sole responsibility of the redeveloper, and the design shall be in accordance with City and Renewal Plan Standards for subsequent dedication to the City as public rights-of-way.

(2) Secondary thoroughfares - Minimum right-of-way width of 70'. Minimum width of paved surface: 44'. Sidewalks on both sides of the right-of-way, 5' minimum width and separated from traffic by means of a landscaped strip.

The one example - Benton Boulevard - is scheduled for retention without modification.

(3) Major thoroughfares - includes major and secondary arterials - parkways, boulevards, elements of the expressway system, etc. The right-of-way width varies, but is a minimum of 80', and in certain instances includes a landscaped medial separating multiple lanes of traffic.

While the area is bordered on two sides by such facilities (Brooklyn Avenue on the west and Truman Road on the north), within the area itself both Prospect Avenue and 18th Street carry this classification. No changes are contemplated under the Plan for any of these major facilities.

(c) Other Public Improvements and Facilities - except for minor adjustments and modifications anticipated with respect to retained elements of the existing interior street pattern (new corner treatments, re-surfacing, certain replacement of deteriorated curbs and gutters, etc.), no other improvements or facilities are contemplated at this time.

The details of any proposed modifications shall be made the subject of a specific Project Improvements Supplement to this Definitive Urban Renewal Plan, and shall be submitted as soon as more detailed and specific determinations have been made.

PART D. URBAN RENEWAL TECHNIQUES TO BE USED TO ACHIEVE PLAN OBJECTIVES

With respect to the particular urban renewal technique proposed for the Attucks East area, this is envisioned as being a substantial clearance undertaking. A vast majority of the structures presently located within the area are deteriorated to the point warranting clearance. A small number of otherwise rehabilitable structures must be acquired and cleared in order to achieve specifically stated Plan objectives - notably the assemblage of land for new residential developments, and the creation of a new internal street system.

The majority of the omitted non-residential properties located generally at the periphery of the Area are considered to be of a sound condition. In a few cases, however, certain non-residential buildings are in need of rehabilitation in order to make them more nearly compatible to the proposed new uses in the area.

The particular conditions governing the specific Urban Renewal techniques to be used include the following:

1. Rehabilitation

(a) Properties to be rehabilitated: All properties which are in conformance with the Land Use provisions of the Renewal Plan and which are economically feasible for rehabilitation shall be rehabilitated.

(b) Conditions under which property will be acquired for rehabilitation: Should the Authority acquire any property through the owner's non-compliance as stated above, or for any other reason, the property may, at the discretion of the Authority, be cleared and marketed as vacant land and/or resold to a buyer who will furnish to the Authority an acceptable written agreement stating that he will rehabilitate the property in conformance with the restrictions, standards, and controls provided in the Urban Renewal Plan and within a reasonable length of time. Such reasonable length of time shall be construed to be a period of time to be agreed upon with the property owner, but not to exceed three years after the Urban Renewal Plan becomes effective.

The Authority reserves the right to remove from the rehabilitation category and place in the acquisition category any property whose owner is unwilling or unable to comply with the "Standards and Controls for Non-Residential Rehabilitation" as set forth under Item 5 of this Part D of the Urban Renewal Plan.

(c) Property Rehabilitation Standards: All non-residential properties designated for rehabilitation shall, where feasible, be upgraded in accordance with the Non-Residential Property Rehabilitation Standards.

2. Acquisition and Clearance

(a) Removal of Substandard Conditions: Properties which cannot be rehabilitated because of basic structural conditions which preclude feasible rehabilitation.

(b) Removal of Blighting Influences: Properties which by either their physical condition or nature of use, operation, siting of structure on the land area or other characteristics create a blighting influence on the surrounding area.

(c) Provision of land for public improvements or facilities: Properties so located as to interfere with the installation of desirable public improvements and facilities (street locations, public open space, etc.).

(d) Undertake Historical and Architectural Preservation: None, to the extent presently known.

(e) Provision of land for desirable new development and to permit the meeting of other stated 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.

While justification for the proposed clearance actions rest primarily with the first of the above-stated conditions (removal of substandard conditions), there are many examples wherein several of the conditions apply to a particular individual property.

3. Property Rehabilitation Standards:

Of equal importance to the public actions involved in the acquisition activities noted in the immediately preceding section, private action will be required by individual property owners in the rehabilitation phase of the Urban Renewal undertaking. For this purpose, certain "Property Rehabilitation Standards" are hereby established under this Urban Renewal Plan. Such standards are to apply to all real property within the Project area which is not to be acquired by the Authority. In order to emphasize the importance of these standards, and the compliance with them as one of the primary means of meeting the overall objectives of the Urban Renewal within the Project, and to facilitate the wide distribution to all property owners through the Project area, such requirements are set forth as a specifically separate section of this Plan, under the title "Standards and Controls for Rehabilitation".

With respect to the Attucks East Area, isolated cases in need of rehabilitation are limited to certain non-residential properties located generally at the periphery of the area. The "Standards and Controls" set forth on the following Pages 9 through 12, inclusive, are concerned only with such non-residential uses which are to be retained;

STANDARDS AND CONTROLS FOR REHABILITATION OF NON-RESIDENTIAL PROPERTIES

INTRODUCTION

These STANDARDS AND CONTROLS are adopted pursuant to and as a part of the definitive Urban Renewal Plan for the Attucks East Urban Renewal Area (NDP No. MO A-1, Area 13). They are intended to promote non-residential improvements complementary to new residential uses proposed for cleared land in the Area.

PLANNING AND SITE CONDITIONS

Open areas:

Open areas shall be graded for adequate drainage and landscaped to enhance the character of the neighborhood.

Screening:

Buildings to remain for nonresidential use shall have an appropriate landscaped or architectural screen separating this usage from any adjoining residential area.

Off-Street Parking:

Commercial traffic generators shall provide adequate off-street parking and loading spaces.

Loading areas:

All loading areas shall be paved with concrete, blacktop, or equivalent surfacing and shall be free of dust.

When lighted for night time use, lights shall not be permitted to cast their direct light upon nearby dwellings.

GENERAL CONDITIONS

Objective:

To assure the health, safety and general welfare of the residents of the neighborhood as a whole and specifically the occupants of non-residential buildings.

Exterior:

Walls and Siding:

All damaged or deteriorated exterior materials shall be repaired or replaced with materials to match the existing.

All exterior material and surfaces shall be properly protected to prevent deterioration due to the elements and destructive insects.

Flashing and Roofing:

All flashing, counterflashing, and roofing shall be water-tight. Materials used to repair an existing roof shall match existing or be similar in color and pattern.

Gutters and Downspouts:

Gutters and downspouts shall be water-tight and protected against rust.

Doors and Windows:

All exterior doors and windows shall be in sound working condition, and shall be reasonably weatherproof and water-tight.

All cracked or broken glass shall be replaced.

Store Fronts:

All store fronts, canopies and marquees shall be in good repair and free from unsightly or hazardous conditions.

Walkways:

On-site walkways shall be in good condition.

Signs:

All allowable permanent signs exposed to public view shall be in good repair.

Any signs which have excessively weathered or faded, those upon which paint has peeled or cracked, shall be repaired to good condition or removed. Signs of a nonconforming use shall, with their supporting members, be removed.

Interior:

All interior floors, walls, ceilings, and woodwork shall be finished in accordance with customary practice for the type of materials used. All damaged or deteriorated materials shall be properly repaired or replaced.

Equipment and Facilities:

Every provided facility, piece of equipment, or utility, and every chimney, flue, cooling tower, smokestack, and similar appurtenances shall be in a safe and sound working condition.

STRUCTURAL AND FIRE SAFETY REQUIREMENTS

Objective:

To assure that nonresidential buildings are structurally safe and sound.

Structural Requirements:

Foundations and Footings:

Every foundation and footing shall be properly constructed of masonry, concrete, and/or steel materials, capable of supporting required loads, and capable of preventing entrance of moisture, termites and vermin.

Any building showing signs of undue settlement shall have a soil test and written report made by a qualified and licensed engineer, before any improvements to the building are undertaken.

Structural Framing:

Framing for floors, walls, ceilings and roofs shall be capable of supporting required loads and shall be in good repair.

Sagging floors, fireplaces, partitions, or stairs and bulging exterior walls shall be properly restored to an acceptable level and/or plumb position and supported or braced to prevent a recurrence of these conditions.

Stairs:

Each inside and outside stair, and each appurtenance thereto, shall be properly constructed and maintained for safe use and to be capable of supporting the load that normal use may require.

Fire Safety

General

Fire safety standards pertaining to the overall structure and use of materials and fire protection equipment shall comply with applicable requirements of the city codes.

Partitions:

All partitions within structures shall qualify for at least one-hour fire rating.

Means of Egress:

Each floor shall have at least two means of egress located as far apart from each other as feasible.

At least one of these means of egress shall lead directly to the outside.

There shall be no point in the building more than 100 feet from an exit or stairway leading to an exit; an exterior balcony with more than one means of egress so located shall meet the requirements of this section if otherwise structurally acceptable.

Vertical Openings:

Stairways, elevator shafts, and other vertical openings above the second floor shall be enclosed with fire retardant material having a one-hour fire rating.

Heating Unit:

The basic heating unit shall be properly vented and enclosed by walls and ceiling having a two-hour fire rating.

LIGHT AND VENTILATION

Objective:

To provide a healthful environment and an acceptable degree of comfort by having sufficient light and ventilation.

Light:

Artificial light shall be provided and so distributed as to assure

healthful and sanitary conditions in all rooms or spaces.

A minimum of five foot candles of daylight and/or artificial illumination shall be required at all times in public hallways and stairways.

Ventilation:

Natural or artificial means of ventilation shall be provided to insure a comfortable and healthful atmosphere throughout the building, according local codes.

In all cases where fumes, gases, dusts, or mists are present or produced local exhaust ventilation shall be provided to remove these conditions.

MECHANICAL AND ELECTRICAL

Objective:

To provide mechanical equipment and electrical systems for the building that will be of a quality and condition which will assure safety, adequate capacity, protection from the elements, and reasonable durability.

Mechanical Equipment

Toilet Facilities:

Every nonresidential building shall be provided with toilet and lavatory facilities.

Separate facilities shall be provided for each sex, except in such buildings occupied by six or less persons of both sexes taken together and where said facilities are not used by the public.

All toilet facilities and toilet rooms shall be kept neat and clean at all times. The walls and ceiling shall be smooth and properly coated as necessary for cleanliness.

Floors in toilet rooms shall be of non-absorbent materials such as concrete, brick, tile or similar surface material.

Plumbing fixtures and water pipes shall be in sanitary condition meeting city plumbing code requirements.

Heating Facilities:

Every enclosed space or rooms in which persons are employed shall have heating facilities to maintain a temperature of at least 70 degrees fahrenheit with an outside temperature of minus ten degrees fahrenheit. Operations requiring maintenance of lower design temperatures, such as cold storage facilities, are excluded from this requirement.

All gas burning heaters shall be vented to the outside.

Heating devices and installations shall be operated and installed according to the requirements of the city codes.

Electrical System:

Sufficient circuits shall be installed to prevent overloading.

All conductors, wiring, outlets and electrical fixtures shall be properly installed in a safe, usable condition in compliance with the city electrical code.

PART E. LAND DISPOSITION SUPPLEMENT

The Plan for new uses in the Attucks East 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.

In addition, the FHA minimum property requirements for residential structures shall be met in such cases wherein FHA financing is to be secured.

Upon completion of the previously-described clearance and assemblage actions (involving the purchase of real property, the undertaking of various vacation actions, and the installation of certain public improvements) all land within the area will be disposed of for the various private, public, and semi-public uses described under Part C. Land Use Plan.

1. Specific Land Use Designations and Standards and Controls to be Imposed

As illustrated on the "Land Disposal Map", Exhibit G, the various disposal tracts (subject to indicated utility easements) shall be made available for specifically stated purposes in accordance with the permitted uses cited under Part C, Item 2, "Description of Land Use Categories and Intensity of Use".

a. General Controls Applicable to all Uses within the Area:

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

(1) 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.

(2) 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.

(3) 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 cost 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.

(4) Driveways and Illumination - All driveways shall be so located as not to interfere with the normal traffic

flow patterns on public streets. Light standards for the illumination of parking areas shall be at least twelve (12) feet above ground level but shall not exceed eighteen (18) feet in height. Lights used to illuminate the parking area shall be so placed that they will not reflect on adjoining streets or residential properties.

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

Other regulations and controls including land coverage, setback, building height, off-street parking and loading facilities, etc., for the permitted new uses shall be no less restrictive in nature than those set forth in applicable sections of the City's Zoning Ordinance. Relevant portions of such regulations (especially those embodied in Section 65.260, "Group Housing Projects") are herewith incorporated in this Urban Renewal Plan, and made a part hereof as follows:

Medium Density Residential (R-4): Single Family, Duplex and Low (Medium Density) Apartment Residential

- (1) General: All residential development proposals of a "Group Housing Project" nature shall be submitted to the City Plan Commission and the Board of Zoning Adjustment for review and determination that the proposal as a whole will insure substantially the same character of occupancy, maximum intensity of use, and minimum standard of open space as would be provided were the proposal to be undertaken as a normal R-4 (Low Apartments) development.
- (2) Building Height: Buildings or structures shall not exceed three (3) stories and shall not exceed forty-five (45) feet in height; provided, however, that such maximum building height may be exceeded if such building or buildings do not exceed the maximum density permitted under the Urban Renewal Plan.
- (3) Setback and Yard Requirements: A minimum building setback line from the rights-of-way of all dedicated streets of twenty (20) feet shall be observed for all buildings. Such building setback line shall be considered in lieu of the normal "front yard requirement"; a variation in the normal position of a building on the site will be permitted, provided the building setback line is not exceeded.
- (4) Spacial Relationship of Structures to each other: The normal rear and side-yard requirements need not be observed; in lieu thereof the following regulations shall apply:
 - (a) No point of any building shall be nearer than ten (10) feet from an adjacent building.
 - (b) Minimum front-to-front or rear-to-rear relationship - sixty (60) feet.

(c) Minimum end-to-end or end-to-rear relationship - forty (40) feet.

- (5) Density: As determined by the minimum lot area requirements described under Item 2, Part C. Land Use Plan, a maximum density of 29 families per acre will be allowed in any of the particular sites designated for residential reuse.
- (6) Land Coverage: A maximum land coverage of 25 percent of the net area, exclusive of dedicated interior streets, shall be allowed in each of the sites designated for R-4 (Medium Density) residential reuse.
- (7) Open Space: A minimum of 25 percent of the net area, exclusive of dedicated interior streets, of each site designated for residential reuse shall be provided for recreational space, outdoor drying, yards, landscaping, etc., in addition to that utilized for off-street parking. Such areas shall have a minimum dimension of twenty (20) feet on any one side.
- (8) Off-Street Parking: Off-Street parking facilities shall be provided for all residential uses, located on the premises, in the side yards and/or rear yards only, or in a community garage. Parking of trucks is specifically prohibited. Spaces shall be provided at the following rate:
- (a) For one through four-family dwelling units - one parking space per unit.
 - (b) For apartments - one parking space per unit.
 - (c) For residential buildings specifically designed to accommodate housing for the elderly, at a rate to be established by the City's Board of Zoning Adjustment as a variance to the normal requirements for an R-4 zoning district, provided, however, that such rate be not less than one parking space for every two units.
- (9) Signs: Advertising signs shall be limited to those of the type normally used to indicate the availability of the property for purchase or rental.

Medium Density Residential (R-4): Alternate for Single Family and/or Duplex Structures on individual Lots

In the event a redeveloper proposes to devote a portion or all of one or more of the various tracts designated for residential reuse to the erection of Single Family and/or Duplex structures located on individually-delineated lots, the following controls and regulations shall apply:

- (1) Building Height: Buildings or structures shall not exceed three (3) stories and shall not exceed forty-five (45) feet in height.
- (2) Front Yards: Front yards shall have a minimum depth of fifteen (15) percent of the depth of the lot, but the depth of such front yard need not be more than twenty (20) feet.
- (3) Side Yards: Side yards shall not be less than four (4) feet and need not be more than eight (8) feet, except for a structure over thirty-five (35) feet in height in which case any side yard shall not be less than six (6) feet.
- (4) Rear Yards: Rear yards shall have a minimum depth of twenty-five (25) percent of the depth of the lot but the depth of such rear yard need not be more than twenty-five (25) feet.

The area occupied by a detached accessory building in a rear yard shall be limited to forty (40) percent of the area of the rear yard.
- (5) Lot Width: The minimum mean width of a lot shall be fifty (50) feet.
- (6) Density: As determined by the minimum lot area requirements described under Item 2, Part C. Land Use Plan, a maximum density of 29 families per acre will be allowed in any of the particular sites designated for residential reuse.
- (7) Off-Street Parking: Off-Street parking facilities shall be provided for all residential uses, located on the premises, in the side yards and/or rear yards only, or in a community garage. Parking of trucks is specifically prohibited. Space shall be provided at the rate of one (1) space for one passenger motor vehicle for each family unit.
- (8) Signs: Advertising signs shall be limited to those of the type normally used to indicate the availability of the property for purchase or rental.

Intermediate Business (C-3)

- (1) Building Height: Buildings or structures shall not exceed six (6) stories and shall not exceed seventy-five (75) feet in height.
- (2) Front and Side Yards: No requirement except when the use abuts or adjoins a residential use within the same block and on the same side of the street. Provided this situation occurs the front yard requirement for this use shall be one half (1/2) the abutting or adjoining residential zone and the side yard setback shall be eight (8) feet.
- (3) Rear Yards: The rear yard for business buildings shall be at least three (3) inches in least dimension for each foot of height of the building at any given level, but must be at least four (4) feet. Where the rear yard abuts or adjoins a residential use, the rear yard shall be at least ten (10) feet in depth.

An accessory building shall be allowed in the above rear yard but shall be kept at least four (4) feet from the rear and side lot lines. On a corner lot, the accessory building shall be set back at least fifteen (15) feet from any street line.
- (4) Lot Width: The minimum mean width of a lot used exclusively for residential purposes shall be fifty (50) feet.
- (5) Lot Area: No requirement with respect to business buildings; residential structures shall observe the same requirements as stated previously for R-4 residential uses.
- (6) Parking: Off-street parking shall be provided on the premises at the rate of one off-street parking space for each four hundred (400) square feet of gross floor area or fraction thereof, except basement space, and other areas within the building used for parking cars, for each business or commercial establishment within the building.
- (7) Loading: Off-Street space for standing, loading and unloading services shall be provided in a manner as not to obstruct freedom of traffic movement in streets or alleys.
- (8) Sign Control: The following regulations will apply to all signs, billboards and similar outdoor advertising structures:
 - (a) Types permitted: Name plates or professional signs attached directly to the wall of the structure or so constructed as to become a part of the building, bulletin boards for public and semi-public institutions, real estate signs advertising the sale, rental or lease of the property, ground signs

advertising the business being conducted or products sold on the premises, flat wall signs, and advertising structures including twenty-four (24) sheet poster panels, painted bulletins, in a single-face, double-face or V-type facility.

- (b) Number: Only one sign advertising the product sold or services rendered on the property for each occupancy and one outdoor advertising structure shall be permitted for each one hundred (100) feet of abutting street frontage.
- (c) Height: The height of ground advertising structures or ground signs shall be limited to an over-all height of twenty-four (24) feet above the ground plane on which it is mounted.
- (d) Roof Structures: Roof Structures, except those required by law or ordinance or for mechanical service facilities, shall not be permitted.
- (e) Setback from Residential uses: If the lot on which such outdoor advertising structure or sign is to be located is immediately adjacent to a residential land use area, then a distance of at least eight (8) feet shall intervene between the closest part of such object, structure, or sign, and the adjacent property line of the said residential land use.
- (f) Facing side of Lot: No structure or sign shall face the side of adjoining lot of a residential land use category within fifty (50) feet of such side of lot line. In the case of a corner lot, no portion of the structure or sign facing the side street shall be within fifty (50) feet of the side or rear lot line of an adjoining lot in a residential land use area.
- (g) Illumination: The illumination of any structure or sign, located so that the major part of such structure or sign faces directly buildings located in a residential land use area, and the nearest abutting edge of any such area is closer than fifty (50) feet to such structure or sign, shall be so limited that there will be no offensive glare to the resident of such property. In no event shall any structure or sign having flashing or intermittent lights be permitted where the major part of such structure faces directly and is located within three hundred (300) feet of any residential property. The above shall not preclude the use of nonflashing, standard reflector or luminous tube type illumination.
- (9) Screening from Residential Uses: To the maximum extent which is practical, permitted commercial uses when located adjacent to, abutting or facing residential uses will establish and maintain a screen or buffer in relationship to said residential properties. This may take the form of permanent walls, fences, or landscaping.

Light Industry (M-1)

- (1) Building Height: Buildings or structures shall not exceed six (6) stories and shall not exceed seventy-five (75) feet in height.
- (2) Front and Side Yards: Same as C-3 commercial uses.
- (3) Rear Yards: Same as C-3 commercial uses.
- (4) Lot Width: Same as C-3 commercial uses.
- (5) Lot Area: No requirements with respect to industrial or commercial uses; residential structures shall observe the same requirements as stated previously for R-4 residential uses.
- (6) Off-Street Parking: Off-Street parking spaces shall be provided for commercial uses at the rate of one space for each four hundred (400) square feet of gross floor space, except basement space and other areas within the building used for parking cars. Spaces for industrial uses shall be at the rate of one space for each four employees.
- (7) Off-Street Loading: The following off-street loading regulations shall apply to all industrial uses within the Project area:
 - (a) All off-street space for standing, loading and unloading services shall be provided in such a manner as not to obstruct freedom of traffic movement on streets.
 - (b) Each space shall consist of ten (10) foot by twenty-five (25) foot loading space with fourteen (14) foot height clearance for small trucks and ten (10) foot by forty-five (45) foot loading space for large trucks including tractor-trailers.
 - (c) Spaces shall be provided at the following rate:

<u>No. of Spaces</u>	<u>sq. ft. Gross Floor Area</u> <u>(Except Basements)</u>
None	Less than 3,000
1	3,000 to 100,000 (incl.)
2	100,000 to 335,000
3	335,000 to 625,000
4	625,000 to 945,000
5	945,000 to 1,300,000
6	1,300,000 to 1,695,000
7	1,695,000 to 2,130,000
- (8) Sign Control: Same as C-3 commercial
- (9) Screening from Residential Uses: Same as C-3 commercial
- (10) Operational Regulations: The following operational regulations shall apply to all industrial uses within the Project area:

- (a) Volume of Sound Generated: Every industrial use permitted in the Project area shall be so operated that the volume of sound inherently and recurrently generated does not exceed 50 decibels and within the octave band of from 600 to 1200 cycles per second at any point of any boundary line of the property on which such use is operated.
- (b) Vibration Generated: Every industrial use permitted in the Project area shall be so operated that the ground vibration inherently and recurrently generated is not perceptible, without instruments, at any point of any boundary line of the property on which such use is located.
- (c) Emission of Heat, Glare, Radiation, Fumes and Smoke:
Every industrial use permitted in the Project area shall be so operated that it does not emit an obnoxious or dangerous degree of heat, glare, radiation, fumes or smoke beyond any boundary line of the property on which such use is located.

Public and Semi-Public: All public and semi-public uses shall be subject to the particular regulations and controls set forth in the Plan for R-4 Residential uses, plus the following requirements with respect to off-street parking:

- (a) Churches: - one parking space for each seven (7) persons present at any one time when the maximum functional use of the church plant (principal building and all accessory buildings) is being made.
- (b) Other places of Public Assembly - one parking space for each five (5) persons present at any one time of the maximum functional use of the facility.

2. 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 E) and "Land Disposal Map" (Exhibit G).

3. Redeveloper's Obligations

In order to promote competition and to produce the highest possible return in the disposition of Project property, the Land Clearance for Redevelopment Authority proposes to offer for disposition 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 entire project would be accepted, and, if necessary, provision would 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 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.

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

4. Provision of Low or Moderate Income Housing

Since the area as a whole represents a predominantly residential reuse area, specific requirements are established with respect to the provision of low or moderate income housing on cleared land within the boundaries of the area. It is proposed that the following wording, as used in similar residential reuse projects, be made applicable to the Attucks East Urban Renewal Area:

"It is specifically proposed that a majority of the total number of housing units provided in all of the approved Urban Renewal Areas of the community which are to be redeveloped for predominantly residential uses must be standard housing units for low and moderate-income families and individuals, with a minimum of twenty percent (20%) of such total number being designated for low-income families and individuals".

5. Urban Design Objectives and Controls

Overall design objectives are hereby established in order to achieve sound and attractive 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 residential design objective is the creation of an environment which is conducive to an improved neighborhood and living conditions. Developers shall provide adequate open space in combination with the proper siting of buildings and location of parking areas. Housing units shall be of varying types and sizes in order to provide a wide choice of those who desire housing in the low or moderate income ranges.

Building site planning should be such that unending vistas are avoided. Buildings shall offer a sense of scale to the extent that a monotony of one size, shape, bulk or texture is avoided. Special spatial enclosures shall be formed to visually enhance the pedestrian circulation system.

(b) Parking Design Objectives

Parking areas shall be designed with careful regard given to orderly arrangement, landscaping, amenity of view, ease of access, and as an integral part of the total site design. 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, landscaped areas 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 existing and proposed buildings.

The pedestrian circulation system shall be designed to serve as a means of separating uses, to form approaches to focal points, and to form direct access without conflict with vehicular uses to the various communal facilities.

On-site open space areas (exclusive of vehicular parking areas) shall be so formed in size, location and design as to be usable for such functions as small, family picnic areas, adult sitting areas and/or other similar function-oriented open space areas.

Open space areas shall be scaled in proportion to their purpose and users. All communal open space areas shall be connected by pedestrian walkways. Private open space areas shall be provided in the form of courts, patios, terraces and/or balconies for each housing unit.

(d) Landscape Design Objectives

A coordinate landscape program shall be developed over the entire area to incorporate the landscape treatment sought for open space, roads, paths and parking areas into a coherent and integrated arrangement.

With respect to the Authority's rights of review and approval - each individual 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 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. 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.

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

In carrying out the Urban Renewal Plan for the Attucks East Urban 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 "Existing and Proposed Zoning" map, Exhibit H, 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 B, C, D, E and H) have been made a part of the definitive Urban Renewal Plan in accordance with the particular requirements of State Statutes.
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 the City of Kansas City, Missouri, to indicate the willingness of the City 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.

PART G. 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.

The foregoing Urban Renewal Plan for the Attucks East Urban
Renewal Area is hereby certified to be a true copy of the Plan adopted
by the Land Clearance for Redevelopment Authority of Kansas City,
Missouri, on June 23, 1970 as a definitive revision of the General
Urban Renewal Plan for the area adopted on November 25, 1968.
Accordingly, the foregoing Urban Renewal Plan is hereby dated June 23,
1970.


Executive Director and Counsel
Land Clearance for Redevelopment
Authority of Kansas City, Missouri

Revision of July 27, 1970: On July 27, 1970, the foregoing Urban Renewal Plan for the Attucks East Urban Renewal Project, NDP No. MO A-1, Area 13, was revised to reflect minor technical changes with respect to the dedication of a strip of land for public right-of-way purposes along the east side of Brooklyn Avenue, between Truman Road and 17th Street, and a re-delineation of the boundaries of Disposal Tract No. 15 for non-residential re-use purposes.

Changes in the text of the Urban Renewal Plan include the following:

Page 3, Item (4) is amended to read as follows:

- (4) Vacation of certain streets and alleys, dedication of 10' strip of land along east line of Brooklyn Avenue, between Truman Road and 17th Street (See Exhibit D).

Page 7, Item 1(c) is amended to read as follows:

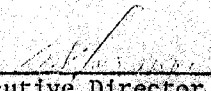
- (c) Property Rehabilitation Standards: All non-residential properties designated for rehabilitation shall be upgraded in accordance with the Non-Residential Property Rehabilitation Standards.

Changes in the Exhibit Maps of the Urban Renewal Plan include the following:

Exhibits D, E, G and H are hereby revised to reflect the dedication action cited above, and the re-delineation of the boundaries of Disposal Tract No. 15. The eastern boundary of said non-residential disposal tract is hereby extended eastward to the west line of Prospect Avenue, and the area of Disposal Tract No. 4 reduced accordingly. Corrections are hereby made to the area calculations appearing on the face of Exhibit Map G, "Land Disposal Map" to reflect the foregoing re-delineation.

This new Page 25, citing the revisions of July 27, 1970, and bearing the new date of certification, as well as the four revised Exhibit Maps, are hereby added to and incorporated into the Definitive Revision of the Urban Renewal Plan.

The foregoing Urban Renewal Plan for the Attucks East Urban Renewal Area is hereby certified to be a true copy of the Plan adopted by the Land Clearance for Redevelopment Authority of Kansas City, Missouri, on June 23, 1970, and revised on July 27, 1970, as a definitive revision of the General Urban Renewal Plan for the area adopted on November 25, 1968. Accordingly, the foregoing Urban Renewal Plan is hereby dated July 27, 1970.



Executive Director and Counsel
Land Clearance for Redevelopment
Authority of Kansas City, Missouri

RESOLUTION OF THE LAND CLEARANCE FOR REDEVELOPMENT
AUTHORITY OF KANSAS CITY, MISSOURI, APPROVING A
REVISION TO THE URBAN RENEWAL PLAN FOR THE ATTUCKS
EAST URBAN RENEWAL AREA, (NDP NO. MO. A-1, AREA 13)

WHEREAS, the Urban Renewal Plan for the Attucks East Urban Renewal Area, (NDP No. Mo A-1, Area 13), was adopted and approved by the Land Clearance for Redevelopment Authority on June 23, 1970, and amended on June 28, 1971, August 25, 1975 and February 27, 1978; and

WHEREAS, because of planning and other considerations, the said Authority now considers it necessary and desirable to amend the said Urban Renewal Plan to reflect the following minor change:

1. The removal of Parcel 723-E from the acquisition list.

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

1. That the Urban Renewal Plan for the Attucks East Urban Renewal Area, (NDP No. Mo A-1, Area 13), is hereby revised through the addition of new Page 30 to the text of the Plan, citing the change noted in the Whereas clause above.

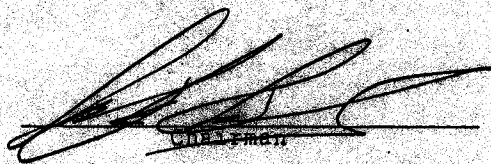
2. That the addition to the text as most recently revised by minor modification through May 15, 1980 shall include the following:

Page 26 - Item (1) shall be changed to read as follows: Acquisition of approximately 433 individual parcels of property by the Authority (See Exhibit F).

3. That the new Exhibit F, "Acquisition Map" and Exhibit G, "Disposition Map" be substituted to properly reflect the foregoing Text change.

4. That the Secretary is hereby authorized to certify and date the said Plan, as herein revised, through minor modification, this May 15, 1980.

5. That this minor modification to the Plan, as revised, conforms to the Master Plan for the development of the community as a whole.


Secretary

ATTEST:


Secretary

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 15 day of May, 1980, 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 15 day of May, 1980.

R. P. T.
Secretary

LAND CLEARANCE FOR REDEVELOPMENT
AUTHORITY OF KANSAS CITY, MISSOURI

Revision of May 15, 1980 : On May 15, 1980, the foregoing Urban Renewal Plan for the Attucks East Area (NDP No. Mo A-1, Area 13), was revised to reflect a minor modification with respect to the proposed change to provide for the removal of Parcel 723-E from the Acquisition List.

Changes in the text of the Urban Renewal Plan include the following:

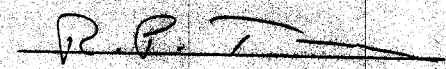
Page 26 - Item (1) shall be changed to read as follows:

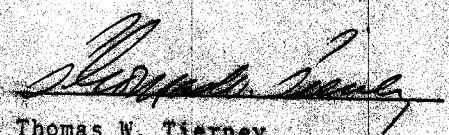
1. Acquisition of approximately 433 individual parcels of property by the Authority. (See Exhibit F).

This new page 30 citing the revision of May 15, 1980, and bearing the new date of certification as indicated below, is hereby added to and incorporated into the text of the Urban Renewal Plan.

Change has been made to accompanying Exhibit Maps F, "Acquisition Map" and F, "Disposition Map" of the Definitive Urban Renewal Plan (bearing the revision date of May 15, 1980 to properly reflect the foregoing text change.

The foregoing Urban Renewal Plan for the Attucks East Urban Renewal Area (NDP No. Mo A-1, Area 13), is hereby certified to be a true copy of the Urban Renewal Plan adopted by the Land Clearance for Redevelopment Authority of Kansas City, Missouri, on June 23, 1970, as amended, June 28, 1971, August 25, 1975, February 27, 1978 and May 15, 1980. Accordingly, the foregoing Renewal Plan is hereby dated


Executive Director
Land Clearance for Redevelopment
Authority of Kansas City, Missouri


Thomas W. Tierney
Counsel