

REDEVELOPMENT PLAN
ATTUCKS REDEVELOPMENT PROJECT
UR MO. 3-1 Feb 18, 1963
(REVISED MAY 3, 1966)
LAND CLEARANCE FOR REDEVELOPMENT
AUTHORITY OF KANSAS CITY, MO.

THE REDEVELOPMENT PLAN FOR THE
ATTUCKS REDEVELOPMENT PROJECT UR MO. 3-1
KANSAS CITY, MISSOURI

(AS REVISED FEBRUARY 18, 1963)

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WITH THE ASSISTANCE OF
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KANSAS CITY, MISSOURI

(As revised February 18, 1963)

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Revised Feb. 18, 1963

REDEVELOPMENT PLAN

for

ATTUCKS REDEVELOPMENT PROJECT Kansas City, Missouri (as revised May 3, 1960)

Project No. UR Mo. 3-1

The Redevelopment Plan for the Attucks Project Area in Kansas City, Missouri, consists of the following component parts as set forth herein:

- Part I. Description of Project Area.
- Part II. Existing Use and Condition of Area.
- Part III. Land Use Plan.
- Part IV. Site Preparation Plan.
- Part V. Relationship to Local Objectives.
- Part VI. Land Use and Building Controls.
- Part VII. Official Actions Required.
- Part VIII. Relocation.

Part I. Description of Project Area.

The Redevelopment Plan for the Attucks Project Area is a plan for the elimination of an insanitary area, as defined in the Missouri Land Clearance for Redevelopment Authority Law (Sections 99.300-99.660, Missouri Revised Statutes, Cumulative Supplement, 1951), within the boundaries set forth below, and the redevelopment of such area primarily for residential use, in accordance with the Master Plan for the City.

The area was selected as the second Redevelopment Project Area in Kansas City because housing conditions then existing in the area were among the worst in the City, and because redevelopment-

ment of the area offered an opportunity to provide critically needed housing for middle and upper income families. The project area contains approximately 43.5 acres including streets, alleys and omitted parcels and is shown on Plate 1, Acquisition Map. The project is located in an older area of the City to the east of the Central Business District and is bounded and described as follows:

Beginning at the intersection of the north line of Truman Road with the west line of Woodland Avenue; thence east along said north line of Truman Road to its intersection with the east line of Michigan Avenue; thence south along said east line of Michigan Avenue to its intersection with the north line of the E/W alley between Truman Road and 16th Street; thence east along the north line of said E/W alley to its intersection with the west line of Euclid Avenue; thence north along said west line of Euclid Avenue to its intersection with the westerly projection of the north line of the E/W alley between Truman Road and 16th Street lying east of Euclid Avenue; thence east along said westerly projection and the north line of said E/W alley lying east of Euclid Avenue, and that line projected easterly, to its intersection with the east line of Brooklyn Avenue; thence south along said east line of Brooklyn Avenue to a point 113 ft. south of the south line of 17th Street, as extended east of Brooklyn Avenue; thence west across Brooklyn Avenue and along a line 12 ft. north of and parallel with the south line of Lots 8 and 15, Merrill Addition, to its intersection with the east line of Garfield Avenue; thence south along said east line of Garfield Avenue to its intersection with the south line of Lot 12, Merrill Addition; thence east along said south line of Lot 12, Merrill Addition to its intersection with the west line of Lot 16, E. A. Axtell's Subdivision; thence south along said west line of Lot 16, E. A. Axtell's Subdivision to its intersection with the south line of aforesaid Lot 16; thence east along said south line of Lot 16, E. A. Axtell's Subdivision, and that line projected easterly, to its intersection with the east line of Brooklyn Avenue; thence south along said east line of Brooklyn Avenue to its intersection with the south line of 18th Street; thence west along said south line of 18th Street to its intersection with the southerly projection of the west line of Lot 1, E. A. Axtell's Subdivision; thence north along said southerly projection and the west line of Lot 1, E. A. Axtell's Subdivision to its intersection with the south

line of the E/W alley between 17th Street and 18th Street; thence west along the south line of said E/W alley to its intersection with a line 90 feet west of and parallel with the west line of Lot 1, E. A. Axtell's Subdivision; thence south along said line 90 feet west of and parallel with the west line of Lot 1, E. A. Axtell's Subdivision, and that line projected southerly, to its intersection with the south line of 18th Street; thence west along said south line of 18th Street to its intersection with the west line of Highland Avenue; thence north along said west line of Highland Avenue to its intersection with the north line of the E/W alley between 17th Street Terrace and 18th Street; thence east along the north line of said E/W alley projected across Highland Avenue and continuing to its intersection with the west line of the N/S alley between Highland Avenue and Woodland Avenue; thence north along the west line of said N/S alley, and that line projected northerly, to its intersection with the north line of 17th Street Terrace; thence east along said north line of 17th Street Terrace to its intersection with the west line of Woodland Avenue; thence north along said west line of Woodland Avenue to its intersection with the north line of Truman Road, being the point of beginning.

The following four parcels of property within the above described area, as shown on Plate 1, will not be acquired by the Authority in the course of carrying out the Project: Parcel H in Block 214 and Parcels C, F and I in Block 215.

The delineation of the project is designed to provide an integrated project area, the redevelopment of which will not only eliminate a major portion of the insanitary housing conditions in the general area but will protect the new uses from encroachment and establish and maintain the environment and relationship of planned uses set forth herein, all in accordance with the Master Plan. The project area includes 13 blocks or portions of blocks, comprising 224 ownership parcels. As stated above, 4 of such parcels, as shown on Plate 1, will not be acquired by the Authority, since the structures on and present use of these properties are considered to be compatible with the proposed redevelopment of the remainder of the area. The remaining 220 parcels will be acquired by the Authority for redevelopment in accordance with the Plan set forth herein.

With respect to those certain parcels in the project area for which the fee simple title is not planned to be acquired,

appropriate action will be taken to make the uses, restrictions and controls of the plan applicable thereto by employing such device or combination of devices as will effectively accomplish the objectives of the redevelopment plan, including but not limited to voluntary agreements, zoning regulations, or the acquisition of such rights and interests as are deemed necessary.

Part II. Existing Use and Condition of Area.

The land in the Attucks Project Area and particularly that portion of the area to be acquired for redevelopment is predominantly residential, as shown on Plate 2, Existing Land Uses. The need for redevelopment and the eligibility of the project area is reflected on Plate 3, Condition of Buildings, and in the following evidence of conditions of blight in the area to be acquired, established by a Housing Survey conducted by Community Studies, Inc., in 1951:

Dilapidated dwelling units		62%
Toilets per dwelling unit:		
Shared with one	23%	
Shared with two or more	<u>29%</u>	
Total Shared		52%
Bath-tub or shower per dwelling unit		
Shared with one	21%	
Shared with two or more	13%	
No bath-tub or shower	<u>38%</u>	
Total without tub or shower or sharing same		72%

The percentage of dilapidated dwelling units in the area is more than ten times the six percent for the City as a whole. The percentage with no bath-tub or shower was considerably greater than any other local area included in the Survey.

The present average density on the approximately 17 acres of land in residential use in the area is nearly 40 families per acre and in some specific instances, the density runs as high as 150 families per acre.

The 1940 Census discloses that 75 percent of the dwelling units in the area were constructed between 1900 and 1919, and an additional 10 percent were constructed before 1900. Only 15 percent were built during the 1920's with no evidence of new residential construction since that date.

The Project Area was designated as blighted or insanitary and in need of redevelopment by Resolution No. 17647, enacted by the City Council on March 19, 1954.

Part III. Land Use Plan.

All properties within the project boundary will be acquired and cleared, except those properties indicated on the Acquisition Map, Plate 1, and described in Part I hereof, which will remain in private ownership and the existing land uses will not be disturbed.

These exceptions have been made on the basis of a combined effort to accomplish the underlying purpose of eliminating blight and substandard conditions in the area and to reduce the area to be acquired to the greatest possible extent consistent with a feasible and sound plan of redevelopment, thereby reducing net project costs to a minimum. The existing uses of land not to be acquired are considered to be compatible with the planned new uses for the area.

In order to protect the adjacent residential areas, planting strips will be provided as a buffer from the commercial properties fronting on Truman Road.

The existing and proposed industrial uses at the southeast corner of the Project Area will be similarly isolated and screened by planting strips, walls, and parking areas.

With these protective devices, the residential area indicated on Plate 4 is considered to be sufficiently isolated to create a self-sufficient residential neighborhood.

The apartment building at the corner of Highland Avenue and 17th Street Terrace and the Church on Highland Avenue which are omitted from the project, as indicated on Plate 1, represent the retention of standard presentable buildings which are so located that they will not adversely affect the planned redevelopment of the remainder of the area.

In order to provide the maximum use of the residential portion of the project area and to create a desirable residential land use pattern, with through traffic reduced to a minimum, it is proposed to vacate a major portion of the existing streets and alleys within the project boundaries (as indicated on Plates

6 and 6A) and to establish a new pattern of interior "loop" streets as shown on Plate 4, "Land Use Plan".

Under the Redevelopment Plan as currently revised, the following streets and alleys have been, or will be, vacated:

Michigan Avenue from a point 150' south of the south line of Truman Road to the north line of 18th Street, Euclid Avenue from a point 150' south of the south line of Truman Road to a point 307' north of the north line of 18th Street, Garfield Avenue from a point 118' south of the south line of Truman Road to a point 334' north of the north line of 18th Street, 16th Street from the east line of Woodland Avenue to the west line of Brooklyn Avenue, 17th Street from the east line of Woodland Avenue to the east line of Brooklyn Avenue, and all alleys within the disposition tracts indicated on Plate 4.

A major portion of the streets and alleys involved (those indicated on Plate 6) were covered by the Redevelopment Plan revision of February 10, 1956 and subsequently vacated by action of the City Council (Ordinance #20579, dated July 21, 1956). Additional vacations proposed under the current revision of the Redevelopment Plan are indicated on Plate 6A.

The predominantly residential redevelopment of the area will be served by (1) the Attucks Elementary School located across 18th Street east of Woodland Avenue, (2) by recreational facilities including a swimming pool on The Parade adjacent to the project site, (3) by the new Gregg Community Center also located on The Parade, and (4) by public transportation on Truman Road, on Brooklyn Avenue, and on 18th Street to and from the downtown section and principal points of employment. Additional recreational and community facilities are provided in the YMCA and YWCA buildings located near the area on The Paseo between 18th Street and 20th Street.

The designation of the major portion of the project area for residential use is based upon the critical need for modern dwelling units for middle-income families in the community, and the fact that such housing will logically fit into the Master Plan in this area. The Project will provide needed housing close to the downtown area and immediately accessible to public transportation to all parts of the City.

The marketability of the area for this reuse has been established by surveys and studies conducted by the local office of the Federal Housing Administration and other organizations showing a ready market for the units planned for the area among middle and upper income groups. Demand for such units will attract investment capital and provide successful redevelopment for the Project.

Part IV. Site Preparation Plan.

The Site Preparation Plan for the Attucks Project consists of the following items to be performed by the Land Clearance for Redevelopment Authority prior to or as a condition of the sale of cleared land in the project area to private developers:

1. New interior street pattern. As indicated on Plates 6 and 6A, the former pattern of interior streets and alleys has been or will be vacated to permit the establishment of a new system of interior streets. Existing pavements, curbs and gutters, and sidewalks in such rights-of-way will be removed, and utility fixtures adjusted where necessary.

The project area is effectively bounded on all four sides by major thoroughfares providing direct connections with all other parts of the city. With respect to this fact, the proposed new pattern of interior streets as indicated on Plate 4, Land Use Plan, has been so designed as to discourage through traffic within the project area, but at the same time provide reasonable access to the major thoroughfares bounding the project. In order to effect the greatest possible separation of residential and non-residential traffic, commercial users at the southeast corner of the project area will be limited to the retained portions of Euclid and Garfield Avenues in that area.

2. Utility Easements. It will be necessary to retain easements allowing right of access to certain public utility lines (water and sewer) essential to serve the needs of the project as well as areas immediately adjacent to the project (indicated on Plates 8 and 9). However, the developer shall have the option of using any public utility line proposed to be abandoned to accommodate a particular site development plan. Easements would thus be established only for those utility lines essential to the City and the project, and any additional lines the developer options to use as a public utility. In order to accommodate his site plan, the developer may arrange with the City for the realignment, at his cost, of any public utility line indicated to be retained.

3. Street construction. New pavements, curbs and gutters will be established on all new interior streets, with all retained portions resurfaced with asphaltic material.

4. Grading. In view of the relatively flat topography of the site, no special grading or terracing of the land will be necessary in preparation for redevelopment. Any particular grading in this regard which might be necessary to accommodate the particular plan of the developer in location and design of buildings will be the responsibility of the developer. All existing basements in the project area to be acquired will be cleared to basement level and all interior partitions or walls removed, except those necessary as lateral supports to prevent the collapse of outside walls.

5. Zoning changes. Necessary changes in zoning required to establish the pattern of proposed land uses in the project area are illustrated on Plates 7 and 7A. The former pattern of zoning districts (prior to Feb. 10, 1956) and the changes proposed in the revised Plan bearing that date are shown on Plate 7. Under City Ordinance # 20736, dated September 21, 1956, required action was taken to rezone the project area as indicated on the lower map of Plate 7. It is now proposed to make two additional changes:

(a) Rezoning of a 27' strip (immediately north of and adjacent to the Seidlitz Paint Company (between Euclid and Garfield Avenues at the southeast corner of the project) back to its original M-1 light industrial classification. This would permit a "squaring-off" of the boundary line between residential and non-residential areas, and an opportunity to provide a better separation of these activities.

(b) Elimination of the R-5 (high apartment) zone at the northwest corner of the project area. Originally designated to permit greater building heights in this portion if a developer so desired, this district is not needed for the development plan presently being considered. Thus, the residential portion of the project is to be zoned uniformly for R-4 (low apartment) uses.

6. Utility Systems. Existing and proposed distribution systems for sewer, water, gas and power & light utility lines are shown on Plates 8, 9, 10 and 11. Any further changes in these utility systems as may be necessary shall be arranged by the developer with the city department or the private utility company concerned. The Land Clearance for Redevelopment Authority will in no wise be responsible for actions and costs incurred by such further changes. It is likely that only internal modifications within the Project itself will be necessary in carrying out the redevelopment, as the present external systems appear to be adequate to serve the Project.

7. Schedule for installation of site improvements. It is estimated that the site improvements including street changes and the resultant relocation of utility lines will require a total period of six months. However, in view of the several steps in the project which must precede the installation of site improvements as well as the necessity for coordinating such improvements with the specific plans of the developer, no exact dates for the commencement and completion of site improvements have been established. Such improvements will be made at the earliest date consistent with the construction activity of the developer. All private and public activities will be carefully coordinated, especially regarding such matters as curb cuts for new parking lot entrances, and the scheduling of pavement and resurfacing work to take place after completion of building construction so as to avoid damage to street improvements by heavy building construction equipment.

Part V. Relationship to Local Objectives.

The Redevelopment Plan for the Attucks Project conforms to the Master Plan for Kansas City, Missouri, and in particular to the revised Master Plan for the general area in which the Project is located, as shown on Plate 12, Master Plan. This revision of the Redevelopment Plan in no way modifies or amends the proposals or requirements of the Plan for the Attucks Extension area (that area lying immediately south of the Attucks Project proper and bounded by 18th, 19th, Woodland and Brooklyn Avenues). The Plan for the Attucks Extension project calls for the retention of the Attucks Elementary School in its present location, with additional playground being made available, and the establishment of a new shopping center on a major portion of the project site. With non-residential uses north of 18th Street confined to the existing Seidlitz Paint Company, a reconstructed building materials operation, and a new filling station at the southeast corner of the project, in addition to a new office building proposed at the southwest corner of the project, it is believed that the new residential development on the major portion of the project site will be an appropriate land use for the area. The project, bounded by The Parade and by three major thoroughfares, is planned as a self-contained residential community, properly protected against encroachment from slum and blighting factors in the future.

The new street pattern for the Project area, as shown on Plate 4, Land Use Plan, conforms to the local objective of

encouraging only local traffic within residential neighborhoods, and providing a network of major thoroughfares for through traffic. The fact that the Project has major thoroughfares available on all four sides permits the curtailment of traffic within the area in accordance with the local objective of improved traffic.

Public transportation in the form of bus service is provided on three sides of the Project on Truman Road, Brooklyn Avenue and 18th Street. These are major bus routes providing frequent service to all parts of the City. Since the routes provide excellent service within easy walking distance from any part of the Project, the Redevelopment Plan definitely conforms to local objectives as to public transportation.

As shown in other parts of this Plan, the present public utility connections available at the Project are sufficient to service the Project after redevelopment. No new external utility lines are necessary since the Project fits into the present utility systems within the City.

The Attucks Project is excellently located with respect to the recreational and community facilities available, and conforms to the local objective of providing such facilities for all neighborhoods throughout the City. The project is immediately adjacent to The Parade, an important major recreational and park area for the entire community. Located on The Parade are the recently completed Gregg Community Center and one of the largest public swimming pools in the City, in addition to baseball diamonds, tennis courts and other recreational facilities. The Project boundaries are only two or three blocks from The Paseo Branches of the YMCA and YWCA. As indicated on Plate 12, Master Plan: Attucks Project and Vicinity, the proposed new residential development will be served by the Attucks Elementary School (in the Extension portion between 18th and 19th Streets), and the R. T. Coles Junior High School and the Lincoln High School several blocks to the south. Numerous churches are also within easy walking distance of the project area.

No attempt is made in this Plan to establish definite rental rates or limitations for dwelling units to be constructed in the Project. This matter is left to the discretion of the redeveloper, on the basis that he must build for the prevailing market, and, if FHA financing is used, he must conform to the rental limitations imposed by that Federal Agency.

Part VI. Land Use and Building Controls.

The plan for new uses in the Attucks Redevelopment Project will be made effective through the enforcement of covenant provisions incorporated in instruments conveying the cleared land. New uses will also be controlled through the enforcement of applicable public regulations adopted by the City and currently in effect, including the Zoning Ordinance embodied in Chapter 65, Revised Ordinances of Kansas City, Missouri, as amended (especially Section 65.260 covering "Group Housing Projects") and the building regulations as embodied in the Building Code, Chapter 11, Revised Ordinances of Kansas City, Missouri, as amended, or as the Zoning Ordinance or the Building Code may be further amended from time to time.

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

The covenant provisions to be included in instruments conveying title to project property will be covenants running with title to the land and will require the developer to devote the land to uses specified in this Plan and to comply with the requirements of the Plan. Such instruments will be placed on public record in the Office of the Recorder of Deeds, Jackson County, Missouri.

The specific Regulations and Controls to apply to the Attucks Redevelopment Project are as follows:

1. Primary land use shall be residential uses of the type permitted in the R-4 (low apartment) classification of the Zoning Ordinance, with C-3 (commercial) and M-1 (light industrial) being allowed in specific areas so indicated on Plate 4, Land Use Plan.
2. A building setback line of 20 feet from the property line shall be observed for all residential buildings.
3. A maximum density of 27 families per acre will be allowed in each of the sites designated for residential reuse.
4. Building heights of all residential structures shall be limited to three stories or to 45 feet.

5. 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 to residential reuse.
6. The following minimum distances concerning the spacial relationship of structures to each other shall apply to all residential buildings in the area:

<u>Relationship</u>	<u>Two-story</u>	<u>Three-story</u>
Front to front	55'	60'
Rear to rear	55'	60'
End to end	35'	40'
End to rear	35'	40'

No point of any residential building shall be nearer than 20 feet from an adjacent building.

7. On-site facilities for the storage or parking of passenger motor vehicles for the use of occupants of residential units shall be provided and maintained on the basis of at least one space for each residential unit. The minimum dimension of such parking spaces shall be 9 feet X 18 feet.
8. A minimum of 10 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 20 feet on any one side.
9. 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 project area, in those portions of streets and alleys which have been, or are to be, vacated. (See Plate 8, Water System, and Plate 9, Sewer System.) The City shall also be given the right of access to any additional utility lines the developer may option to use as a public utility.

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 residential redevelopment as shown on Plate 4, by accepting competitive proposals for the purchase and development thereof, either as to the entire residential area, or, in the alternative, as to one or more of the individual residential sites. 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.

The restrictions contained in this plan shall be binding and effective upon all purchasers or lessees of land, their heirs and assigns, within the Project boundary from the date of purchase or lease to January 1, 1979, at which time said restrictions shall automatically extend for successive periods of ten years, unless by a vote of a majority of the then owners of the area within the Project and by approval of the City, it is agreed to terminate the plan at the end of any such period. The Redevelopment Plan may be modified at any time by the Land Clearance for Redevelopment Authority of Kansas City, Missouri, provided that if modified after the lease or sale of real property in the Project area the modification must be consented to by the redeveloper or redevelopers of such real property or his successor in interest affected by the proposed modification. Where the proposed modification will substantially change the Redevelopment Plan as previously approved by the governing body, the modification must similarly be approved by the governing body.

Part VII. Official Actions Required.

In carrying out the Redevelopment Plan for the Attucks Project, certain zoning changes proposed in the Feb. 10, 1956

revision of the Redevelopment Plan have since been made effective through passage of City Ordinance #20736, dated September 21, 1956. (See Plate 7) Since it is now proposed to make two additional minor changes (as indicated on Plate 7A), similar action will be taken by the Land Clearance for Redevelopment Authority before the City Plan Commission following approval of the Revised Redevelopment Plan by the City Council.

Official action will also be required by the City to vacate additional portions of existing streets within the project area, and to accept dedication of new public rights-of-way, as indicated on Plates 4 and 6A. As with previous official actions, these matters of zoning changes, vacations, dedications and all other activities on the part of the City in connection with accomplishing the objectives of the Redevelopment Plan have been or shall be provided for in appropriate cooperation agreements between the Land Clearance for Redevelopment Authority and the City of Kansas City, Missouri.

Part VIII. Relocation.

As of the date of the current revision of the Redevelopment Plan for the Attucks Project, all relocation activities have been completed. This was carried out in accordance with the policy of the Authority which provided that families residing in the areas subject to acquisition be relocated in decent, safe and sanitary dwellings in other areas not generally less desirable in regard to public utilities and public and commercial facilities, at rents or prices within the financial means of families displaced, and reasonably accessible to their places of employment.

Those families eligible for admission to public housing projects were given a priority for vacancies by the Housing Authority of Kansas City, Missouri.

With regard to single persons displaced from the Project area, the policy was established and followed of offering to such persons quarters in other areas which were equal to or better than the quarters from which they were displaced, and at approximately the same rentals.

The administration and execution of this Redevelopment Plan for the Attucks Redevelopment Project will be carried out by the Land Clearance for Redevelopment Authority of Kansas City, Missouri under and pursuant to the provisions of Chapter 99, Sections 300-630 of the Revised Statutes of Missouri.

Revision of February 18, 1963: On February 18, 1963, the foregoing Redevelopment Plan for the Attucks Redevelopment Project, UR MO. 3-1, was revised to reflect the following changes:

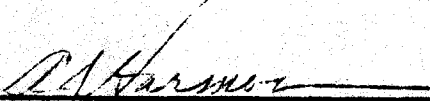
- (1) A re-dedication of that portion of Woodland Avenue lying between the south line of 17th Street Terrace and the north line of 18th Street, previously vacated under Ordinance No. 25388, dated September 30, 1960.
- (2) Placement of the southern portion of Disposition Site Three (the south approximate 222.6') into Site Two, to permit an earlier staging of construction.
- (3) A resultant re-delineation of the boundaries of Disposition Sites Two, Three and Four in accordance with the above actions.
- (4) A proposed rezoning of the entire area of new Site Four (all of the cleared area lying west of re-dedicated Woodland Avenue) to a C-3 Intermediate Business District classification.
- (5) Substitution of the following revised or new exhibits of the Redevelopment Plan to properly reflect the above changes:

Plate 4, "Land Use Plan" (Revised)
Plate 6A, "Streets and Alleys" (Revised)
Plate 7B, "Proposed Zoning" (New)
Plate 8, "Water System" (Revised)
Plate 9, "Sewer System" (Revised)
Plate 10, "Gas System" (Revised)
Plate 11, "Power and Light System" (Revised)
Plate 12, "Master Plan" (Revised)

All revised or new maps are hereby dated February 18, 1963. The above revisions do not require any changes in the text of the Redevelopment Plan as most recently adopted and approved on May 3, 1960, other than the Table of Contents page, and these new pages 15 and 16 bearing the new date of certification:

The foregoing Redevelopment Plan for the Attucks Redevelopment Project, UR MO. 3-1, together with the Redevelopment Plan

for the Attucks Extension of the Attucks Redevelopment Project, dated December 23, 1957, is hereby certified to be a true copy of the Redevelopment Plan adopted and approved by the Land Clearance for Redevelopment Authority of Kansas City, Missouri, on August 23, 1954, as amended November 29, 1954, February 10, 1956, May 20, 1957, December 23, 1957, May 3, 1960, and February 18, 1963. Accordingly, the foregoing Redevelopment Plan, together with the Redevelopment Plan for the Attucks Extension, is hereby dated February 18, 1963.



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

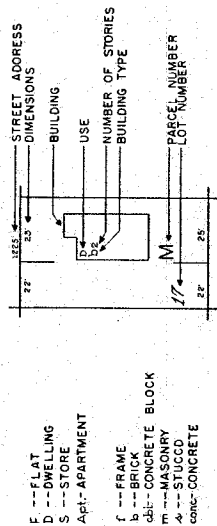
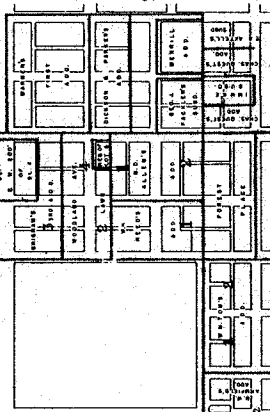


SCALE IN FEET
0 50 100 150

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
KANSAS CITY, MISSOURI

ATTACKS REDEVELOPMENT PROJECT ACQUISITION MAP

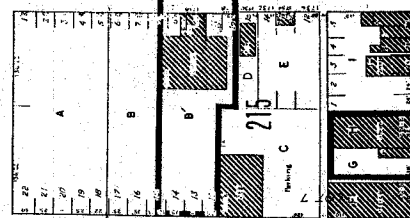
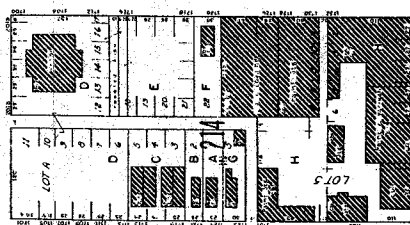
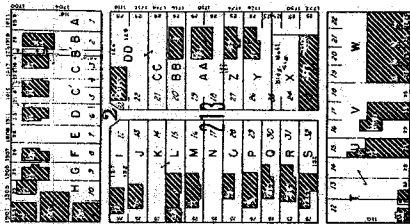
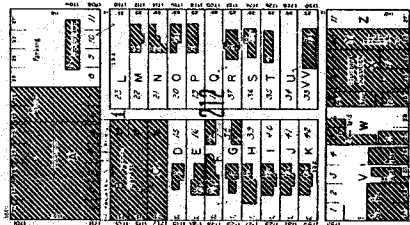
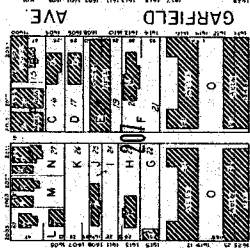
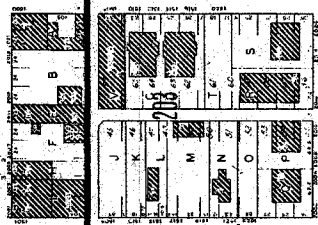
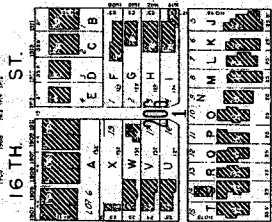
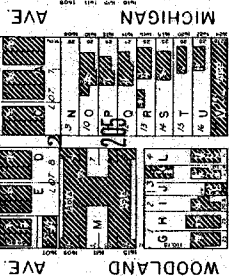
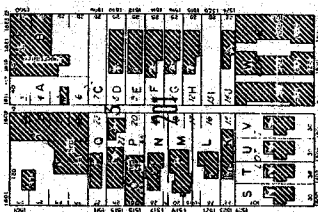
PROJECT BOUNDARY
REDEVELOPMENT BLOCK NUMBER
209



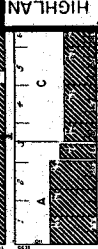
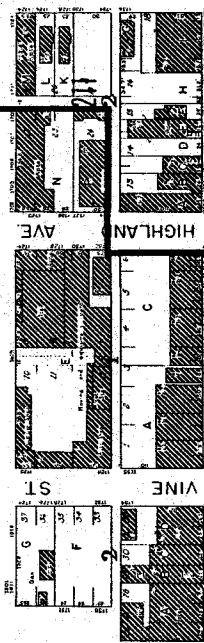
DATA: OWNERSHIPS: CITY ASSESSOR'S RECORDS NOV, 1953
BUILDINGS: SANBORN ATLAS
DIMENSIONS: TUTTLE AYERS WOODWARD

PASEO THE

TRUMAN ROAD



17TH ST. TER.



18TH ST.

REVISED PLAN JANUARY 1956

PLATE 1



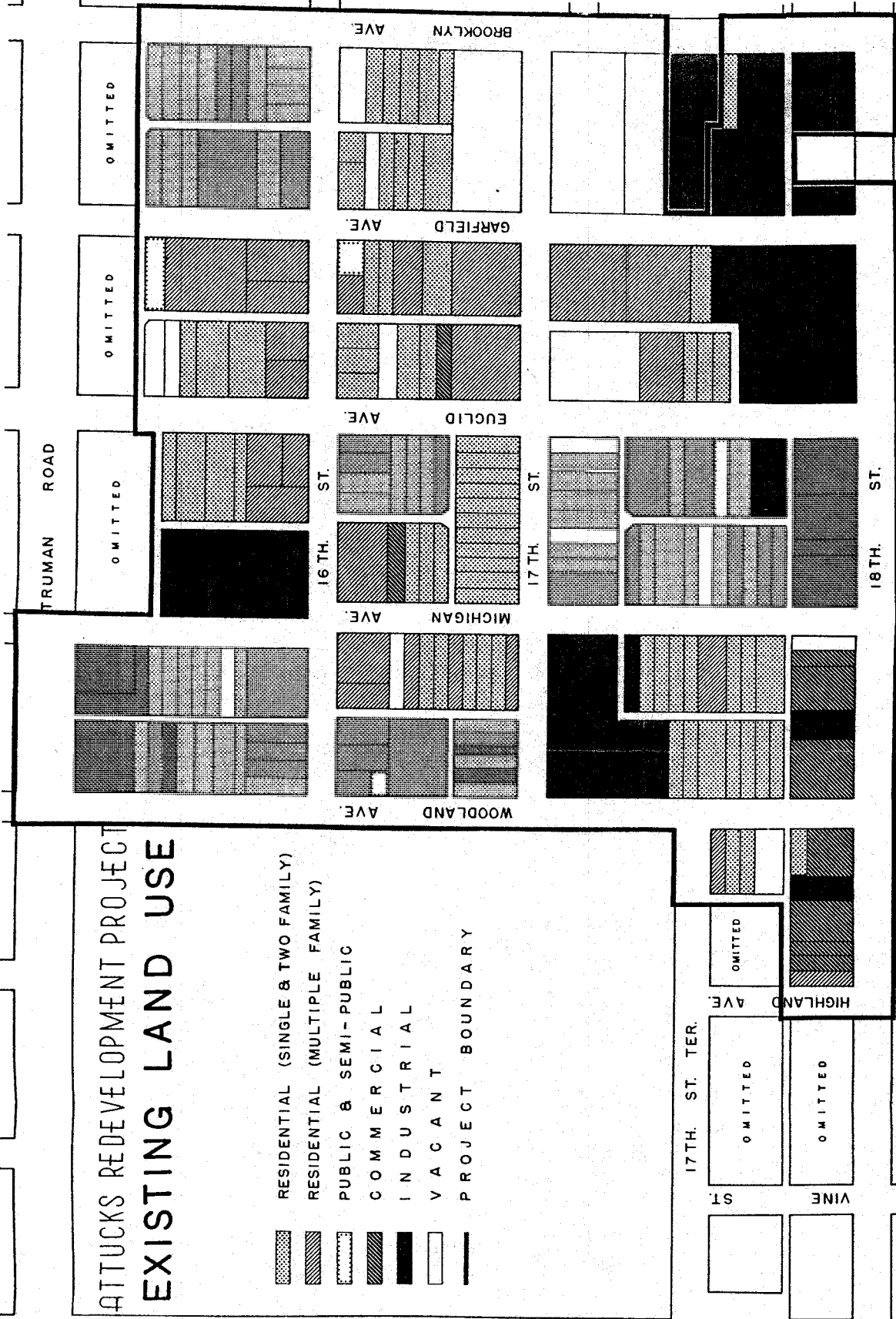
SCALE
0 50 100 150 FEET

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
306 E 12TH ST. • 636 ARGYLE BLDG
KANSAS CITY • MISSOURI
1956

THE PASSEO

ATTUCKS REDEVELOPMENT PROJECT EXISTING LAND USE

- RESIDENTIAL (SINGLE & TWO FAMILY)
- RESIDENTIAL (MULTIPLE FAMILY)
- PUBLIC & SEMI-PUBLIC
- COMMERCIAL
- INDUSTRIAL
- VACANT
- PROJECT BOUNDARY



REVISED PLAN JANUARY 1956

PLATE 2



SCALE
0 50 100 FEET

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
306 E 12TH ST. • 636 ARGYLE BLDG
KANSAS CITY • MISSOURI
1956

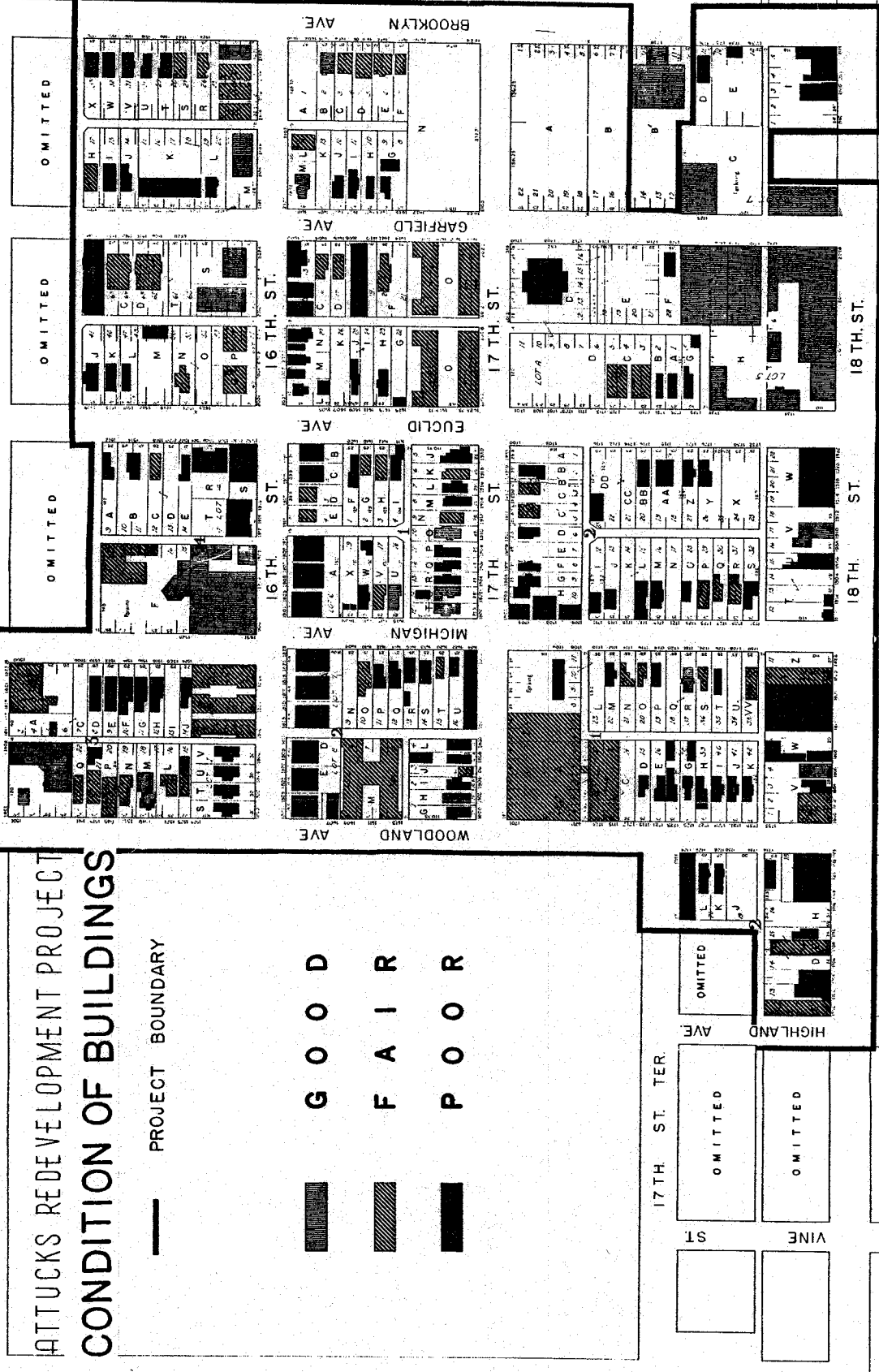
ATTUCKS REDEVELOPMENT PROJECT CONDITION OF BUILDINGS

— PROJECT BOUNDARY

GOOD
FAIR
POOR

PASEO THE

TRUMAN ROAD





SCALE
0 40 80 160
FEET

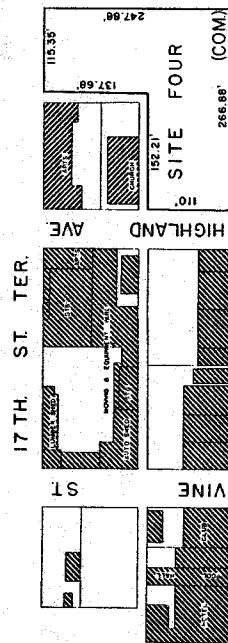
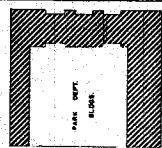
LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
305 E. 12TH ST.
KANSAS CITY
MISSOURI
1963

ATTACKS REDEVELOPMENT PROJECT LAND USE PLAN

- INTERNAL SITE BOUNDARIES
EXISTING RESIDENTIAL, PUBLIC AND SEMI-PUBLIC
USES TO BE RETAINED
EXISTING COMMERCIAL AND INDUSTRIAL USES
TO BE RETAINED

SITE	USE	SQ. FT.	ACRES
ONE	RES.	465,386	10.68
TWO	RES.	438,341	10.06
THREE	RES.	258,945	5.94
FOUR	COM.	45,247	1.04
SIX	IND.	28,813	.66
SEVEN	IND.	13,200	.30
TOTALS		1,249,932	28.68

SEWER EASEMENTS TO BE RETAINED
REALIGNMENT OF SEWER LINES INDICATED TO BE RETAINED
REALIGNMENT OF SEWER LINES INDICATED TO BE RETAINED
MODATE HIGHWAY 100.00' REALIGNMENT
WILL BE THE RESPONSIBILITY OF THE DEVELOPER.





SCALE
0 25 50 75 100 125 150
FEET

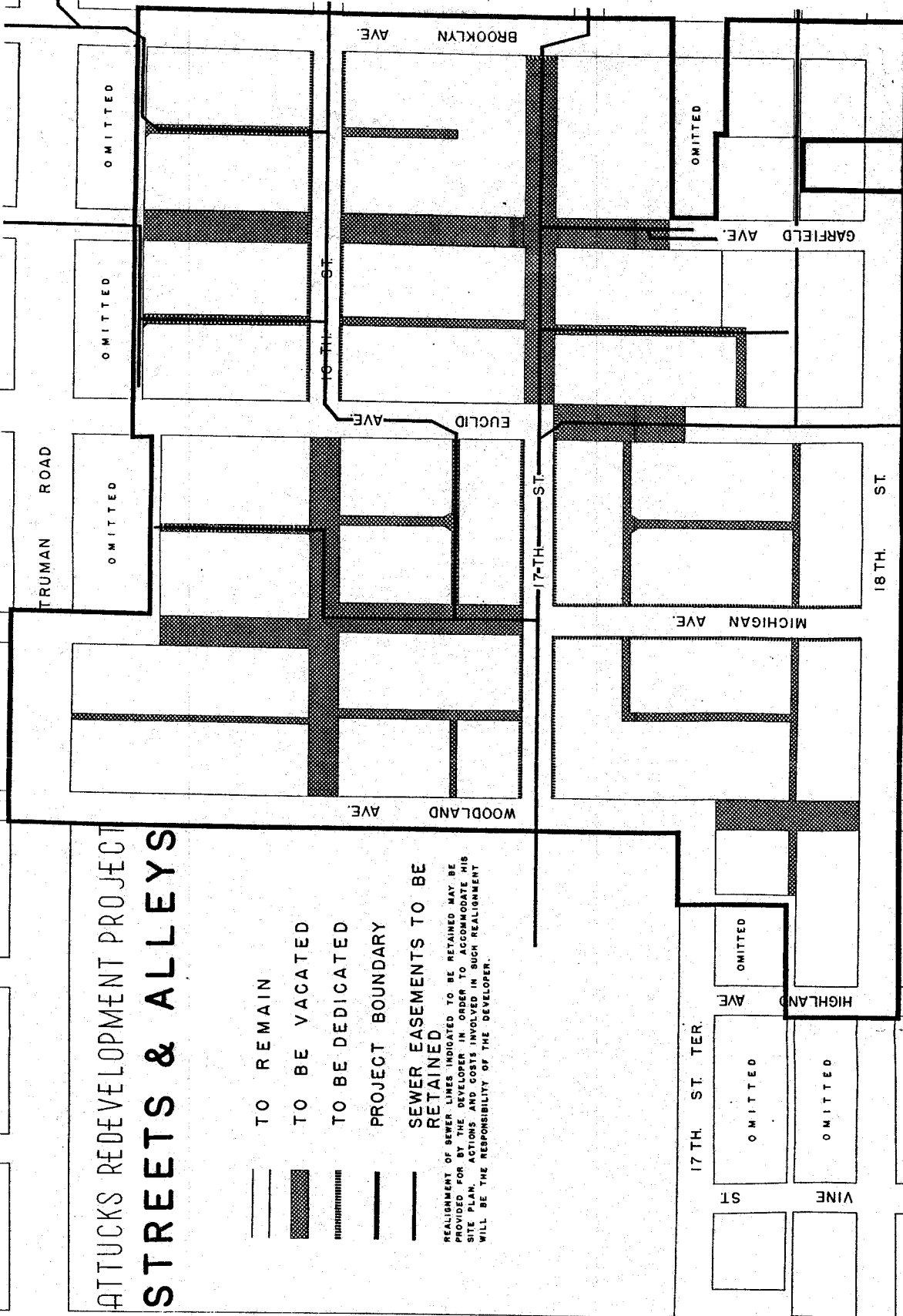
LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
306 E. 12TH ST. • 636 ARGYLE BLDG.
KANSAS CITY • MISSOURI
1956

THE PASSEO

ATTUCKS REDEVELOPMENT PROJECT STREETS & ALLEYS

- TO REMAIN
- TO BE VACATED
- TO BE DEDICATED
- PROJECT BOUNDARY
- SEWER EASEMENTS TO BE RETAINED

REALIGNMENT OF SEWER LINES INDICATED TO BE RETAINED MAY BE PROVIDED FOR BY THE DEVELOPER IN ORDER TO ACCOMMODATE HIS SITE PLAN. ACTIONS AND COSTS INVOLVED IN SUCH REALIGNMENT WILL BE THE RESPONSIBILITY OF THE DEVELOPER.



REVISED PLAN JANUARY 1956

PLATE 6



LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
306 & 310 WEST 18TH ST.
KANSAS CITY
MISSOURI
1963

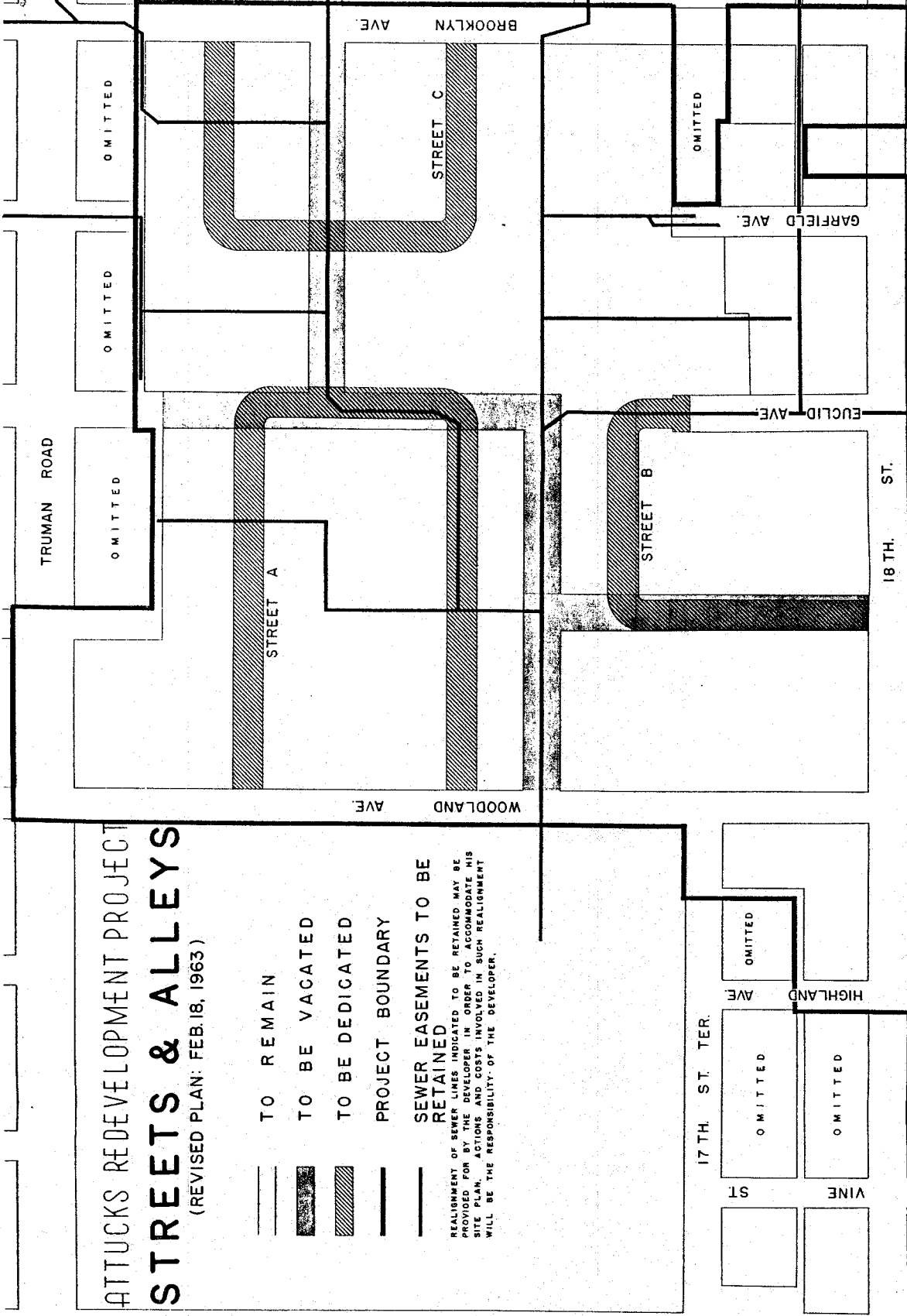
ATTUCKS REDEVELOPMENT PROJECT STREETS & ALLEYS

(REVISED PLAN: FEB. 18, 1963)

- TO REMAIN
- TO BE VACATED
- TO BE DEDICATED
- PROJECT BOUNDARY
- SEWER EASEMENTS TO BE RETAINED

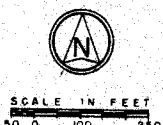
REALIGNMENT OF SEWER LINES INDICATED TO BE RETAINED MAY BE PROVIDED FOR BY THE DEVELOPER IN ORDER TO ACCOMMODATE HIS SITE PLAN. ACTIONS AND COSTS INVOLVED IN SUCH REALIGNMENT WILL BE THE RESPONSIBILITY OF THE DEVELOPER.

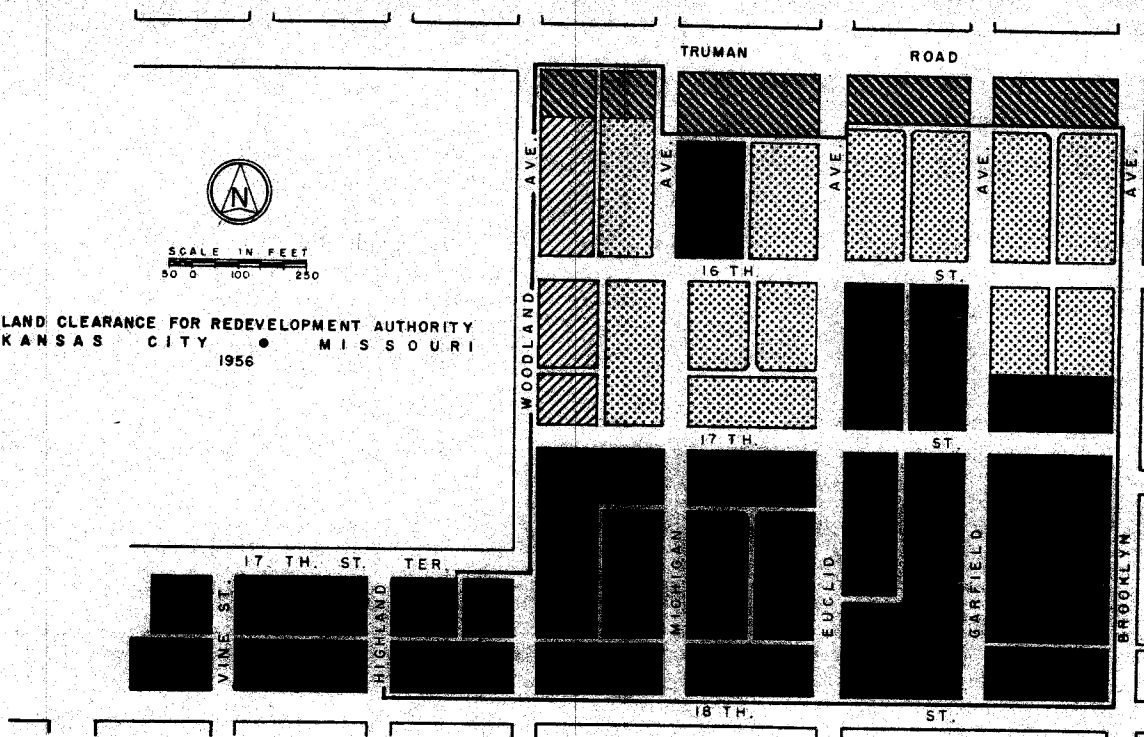
THE PASSEO



REVISED PLAN FEB. 1963

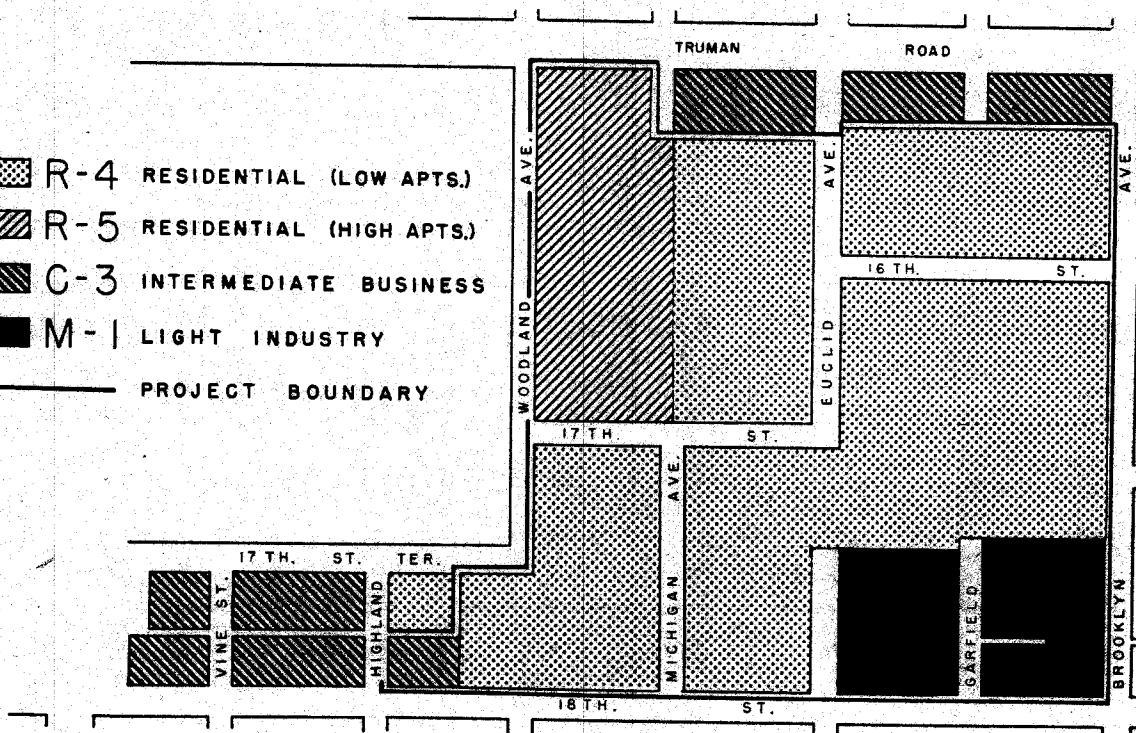
PLATE 6A


 LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
 KANSAS CITY • MISSOURI
 1956



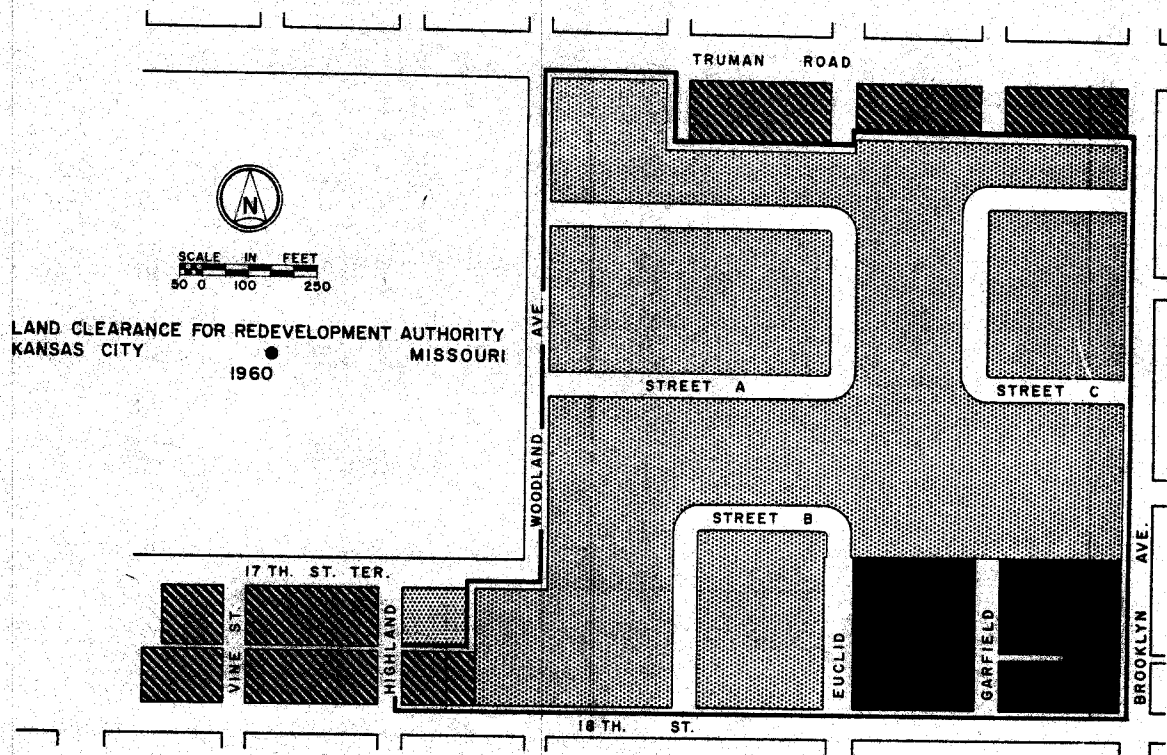
FORMER ZONING (EXISTING AT DATE OF ADOPTION
 OF FEB 10, 1956 REVISION OF THE REDEVELOPMENT PLAN).

-  R-4 RESIDENTIAL (LOW APTS.)
-  R-5 RESIDENTIAL (HIGH APTS.)
-  C-3 INTERMEDIATE BUSINESS
-  M-1 LIGHT INDUSTRY
-  PROJECT BOUNDARY



PRESENT ZONING (FOLLOWING CHANGES MADE
 UNDER ORDINANCE #20736, DATED SEPT 21, 1956).

ATTUCKS REDEVELOPMENT PROJECT
 PLATE 7



- | | | |
|---|-----|-------------------------|
|  | R-4 | RESIDENTIAL (LOW APTS.) |
|  | C-3 | INTERMEDIATE BUSINESS |
|  | M-1 | LIGHT INDUSTRY |
|  | | PROJECT BOUNDARY |

PROPOSED ZONING (UNDER THE
REDEVELOPMENT PLAN AS REVISED MAY 3, 1960.)

ATTUCKS REDEVELOPMENT PROJECT
PLATE 7A



SCALE
0 20 40 60 80 100
FEET

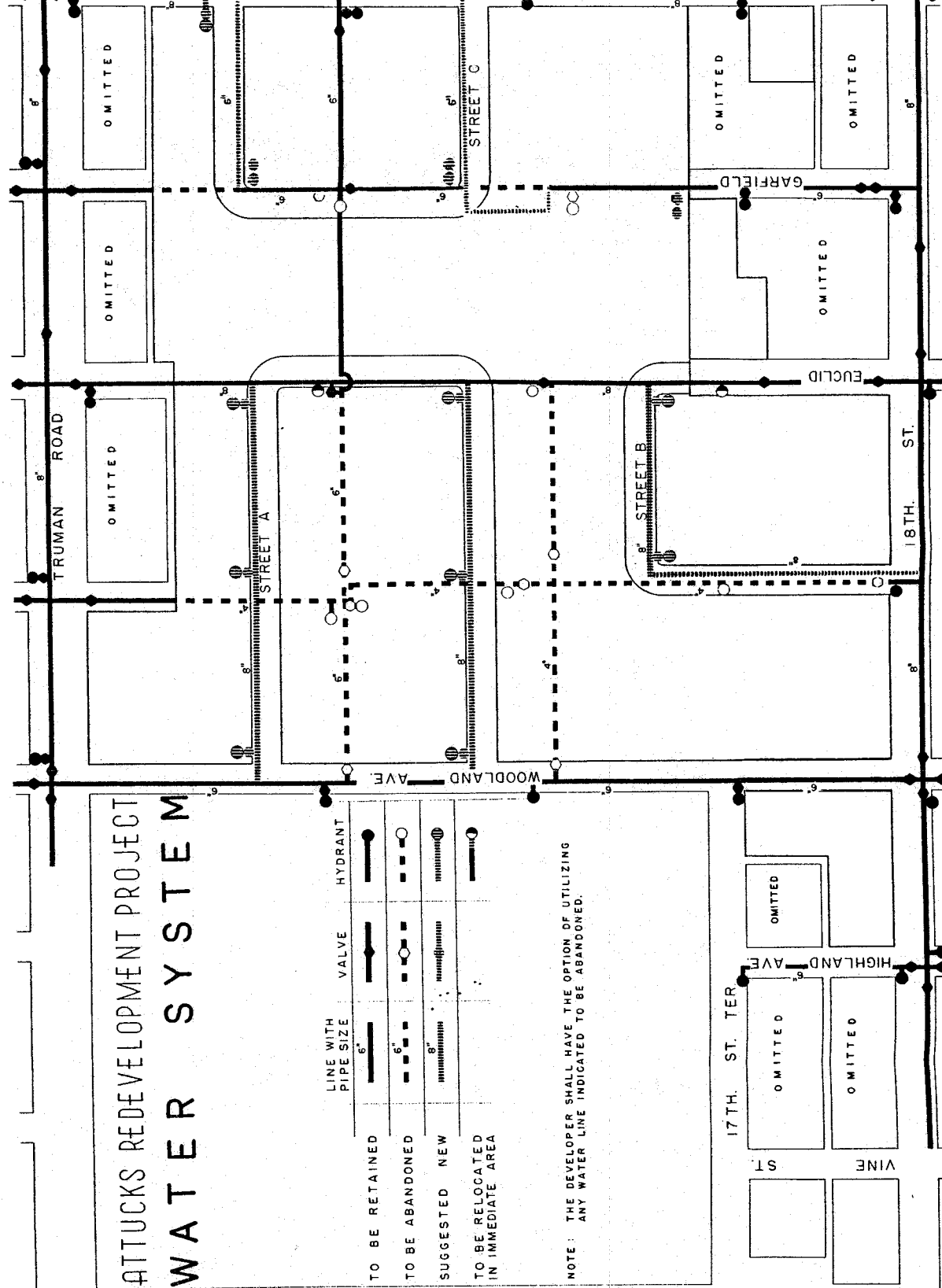
LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
306 E 12TH ST
KANSAS CITY
1963

ATTUCKS REDEVELOPMENT PROJECT WATER SYSTEM

LINE WITH PIPE SIZE	VALVE	HYDRANT
TO BE RETAINED		
TO BE ABANDONED		
SUGGESTED NEW		
TO BE RELOCATED IN IMMEDIATE AREA		

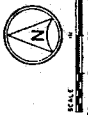
NOTE: THE DEVELOPER SHALL HAVE THE OPTION OF UTILIZING
ANY WATER LINE INDICATED TO BE ABANDONED.

THE PASCO



REVISED PLAN FEB. 1963

PLATE



LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
306 E 12TH ST
KANSAS CITY
MISSOURI

1963

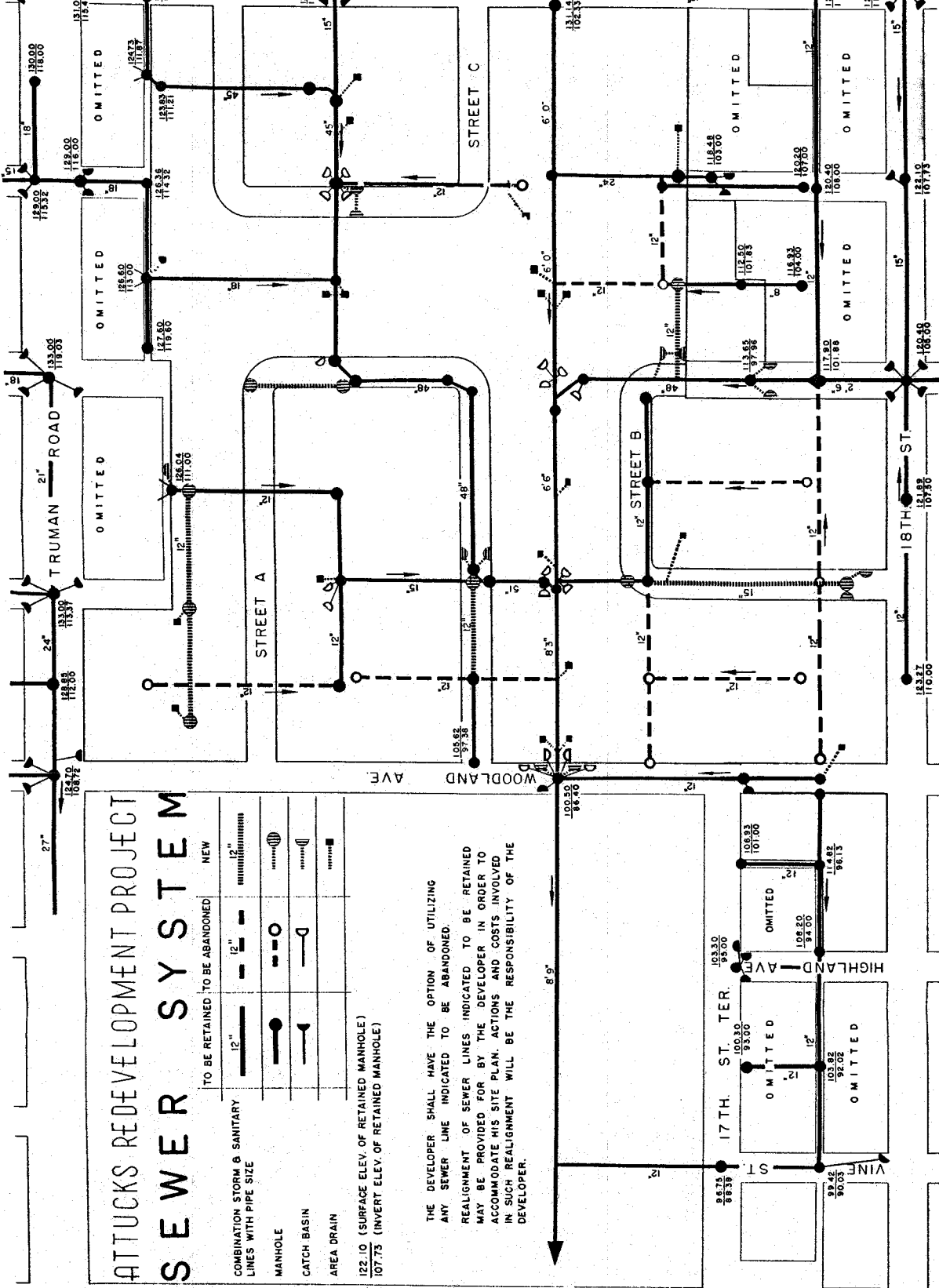
ATTACKS REDEVELOPMENT PROJECT SEWER SYSTEM

TO BE RETAINED TO BE ABANDONED		NEW
COMBINATION STORM & SANITARY LINES WITH PIPE SIZE	12" ———	12" - - - -
MANHOLE	●	○
CATCH BASIN	—○—	—○—
AREA DRAIN	—	—

122.10 (SURFACE ELEV. OF RETAINED MANHOLE)
107.73 (INVERT ELEV. OF RETAINED MANHOLE)

THE DEVELOPER SHALL HAVE THE OPTION OF UTILIZING
ANY SEWER LINE INDICATED TO BE ABANDONED.
REALIGNMENT OF SEWER LINES INDICATED TO BE RETAINED
MAY BE PROVIDED FOR BY THE DEVELOPER IN ORDER TO
ACCOMMODATE HIS SITE PLAN. ACTIONS AND COSTS INVOLVED
IN SUCH REALIGNMENT WILL BE THE RESPONSIBILITY OF THE
DEVELOPER.

THE PASSEO



REVISED PLAN FEB. 1963 PLATE



SCALE
1" = 40'
0' 10' 20' 30' 40'

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
306 E. 12TH ST.
KANSAS CITY, MISSOURI

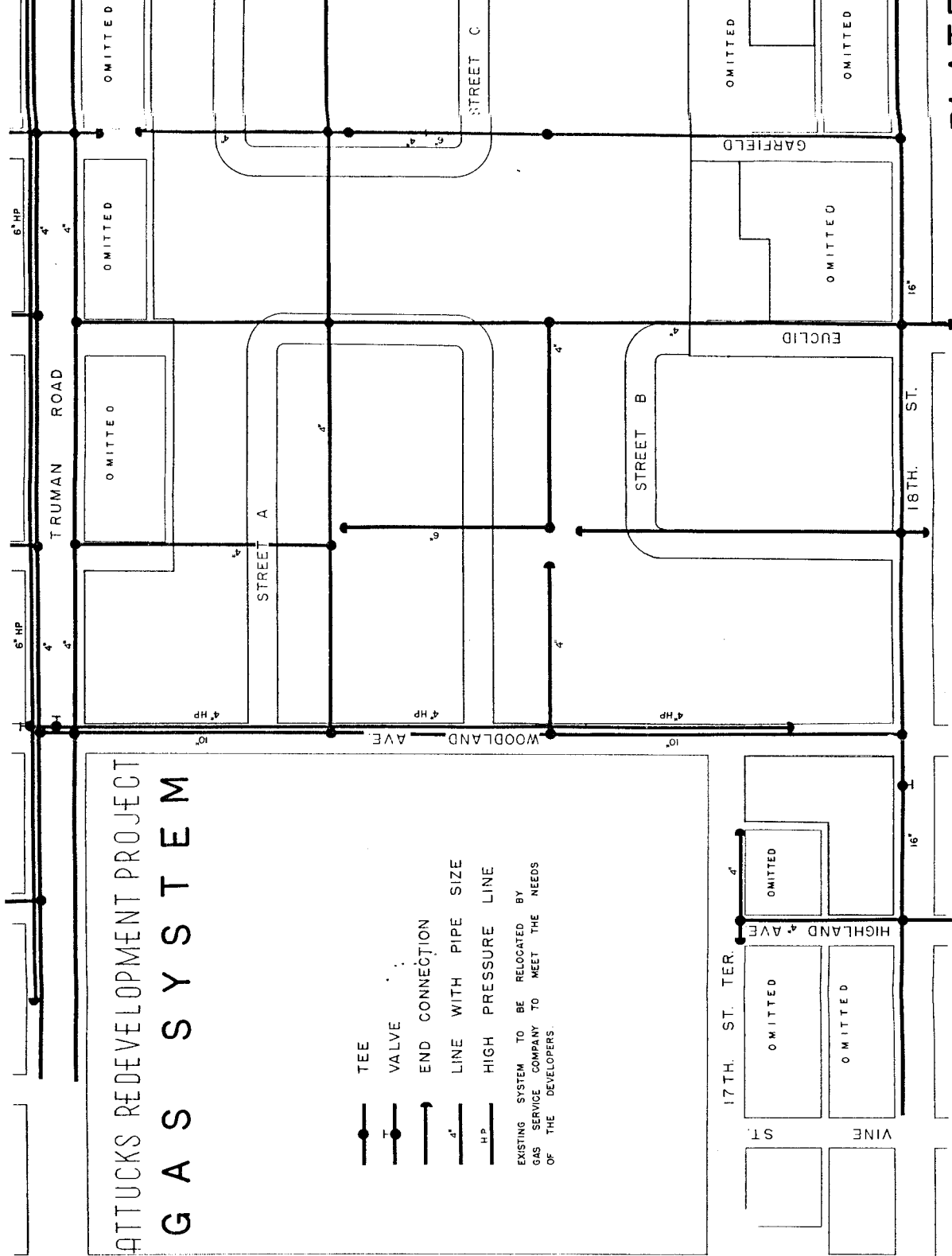
1963

THE PASSEO

ATTACKS REDEVELOPMENT PROJECT G A S S Y S T E M

- TEE
- VALVE
- END CONNECTION
- LINE WITH PIPE SIZE
- HIGH PRESSURE LINE

EXISTING SYSTEM TO BE RELOCATED BY
GAS SERVICE COMPANY TO MEET THE NEEDS
OF THE DEVELOPERS.



REVISED PLAN FEB. 1963 PLATE



SCALE
1" = 50'

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
1001 E. 10TH ST.
KANSAS CITY
MISSOURI

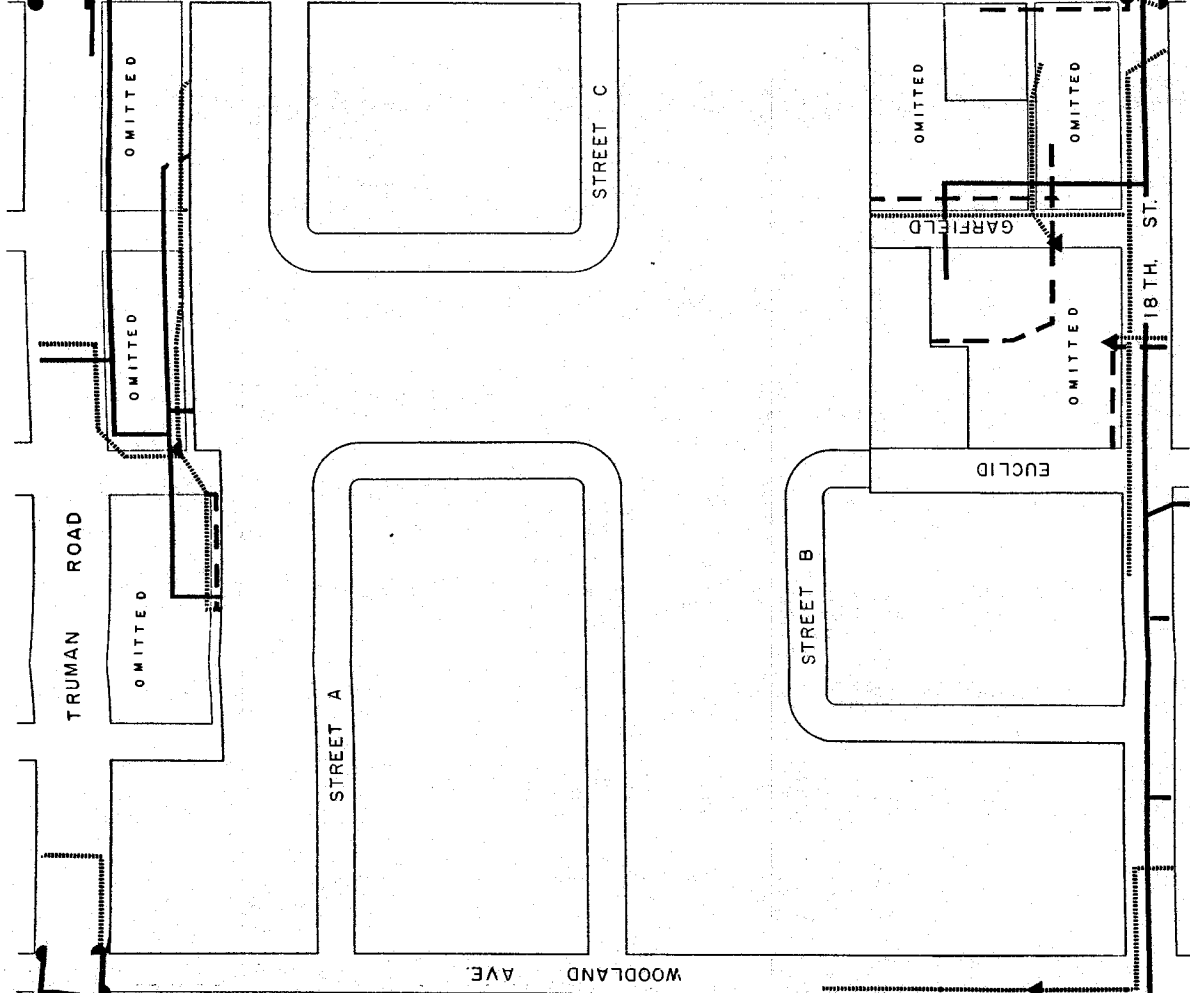
1963

THE PASCO

ATTUCKS REDEVELOPMENT PROJECT POWER & LIGHT SYSTEM

- TRAFFIC SIGNALS
- TRANSFORMER
- MULTIGROUND OVERHEAD SYSTEM
- OVERHEAD SYSTEM
- UNDERGROUND SYSTEM

NEW SYSTEM TO BE ESTABLISHED BY POWER AND LIGHT
COMPANY TO MEET SPECIFIC NEEDS OF THE DEVELOPER.



REVISED PLAN FEB. 1963

PLATE