

URBAN RENEWAL PLAN
for the
CLEARANCE SECTION
of the
EAST 23rd STREET URBAN RENEWAL AREA
of the
NEIGHBORHOOD DEVELOPMENT PROGRAM
of
KANSAS CITY, MISSOURI

NDP No. MO A-1 (Area 15)

This Urban Renewal Plan for the Clearance Section of the East 23rd Street 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:

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PART A. DESCRIPTION OF URBAN RENEWAL AREA

The East 23rd Street Urban Renewal Area, an area within the Neighborhood Development Program of Kansas City, Missouri, is located three and one-half miles southeast of the center of the City's Central Business District. The area is bounded generally north by Truman Road, on the east by Van Brunt Boulevard, on the south and west by the right-of-way of the Southeast Freeway (I-70), and on the northwest by 17th Street (between Askew and Cleveland Avenues) and by Cleveland Avenue (between 17th and Truman Road).

The East 23rd Street Area has been divided into two separate sections - a large Rehabilitation Section comprising a major portion of the area, and a smaller Clearance Section located in the extreme

northwestern corner of the overall area. This particular Urban Renewal Plan is concerned specifically with the Clearance Section; a separate Plan has been prepared for the Rehabilitation Section.

The Clearance Section of the East 23rd Street Area, as indicated on the "Property Map" (Exhibit A), is more specifically described as follows:

Beginning at a point which is the intersection of the west line of Myrtle Avenue with the north line of Truman Road; thence east along the north line of Truman Road to its intersection with the east line of Norton Avenue as extended north from south of Truman Road; thence south along the extended east line of Norton Avenue to its intersection with the north line of the east-west alley next south of Truman Road; thence east along said north alley line to its intersection with the east line of the north-south alley next east of Jackson Avenue; thence south along said east alley line to a point 136' north of the north line of 17th Street; thence west along a line 136' north of and parallel to the north line of 17th Street to the intersection of said line with the east line of Jackson Avenue; thence south along the east line of Jackson Avenue to its intersection with the south line of 20th Street; thence west along the south line of 20th Street to the west line of Cleveland Avenue; thence north along the west line of Cleveland Avenue to the north line of 17th Street; thence east along the north line of 17th Street to the west line of Myrtle Avenue; thence north along the west line of Myrtle 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 Exhibits 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 Clearance Section of the East 23rd Street 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 the acquisition and clearance of all of the real property within the boundaries of the Area.
- (b) Modification of the internal street pattern (through the vacation of excessive streets and alleys and the widening of the rights-of-way of those to be retained), directly relating such pattern to the demonstrated and anticipated traffic-flow needs of both new developments proposed for the area and other portions of the City.
- (c) 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.
- (d) 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.

(e) Provision of land for needed public facilities, including a park site in the southern portion of the area.

(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 Clearance Section of the East 23rd Street Area is that of Clearance. As illustrated on the "Property Map", Exhibit A, 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 Clearance Section of the East 23rd Street 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 G, inclusive):

- (1) Acquisition of approximately 360 individual parcels of property by the Authority (See Exhibit A).
- (2) Relocation of site occupants.
- (3) Clearance of existing structures from acquired parcels.
- (4) Vacation of certain streets and alleys and the dedication of strips of land for street widening purposes (See Exhibit D).
- (5) Installation of proposed site improvements.
- (6) Rezoning actions. (See Exhibit G).
- (7) Disposal of 10 tracts of cleared land (See Exhibit F):
 - (a) For private redevelopment for new residential uses - Eight individual disposal tracts (Nos. 2 through 9, inclusive).
 - (b) For private redevelopment for new light industrial uses - Tract 1 only.
 - (c) For public reuse - Tract 10, to be dedicated to the City's Park Department for the development of a new neighborhood park-playground facility.

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 Clearance Section of the East 23rd Street 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 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) Light Industrial (M-1).
- (3) 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 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 apartments and row houses having three (3) or more dwellings, two thousand one hundred seventy eight (2,178) square feet per family. (This particular minimum lot area requirement is the resultant of the intent of the Urban Renewal Plan to limit the density of new residential developments to a maximum of 20 families per acre).

(b) Light Industrial: (M-1) All non-residential uses permitted in 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.

(c) 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.

As noted on Exhibit D, "Streets and Alleys Rights-of-Way" Map, a number of the local streets within the interior of the Clearance Section of the East 23rd Street Area are designated for vacation. It is the intent of the Plan that large "super-block" size disposal tracts be created, and that the redeveloper be permitted a wide latitude in the design

of an interior circulation system specifically designed to best accommodate the proposed new developments in the area.

It is anticipated that the redeveloper might well wish to incorporate certain elements of the present pattern of local streets in his site development plan; such actions shall be permitted upon approval of the Authority. All costs incident to the establishment of the new interior street pattern within the individual disposal tracts (either the retention or modification of existing facilities, or the creation of new facilities) shall be the sole responsibility of the redeveloper. The design of all traffic circulation facilities shall be in accordance with City and Renewal Plan standards for subsequent dedication (or re-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 two examples present (Jackson Avenue and 18th Street) are scheduled for retention, with the rights-of-way of each to be increased to the minimum width of 70'.

(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.

The area is bordered on two sides by such facilities. (Truman Road on the north and Cleveland Avenue on the west). No changes are contemplated under the Plan for either 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 (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.

With respect to the underlying grid of utility systems throughout the area, easements will be established where necessary to continue their use until such time as it is determined (on the basis of a specific development plan) that they are not needed to serve either new uses or existing uses in adjoining areas. The redeveloper may option to utilize any utility facility which might serve his needs. As also noted under Part E, "Land Disposition Supplement", if it is deemed necessary and desirable to vacate, relocate, or otherwise modify the existing utility pattern to accommodate the specific development plans of the private redeveloper, all actions and costs related to such changes shall be the sole responsibility of the redeveloper.

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

With respect to the particular urban renewal technique proposed for the Clearance Section of the East 23rd Street Area, this is envisioned as being a total 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 development.

The total acquisition and clearance proposed for the area, therefore, is justified on the basis of the following conditions:

1. Removal of Substandard Conditions: Properties which cannot be rehabilitated because of basic structural conditions which preclude feasible rehabilitation.
2. 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.
3. Provision of land for public improvements or facilities: Properties so located as to interfere with the installation of desirable public improvements and facilities. (Due to the major proposal with respect to the widening of the rights-of-way of existing-to-be-retained streets, almost all of the properties in the Area would be involved under this item).
4. Undertaking of Historical and Architectural Preservation: Not applicable; no examples present in this particular area.
5. 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 total clearance action proposed for the area rests 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.

PART E. LAND DISPOSITION SUPPLEMENT

The Plan for new uses in the Clearance Section of the East 23rd Street 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 all 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 F, 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:

The following additional controls and regulations are made specifically applicable to all new uses in the area, and, to the extent reasonably necessary, to retained or rehabilitated properties adjoining such uses within the Area. The standards governing 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 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 20 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 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) 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.
- (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.

Light Industrial (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: 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: No minimum requirement with respect to industrial or commercial uses.

- (5) Lot Area: No requirements with respect to industrial or commercial 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) footloading space for large trucks including tractor-trailers.
 - (c) Spaces shall be provided at the following rate:

No. of Spaces	Sq. Ft. Gross Floor Area		
	(Except Basements)		
None	Less than	3,000	
1	3,000 to	100,000	(inclusive)
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: 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 non-flashing, standard reflector or luminous tube illumination.
- (9) Screening from Residential Uses: To the maximum extent which is practical, permitted commercial or industrial 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.
- (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 F).

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. The particular wording of the requirement is as follows:

"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 Clearance Section of the East 23rd Street 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 overall design objectives. The Authority reserves the right to reject any or all proposals which fail to meet or fall short of the achievement of such stated objectives.

6. 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 Clearance Section of the East 23rd Street Urban Renewal Area, a number of additional actions will be required in accordance with the provisions of State Statutes or local City Ordinances and other regulations. These specifically include the following:

1. Zoning Changes - Specific changes in zoning will be required in

order to bring such zoning district designations into compliance with the proposed land uses as closely as possible. All such proposed changes are illustrated on the "Existing and Proposed Zoning" map, Exhibit G, 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.

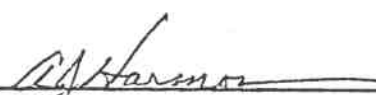
2. Exhibit Material - Certain exhibit maps of the Renewal Plan (notably B, C, D, E and G) have been made a part of the definitive Urban Renewal Plan in accordance with the particular requirements of State Statutes.

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 Clearance Section of the East 23rd Street 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 September 4, 1970, as a definitive revision of the General Urban Renewal Plan adopted on November 25, 1968, for the East 23rd Street Area as a whole. Accordingly, the foregoing Urban Renewal Plan is hereby dated September 4, 1970.


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