

THE URBAN RENEMAL PLAN FOR THE
EASTSIDE URBAN RENEMAL PROJECT NO. R-6
KANSAS CITY, MISSOURI

(AS AMENDED AUGUST 8, 1958)

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PREPARED BY THE
LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY, MO.

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WITH THE ASSISTANCE OF
CITY PLAN COMMISSION, KANSAS CITY, MISSOURI

PHILIP E. GEISSAL, CHIEF PLANNING ENGINEER

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**URBAN RENEWAL PLAN
FOR
EASTSIDE URBAN RENEWAL PROJECT
KANSAS CITY, MISSOURI
(as amended August 8, 1958)**

PROJECT NO. NO. R-6

The Urban Renewal Plan for the Eastside Urban Renewal Project Area in Kansas City, Missouri consists of the following component parts, including exhibits as listed:

- PART A. THE PROJECT AREA
 - Exhibit 311(a) "Property Map"
 - Exhibit 311(b) "Existing Land Use Map"
 - Exhibit 311(c) "Condition of Buildings Map"
- PART B. EXECUTION OF URBAN RENEWAL PLAN
 - Exhibit 311(d) "Types of Renewal Activity Proposed Map"
- PART C. PLANNING AND PROJECT IMPROVEMENTS PROPOSALS
 - Exhibit 311(e) "Street Rights-of-Way Map"
 - Exhibit 311(f) "Proposed Land Use Map"
 - Exhibit 311(g) "Existing and Proposed Zoning Map"
 - Exhibit 311(h) "Sewer System Map"
 - Exhibit 311(i) "Water System Map"
 - Exhibit 311(j) "Gas System Map"
 - Exhibit 311(k) "Electric System Map"
- PART D. REGULATIONS AND CONTROLS
- PART E. CONFORMITY TO GENERAL PLAN AND WORKABLE PROGRAM
 - Exhibit 311(l) "Urban Renewal-Kansas City, Missouri"
- PART F. RELATIONSHIP TO LOCAL OBJECTIVES.
- PART G. OFFICIAL ACTIONS REQUIRED.
- PART H. CHANGES IN URBAN RENEWAL PLAN

PART A. THE PROJECT AREA

The Eastside Urban Renewal Project Area is located immediately to the east and north of the Central Business District and is generally bounded on the south by 11th Street, on the west by Locust Street, on the north by the Intercity Freeway and on the east by the Midtown Freeway. The boundary of the Eastside Project is indicated on the Property Map, Exhibit 311(a), and is more specifically described as follows:

Beginning at the intersection of the north line of 11th Street with the west line of Locust Street; thence north along said west line of Locust Street to its intersection with the south line of 8th Street; thence west along said south line of 8th Street to its intersection with the west line of Locust Street as projected south from the north side of 8th Street; thence north along said west line of Locust Street to its intersection with the north line of 6th Street (being also the south line of the Intercity Freeway); thence east along said north line of 6th Street to its intersection with the west line of Holmes Street; thence north along said west line of Holmes Street to its intersection with the westerly projection of a line 29 feet north of and parallel to the south line of Lot 6, Block 4, Rice's Addition; thence east along said line and westerly and easterly projections

thereof to its intersection with the east line of the north/south alley lying between Holmes and Charlotte Streets; thence south along said east line of said north/south alley to its intersection with the north line of Lot 14, Block 4, Rice's Addition; thence east along said north line of said Lot 14 to its intersection with the west line of Charlotte Street; thence north along said west line of Charlotte Street to its intersection with the westerly projection of the north line of Lot 25, Block 3, Ranson & Hopkins Addition; thence east along said north line of said Lot 25 and westerly and easterly projections thereof to its intersection with the east line of the north/south alley lying between Charlotte and Campbell Streets; thence south along said east line of said north/south alley to its intersection with the north line of Lot 26, Block 3, Ranson & Hopkins Addition; thence east along said north line of said Lot 26 to its intersection with the west line of Campbell Street; thence south along said west line of Campbell Street to its intersection with the south line of 9th Street; thence west along said south line of 9th Street to its intersection with the east line of the north/south alley lying between Charlotte and Campbell Streets; thence south along said east line of said north/south alley to its intersection with the north line of 11th Street; thence west along said north line of 11th Street to its intersection with the west line of Locust Street, being the point of beginning.

PART B. EXECUTION OF URBAN RENEWAL PLAN

The Land Clearance for Redevelopment Authority of Kansas City, Missouri, herein referred to as the "Authority", will be responsible for the execution of the Eastside Urban Renewal Project.

The Eastside Project will include a combination of slum clearance and redevelopment, and rehabilitation. Properties tentatively designated in each category are indicated on the Types of Renewal Activity Proposed Map, Exhibit 311(d). The Authority shall have the right, however, to remove from acquisition any of the properties so designated if, within the determination of the Authority, the objectives of the Urban Renewal Plan can otherwise be achieved. The Authority shall also have the right to acquire any of the properties designated for rehabilitation where such action is necessary to carry out the objectives of the Urban Renewal Plan. Before resorting to acquisition for the purpose of carrying out rehabilitation, however, efforts will be made by the Authority to accomplish the objectives of rehabilitation through voluntary action of property owners, and the enforcement of City Ordinances.

The basic objectives of rehabilitation, where such action is appropriate under this Plan, shall be the upgrading of properties so designated, to conform to requirements and standards of the Minimum Housing Code and Building Code of Kansas City, with the exception of bulk control regulations relating to non-fireproof buildings. The objectives shall also include such additional rehabilitation as may be appropriate for particular properties in order to conform to the character, condition and use of adjacent and neighboring properties, and the general standards established for the Project Area pursuant to this Plan.

Those properties designated on the Types of Renewal Activity Proposed Map, Exhibit 311(d) as "Retention of Existing Uses" generally conform to the objectives of this Plan and will neither be acquired for clearance nor made subject to rehabilitation requirements unless the Plan is formally amended for such purpose. Such properties, however, shall be subject to the Regulations and Controls of this Plan (except to the extent that they may be non-conforming as of the date of this Plan) either through the execution of a "Restriction Agreement" with the owner of each such property, or through other proper means.

PART C. PLANNING AND PROJECT IMPROVEMENTS PROPOSALS

1. Streets and Easements. With minor exceptions, the existing pattern of streets in the Project Area will be retained. Proposed changes, as indicated on the Street Rights-of-Way Map, Exhibit 311(e), include the following:

- (a) Vacation of existing Sixth Street from the east line of Cherry Street to the west line of Charlotte Street, and the replacement of such Street with a new Sixth Street between the east line of Holmes Street and the west line of Charlotte Street, in order to correct a very undesirable street alignment and provide for more usable tracts for new development.
- (b) Designation of Block 610 for construction of a loop connection to expedite the flow of traffic through the area to and from the Intercity Freeway, the ASB Bridge, and the Central Business District. The loop connection also anticipates the future designation of Locust and Cherry Streets as paired one way streets through the Project and the widening of Cherry Street for this purpose.
- (c) Dedication of a narrow triangular strip along the east side of Cherry Street immediately north of Eighth Street to permit the widening and realignment of the Street.
- (d) Vacation of a number of alleys north of Ninth Street to permit consolidation of cleared properties into more desirable tracts for disposition.

Utility easements within the Project Area, including streets and alleys to be vacated, will be retained by the City or utility company concerned. The cost of relocation of any utility line to accommodate the specific plans of any private redeveloper will be the responsibility of such redeveloper.

2. Land Uses. The proposed land uses in the Project Area are shown on the Proposed Land Use Map, Exhibit 311(f), including the properties tentatively designated for clearance, those subject to rehabilitation, and those not subject to either action. Also shown on such Map are those properties within the Project to be used for the right-of-way of the Midtown Freeway. The properties to be acquired and cleared will be made available for public use as designated on the Proposed Land Use Map, or for commercial or residential uses as set forth under Part D, Regulations and Controls.

3. Zoning. The existing and proposed zoning for the Project Area and its immediate vicinity are indicated on the Existing and Proposed Zoning Map, Exhibit 311(g). Present zoning of land within the project boundaries is primarily M-1 Light Industrial, with C-3 Commercial zoning along the Ninth and Tenth Street frontages. The Renewal Plan proposes a change in the zoning for the entire Project area to a new Intermediate Business Transitional classification, tentatively designated as a C-3(b) zone, as the basis upon which to build the additional restrictions and controls as set forth in Part D, Regulations and Controls of the Urban Renewal Plan. Appropriate action has been initiated by the City Plan Commission for the creation of this new zoning district, permitting the application of such designation to both the Eastside and the South Humboldt Renewal Project areas.

4. Utilities. The existing facilities of all public and private utilities are shown on Exhibits 311(h), 311(i), 311(j) and 311(k). Such utility facilities are considered to be completely adequate for all present and future needs anticipated under this Plan.

PART D. REGULATIONS AND CONTROLS

The plan for new uses in the slum clearance and redevelopment sections of the Project Area will be effected through the enforcement of covenant provisions incorporated in instruments conveying the cleared land. The new uses will also be controlled through the enforcement of City Ordinance and regulations, including the Zoning Ordinance embodied in Chapter 65, Revised Ordinances of Kansas City, Missouri 1956, as amended to January 1, 1957, and the Building Code as embodied in Chapter 95.19, Revised Ordinances of Kansas City, Missouri 1956, or as the Zoning Ordinance and Building Code may be amended from time to time.

The covenant provisions to be included in instruments conveying title to Project Property will be covenants running with the title to the land and will require the developer to devote the land to the 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 Recorder of Deeds, Jackson County, Missouri.

The Regulations and Controls set forth in this Plan shall also apply to those properties in the Project Area not to be acquired for redevelopment (except as such properties may not conform to such Regulations and Controls as of the Date of this Plan) and will be enforced through Restriction Agreements with the owners of such properties, as well as the enforcement of the Zoning Ordinance and Building Code referred to herein.

The specific Regulations and Controls to apply to the Eastside Project Area are as follows:

1. Use Regulations: No building or land shall be used and no building shall be erected, altered or enlarged, which is arranged, intended or designed for other than one of the uses or accessory uses permitted in District R-4, R-5, C-1, C-2, or one of the following selective list of uses permitted in the C-3(a) District classification of the Zoning Ordinance:

- (a) Any use permitted under the C-2 District classification of the Zoning Ordinance which also meets any special requirements of that section (Section 65.140) of the Ordinance.
- (b) Battery stations.
- (c) Billiard or pool halls and bowling alleys.
- (d) Book binding.
- (e) Cat and Dog Hospitals, sound-proofed and air conditioned and without outside pens.
- (f) Distribution and wholesaling.
- (g) Drive-in businesses where persons are served in automobiles, such as refreshment stands, restaurants, food stores, and the like.
- (h) Film exchanges.
- (i) Garages (public) provided all work is done within the building (See Section 39.560, Revised Ordinances of Kansas City, 1956, for further restrictions).
- (j) Manufacture of articles to be sold only at retail on the premises.
- (k) Newspapers, job printing, lithographing and publishing.
- (l) Parking stations for trucks and buses.

- (m) Photograph printing shops.
- (n) Sign painting and sign shops.
- (o) Taxidermy.
- (p) Trade schools.
- (q) Accessory uses customarily incident to the above uses. A maximum of three (3) H.P. employed in the operation of any machine for the manufacture of merchandise shall be permitted as an accessory use.
- (r) Any other commercial, recreational or amusement classification determined by the Land Clearance for Redevelopment Authority to be compatible with the nature and character of the above uses.

2. Height and Building Bulk Regulations: The following maximum height regulations and building bulk controls shall apply to buildings within the project area:

- (a) Apartment buildings, apartment hotels, and hotels shall not exceed twelve (12) stories and shall not exceed one hundred and fifteen (115) feet in height, except as otherwise provided by paragraph (d) below.
- (b) Office buildings, where fifty-five per cent (55%) of more of the total gross floor area of the building is devoted to office use shall not exceed eight (8) stories and shall not exceed ninety-six (96) feet in height, except as otherwise provided by paragraph (d) below.
- (c) Any other permitted uses in the project area shall not exceed six (6) stories and shall not exceed seventy-five (75) feet in height, except as otherwise provided by paragraph (d) below.
- (d) Any use enumerated in paragraphs (a), (b) and (c) above may exceed the maximum height limitations as set forth in said paragraphs provided, however, that the total gross cubical content in the building shall not exceed the total gross cubical content as permitted within the prescribed maximum height and minimum yard requirements set forth in the Regulations and Controls of the Urban Renewal Plan.

The gross cubical content of any building shall be computed on the basis of the outside dimensions of the building and between the mean grade and the roof of the building as defined in Section 65.020 of the Zoning Ordinance.

3. Setback Requirements: A building setback line of ten (10) feet shall be established along the west side of Cherry Street between the south line of 8th Street and the north line of 11th Street to permit the future widening. Such setback line shall be in addition to the front yard requirement as it relates to apartment buildings, apartment hotels, hotels, and office buildings.

4. Front, Side and Rear Yard Requirements: The following yard requirements shall apply to all buildings within the Project area:

- (a) Front Yards - No front yard shall be required for any permitted use except as provided in paragraphs (1) and (2) below:

- (1) All residential structures, including apartment buildings, apartment hotels and hotels, and buildings used for mixed commercial and residential occupancy, shall have a front yard with a minimum depth of fifteen (15) percent of the depth of the lot, but the depth of such front yard need not exceed twenty (20) feet. Any accessory off-street parking structures or areas located on the premises with the uses enumerated in this paragraph shall not extend forward of the required front building line for such uses.
 - (2) Office and professional buildings shall have a front yard with a minimum depth of ten (10) percent of the depth of the lot, but the depth of such front yard need not exceed ten (10) feet. Any accessory off-street parking structures or areas located on the premises with such office or professional buildings shall not extend forward of the required front building line for such uses.
- (b) Side Yards - No side yard shall be required for any permitted uses except as provided in paragraphs (1), (2), and (3) below:
- (1) All one or two-story residential structures including apartment buildings, apartment hotels and hotels and buildings used for mixed commercial and residential occupancy shall have a minimum side yard equal to ten (10) per cent of the width of the lot but shall not be less than (4) feet and need not exceed eight (8) feet. When such buildings are three stories in height they shall provide a minimum side yard equal to ten (10) per cent of the width of the lot but shall not be less than six (6) feet in width and need not exceed eight (8) feet in width. When such buildings are more than three (3) stories in height, one (1) additional foot shall be required for each story above three (3) stories, in addition to the above minimum side yard.
 - (2) All residential structures as enumerated in paragraph (1) above, office buildings and accessory off-street parking facilities when situated on a corner lot, shall provide a side yard equal to fifty per cent (50%) of the front yard required in this section for any buildings with an established front yard on the same side street within the same block unless such buildings are separated from the corner lot by buildings with no front yard requirement. In any case, a minimum side yard of six (6) feet in width shall be provided along the side street property line of a corner lot.
 - (3) Off-street parking areas located on the premises with any of the uses in paragraph (2) above, shall provide a minimum side yard of six (6) feet along any side property line adjoining a lot occupied by one of the uses in paragraph (2) above. Any such allowable use when located on adjoining lots with common side lot lines may jointly provide for off-street parking areas which extend to the common side lot line.

(c) Rear Yards - No rear yards shall be required for any permitted uses except as provided in the following paragraphs:

- (1) All residential structures, including apartment buildings, apartment hotels and hotels and buildings used for mixed commercial and residential occupancy shall provide a rear yard equal to twenty-five (25) per cent of the depth of the lot but need not exceed twenty-five (25) feet. The area occupied by a detached accessory building shall not exceed forty (40) per cent of the area of the rear yard.
- (2) On through lots, the rear yard shall be the same as required for front yards as required by this section.
- (3) Off-street parking structures or areas located on the premises with any of the uses in paragraph (2) above shall provide a minimum rear yard of six (6) feet along any rear property line adjoining a lot occupied by one of the said allowable uses in paragraph (2), provided however, that such uses located on adjoining lots with common rear lot lines may jointly provide open off-street parking areas which extend to the common rear property line. Where an alley forms the rear property line, no rear yard is required for parking areas, or parking structures.

(d) Lot Width - For all residential structures including apartment buildings, apartment hotels, hotels and buildings used for mixed commercial and residential occupancy, the minimum mean width of the lot shall be fifty (50) feet.

5. Area Requirements: All residential buildings shall provide a minimum of three hundred fifty (350) square feet of ground area per family. Buildings used jointly for hotel and apartment house uses or for business and residential purposes shall be subject to the further limitations as embodied in paragraphs (p) and (q), Section 65.250 of the Zoning Ordinance.

6. Operational Regulations: The following operational regulations shall apply to all new uses within the Renewal Project Area:

- (a) Volume of Sound Generated: Every 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 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 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.

7. Off-Street Parking Regulations: The following off-street parking regulations shall apply to uses within the Project Area:

- (a) Residential Buildings: On-site facilities for the storage or parking of passenger motor vehicles for the use of the occupants of apartments shall be provided or maintained on the basis of two spaces for each three units, or fraction thereof; provided, however, if the Commissioner of Buildings and Inspections, after inspection and study, determines that the foregoing requirements cannot be fulfilled, he may either (a) permit the required on-site parking spaces in excess of one parking space for each two units to be located on vacant land or in a garage, located within one thousand (1,000) feet of the structure, or (b) if no vacant land or garage is available within the above limits he may waive all parking requirements in excess of one on-site parking space for each two units.

On-site parking areas are to be in a side and/or rear yard only, and the area shall be developed in accordance with the provisions for a customer parking lot, as stated in Paragraph 2e, Section 65.300 of the Zoning Ordinance.

- (b) Non-residential Buildings: Off-street parking facilities for non-residential buildings shall be provided as follows:

- (1) Office and professional buildings shall provide one off-street parking space for each five hundred square feet of gross floor space or fraction thereof, except basement space, floor area used for utilities, or other areas within the building used for parking, storage, or repair of cars and trucks.
- (2) Buildings housing retail or wholesale business operations shall provide one off-street parking space for each two hundred square feet of gross floor area or fraction thereof, except basement space, floor area used for utilities, or other areas within the building used for the parking, storage or repair of cars and trucks, for each business or commercial establishment within the building.
- (3) Buildings housing non-merchandising or warehousing uses authorized as conditional uses under the C-2 District classification of the Zoning Ordinance shall provide off-street parking space at the rate of one space for each two employees engaged in work in such building at any one time.

All such parking space for non-residential uses shall be provided on the premises or within one thousand (1,000) feet thereof, on property zoned for business or industrial purposes.

Where buildings are devoted to a combination of the above uses, the parking space requirement shall be calculated separately for each use, according to the rates established under the foregoing categories.

8. Off-Street Loading Regulations: The following off-street loading regulations shall apply to all commercial buildings within the Project Area of a type involving the receipt or distribution by vehicles, of material or merchandise:

- (a) All off-street space for standing, loading or unloading services shall be provided in such a manner as not to obstruct freedom of traffic movement on streets and alleys.
- (b) Each space shall consist of a ten (10) foot by twenty-five (25) foot loading space with fourteen (14) foot height clearance for small trucks such as pick-up trucks and a ten (10) foot by forty-five (45) foot loading space with fourteen (14) foot height clearance for large trucks including tractor-trailers.
- (c) Office and professional buildings shall provide loading spaces at the following rate (spaces per square feet gross floor area, exclusive of basement area):
 - 1 space for the first 50,000 sq. ft. or fraction thereof.
 - 1 space for the next 100,000 sq. ft. or fraction thereof.
 - 1 space for each 150,000 sq. ft. or fraction thereof over 150,000.
- (d) Other commercial buildings shall provide loading space at the following rate (spaces per square feet gross floor area, exclusive of basement area):
 - 1 space for the first 15,000 sq. ft. or fraction thereof.
 - 1 space for the next 25,000 sq. ft. or fraction thereof.
 - 1 space for each 40,000 sq. ft. or fraction thereof over 40,000 sq. ft.

9. Sign Control: Within the boundaries of the Eastside Urban Renewal Project the following controls with respect to signs shall apply to all uses:

- (a) No billboard advertising sign, identifying sign or other advertising structure shall be erected, affixed or otherwise placed on the premises or upon any structure thereon except that one sign devoted exclusively to the identification of each occupancy of the premises or of the products or services available on the premises will be permitted. Multiple occupancy office buildings shall be limited to one sign identifying the building as a whole.
- (b) Any permitted sign may be illuminated, provided however, that such lighting shall be limited to a non-flashing type.
- (c) Said permitted signs may be placed on the roof of structures; provided, however, that the height of such signs shall be limited to fifteen (15) feet above the roof line.

10. Public Utility Easements: The City will retain rights of access to sewer and water lines essential to serve the needs of the City and the Project, in those portions of streets and alleys proposed to be vacated. However, in order to accommodate a specific development plan, the redeveloper may arrange with the City for realignment, at his cost, of any sewer or water line indicated to be retained.

11. Completion Obligation: In the conveyance of land in cleared portions of the Renewal Project in accordance with the Renewal Plan, an obligation will be imposed upon the purchaser to commence and complete the improvements specified in the Plan within a reasonable period of time.

12. Duration of Controls: The restrictions contained in this Plan shall be binding and effective upon all owners, purchasers or lessees of land, their heirs and assigns, within the Project boundary from the date of this Plan or the date of purchase or lease to January 1, 1984, at which time said restrictions shall automatically extend for successive periods of ten years, unless by a vote of the then owners of a majority of the square foot area within the Project, and by approval of the City, it is agreed to terminate the Plan at the end of any such period.

PART E. CONFORMITY TO GENERAL PLAN AND WORKABLE PROGRAM

As illustrated on the Urban Renewal-Kansas City, Missouri Map Exhibit 311(1), the Eastside Urban Renewal Project is an important part of a comprehensive plan developed for the Central Area of the City. It is located immediately north of the South Humboldt Redevelopment Project, at the northeast corner of the expressway loop system around the Central Business District. The two projects are designed to clear and upgrade those blighted and substandard areas within the eastern portion of the expressway loop.

The Master Plan of 1947, as the General Plan for the City, was formulated by the City Plan Commission and accepted by the City Council as a guide for the orderly growth and development of the community. The Master Plan is necessarily a flexible "plan of action", being subject to revision from time to time to meet changing conditions. The most recent revision affecting this area was made upon approval of the Renewal Plan for the South Humboldt Project, at which time it was recognized that the probable highest and best long-range land use for all land lying within the loop system would be primarily those types of commercial and public uses related to and directly supporting the adjacent Central Business District and Civic Center. The Eastside Project is, in effect, an extension of the renewal activity in the South Humboldt Area.

PART F. RELATIONSHIP TO LOCAL OBJECTIVES

The Urban Renewal program offers an excellent opportunity to remove a badly deteriorated area of extremely mixed land uses and return valuable close-in land to profitable and appropriate uses as set forth herein. It is imperative for the sound growth and protection of the Central Business District and the Civic Center area that existing slum structures in the Project be replaced with more desirable developments, and that the entire Project Area be brought up to acceptable standards. The Project also provides the opportunity to correct certain undesirable street alignments, widen streets, and provide new street facilities, all for the purpose of improving traffic conditions in the general area. The 10 foot setback line to be established along Cherry Street would permit the future widening of this street at far less cost than if the area is built up. The new 6th Street proposed under the Plan would be an important improvement in the local street pattern. Together with the South Humboldt Project, the Eastside Renewal area represents a complete renewal of the entire eastern one-fourth of the downtown area within the expressway loop system, opening the way for sound normal expansion in an orderly fashion.

PART G. OFFICIAL ACTIONS REQUIRED

In carrying out the Renewal Plan for the Eastside Project, changes will be necessary in the zoning of the entire area as shown on Existing and Proposed Zoning Map, Exhibit 311(g). The changes will be effected

by application of the Authority to the City Plan Commission following approval of the Plan by the City Council.

Official action will also be required by the City to vacate certain portions of streets and alleys and to accept certain other dedications, as shown on Street Rights-of-Way Map, Exhibit 311(a). A Cooperation Agreement will be entered into between the Authority and the City which will indicate the willingness of the City to carry out such vacations and dedications and all other activities required on the part of the City in accomplishing the objectives of the Renewal Plan.

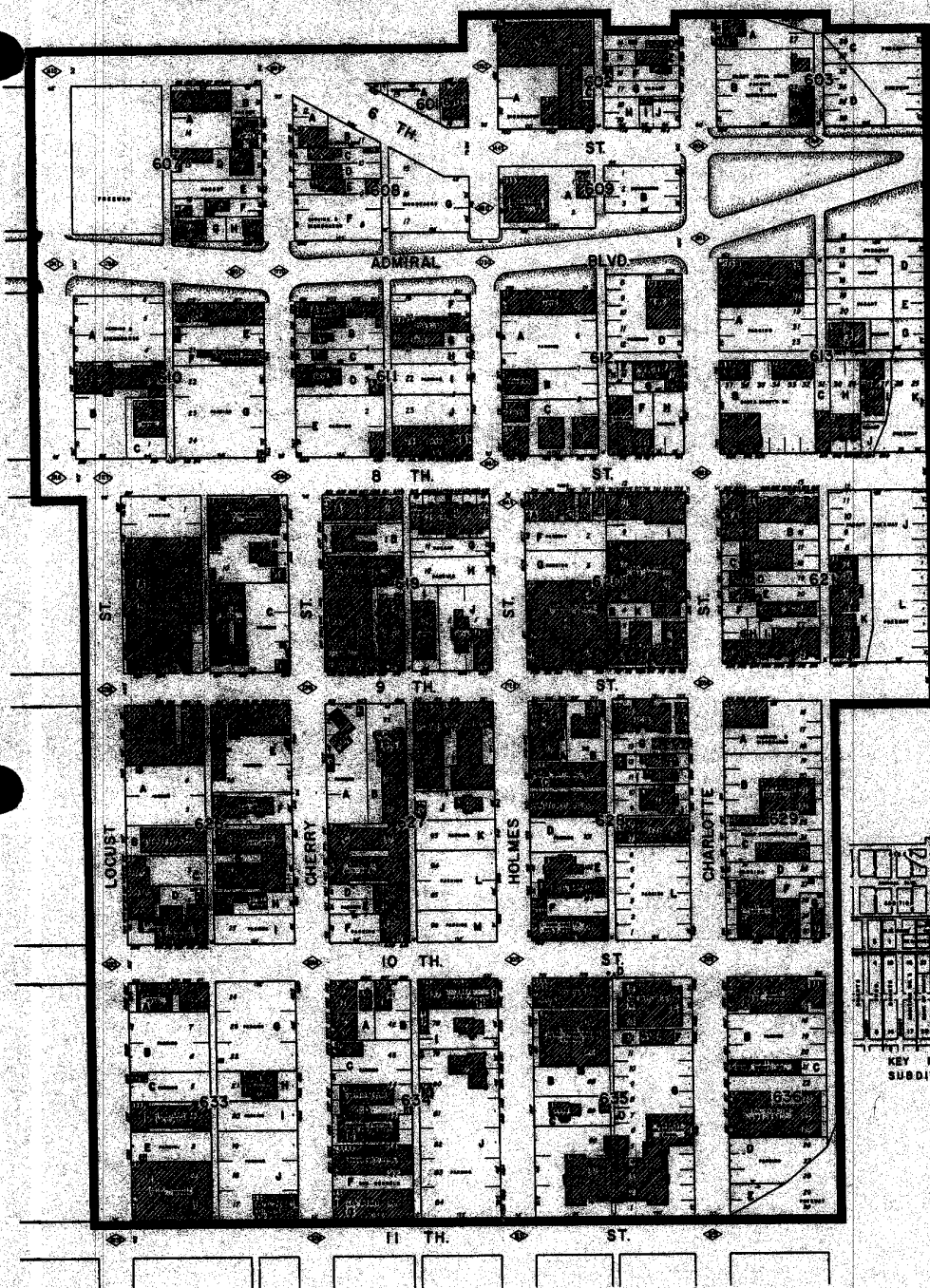
PART H. CHANGES IN URBAN RENEWAL PLAN

This 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 or their 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 Renewal Plan for the Eastside Urban Renewal Project, No. R-6, is hereby certified to be a true copy of the Renewal Plan adopted and approved by the Land Clearance for Redevelopment Authority of Kansas City, Missouri on August 8, 1958, amending the Renewal Plan for the Eastside Renewal Project dated April 28, 1958. Accordingly, the foregoing Renewal Plan is hereby dated August 8, 1958.


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

INTERCITY FREEWAY

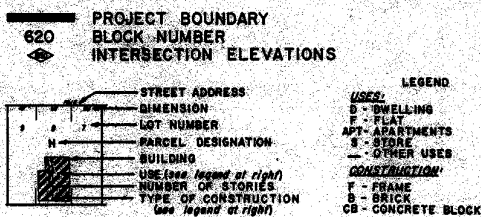


MIDTOWN FREEWAY (UNDER CONSTRUCTION)



KEY MAP OF SUBDIVISIONS

PROPERTY MAP



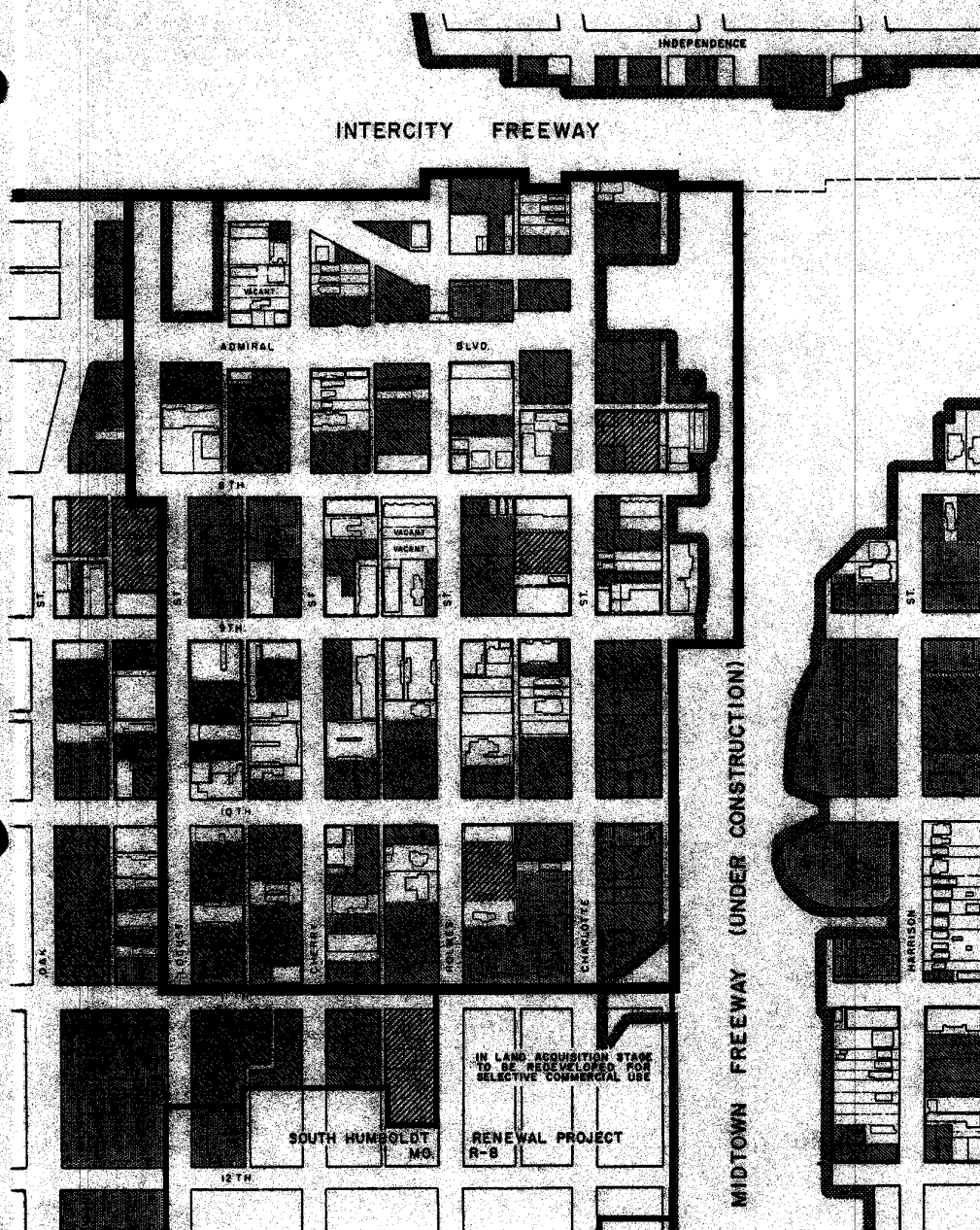
DATA: OWNERSHIP - CITY ASSESSOR'S RECORDS
 BUILDING FORMS & DIMENSIONS - SANBORN ATLAS

EASTSIDE URBAN RENEWAL PROJECT (MO R-6)

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

PREPARED BY L.P.A. STAFF
 COMPLETION DATE 4/25/66

REPORT CODE NO. R 311(a)



EXISTING LAND USE

- PROJECT BOUNDARY
- BOUNDARY, SOUTH HUMBOLDT RENEWAL PROJECT
- RESIDENTIAL
- PUBLIC AND SEMI-PUBLIC
- COMMERCIAL
- INDUSTRIAL
- FREEWAY RIGHT OF WAY

EASTSIDE URBAN RENEWAL PROJECT
(MO R-6)

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

Revision of April 22, 1963: On April 22, 1963, the foregoing Renewal Plan for the Eastside Urban Renewal Project, MO. R-6, was revised to reflect the following changes:

- (1) Acquisition of three additional parcels of property not previously included in the list of those to be acquired and cleared by the Authority. These include the following:

- (a) Parcel 613 A 801 Admiral Blvd.
- (b) Parcel 627 H 613-15 East 9th Street.
- (c) Parcel 634 H 1000-02 Holmes Street.

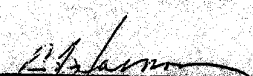
These three parcels have been indicated in a dark zipatone overlay pattern of the revised "Types of Renewal Activity Proposed" Map, Exhibit R 311 (d) of the Renewal Plan.

- (2) Vacation of the north-south and the east-west alleys adjacent to Parcel A in Block 613, previously designated for retention. These are shown on the revised "Street Rights-of-Way" map, Exhibit R 311 (e) of the Renewal Plan.
- (3) New designations for Disposition Tracts: As indicated on the revised "Proposed Land Use" map, Exhibit R 311 (f) of the Renewal Plan, the above acquisition and vacation actions will result in the delineation of new or expanded tracts available for redevelopment - Tracts 9 and 34 will be enlarged, while the acquisition of Parcel 627 H will permit the creation of a new disposition Tract 39.
- (4) Substitution of the following revised exhibits of the Renewal Plan to properly reflect the above changes:

- Exhibit 311 (d) Types of Renewal Activity Proposed.
- Exhibit 311 (e) Street Rights-of-way.
- Exhibit 311 (f) Proposed Land Use.

All revised maps are hereby dated April 22, 1963. The above revisions do not require any changes in the text of the Renewal Plan as most recently adopted and approved on October 25, 1960, other than this new page 14 citing the revisions of April 22, 1963, and bearing the new date of certification:

The foregoing Renewal Plan for the Eastside Urban Renewal Project, Mo. R-6, is hereby certified to be a true copy of the Renewal Plan adopted and approved by the Land Clearance for Redevelopment Authority of Kansas City, Missouri, on April 28, 1958, as amended August 8, 1958, October 25, 1960, and April 22, 1963. Accordingly, the foregoing Renewal Plan is hereby dated April 22, 1963.



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

Revision of August 6, 1965: On August 6, 1965, the foregoing Renewal Plan for the Eastside Urban Renewal Project, MO. R-6, was revised to reflect changes in the lot area requirements as set forth under item 4, page 9 of the text of the Urban Renewal Plan as revised October 25, 1960. Such action brings the requirements of the Renewal Plan into conformance with those of the Zoning Ordinance as amended by the City Council on July 2, 1965, with the passage of City Ordinance No. 30874.

Item 4. Area Requirements, page 9 is hereby revised to read as follows:

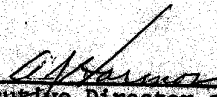
4. **Area Requirements:** All residential buildings shall provide a minimum number of square feet of lot area per family or dwelling unit in accordance with the following schedule:

- (a) For any permitted residential occupancy including conversion of existing residences other than uses enumerated in paragraphs (b), (c) and (d) below a minimum lot area of six thousand (6,000) square feet per family. One thousand (1,000) additional square feet shall be provided for each family in excess of four families.
- (b) For row houses, one thousand (1,000) square feet per family.
- (c) For apartment houses, apartment hotels and buildings used jointly for business and residence purposes, which do not exceed twelve (12) stories in height, 350 square feet per dwelling unit.
- (d) For apartment houses, apartment hotels and buildings used jointly for business and residence purposes, which exceed twelve (12) stories in height and in which the greatest floor area of any one of the several floors or the ground plan of the structure is less than fifty (50) per cent of the total lot area, the following minimum lot area for each dwelling unit shall be provided:
 - (1) For one-room efficiency units or those dwelling units without a separate bedroom, two hundred fifty (250) square feet per dwelling unit.
 - (2) For those dwelling units providing one (1) separate bedroom, three hundred (300) square feet per dwelling unit.
 - (3) For those dwelling units providing two (2) or more separate bedrooms, three hundred fifty (350) square feet per dwelling unit.

Buildings used jointly for hotel and apartment house uses or for business and residential purposes shall be subject to the further limitations as embodied in paragraphs (p) and (q), Section 65.250 of the Zoning Ordinance.

The above cited revisions are hereby incorporated into the text of the Urban Renewal Plan for the Eastside Urban Renewal Project, MO. R-6, through the addition of this new page 15 setting forth such revisions dated August 6, 1965, and bearing the new date of certification:

The foregoing Renewal Plan for the Eastside Urban Renewal Project, MO. R-6, is hereby certified to be a true copy of the Renewal Plan adopted and approved by the Land Clearance for Redevelopment Authority of Kansas City, Missouri, on April 28, 1958, as amended August 8, 1958, October 25, 1960, April 22, 1963, and August 6, 1965. Accordingly, the foregoing Renewal Plan is hereby dated August 6, 1965.


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

Revision of January 26, 1966: On January 26, 1966, the foregoing Renewal Plan for the Eastside Urban Renewal Project, MO. R-6, was revised to reflect changes in the design and land area requirements for proposed public improvements in Disposition Tracts 6 and 11. As a result of such design modifications, the areas of Disposition Tracts 6 and 11 are reduced in size, the western boundary of Tract 7 is expanded slightly, and two new tracts (Nos. 4 and 8) made available for private redevelopment.

In addition, minor modifications have been made to the eastern boundaries of Disposition Tracts 5 and 9 as they relate to the adjacent right-of-way of the Midtown Freeway. The newly designated boundaries represent the current thinking of the State Highway Department with respect to certain "excess land take" portions which could be removed from the right-of-way designation, and made available for redevelopment.

Specific changes in the text of the Urban Renewal Plan (other than these new pages 16 and 17 citing the Revisions of January 26, 1966, and bearing the new date of certification) are limited to the proposed street changes described under Item 1. Streets and Easements, of PART C. PLANNING AND PROJECT IMPROVEMENTS PROPOSALS, as set forth on pages 3 and 4 of the Plan. Such text changes include the following:

- (1) Deletion of Paragraph 1(b), and substitution of new material to read as follows:

"(b) Designation of the western portion of Block 610 as Disposition Tract 6 for sale to the City for the construction of a realigned Locust Street to expedite the flow of traffic from the project area and from the Central Business District to the west of the area to the Intercity Freeway and the ASB Bridge approach. Future traffic patterns anticipate a one-way northbound designation for this facility."

- (2) Deletion of Paragraph 1(d), and substitution of new material to read as follows:

"(d) Designation of a major portion of the cleared area in Block 619 as Disposition Tract 11 for dedication to the City for the construction of a new "Holmes Street Diagonal." This facility would replace those portions of Holmes Street proposed to be vacated, divert through traffic around the residential community, and relate directly to both the near term and longer term traffic flow patterns in the area. For the present and the near future, the one-way northbound flow on Holmes Street would be retained; in the event a recommended reversal of this flow at some future date is made effective, a minor design modification involving the 8th Street frontage of Disposition Tract 8 will be necessary."

- (3) Deletion of Paragraph 1(e) in its entirety.

- (4) Redesignation of Paragraphs 1(f) and 1(g) as 1(e) and 1(f), respectively.

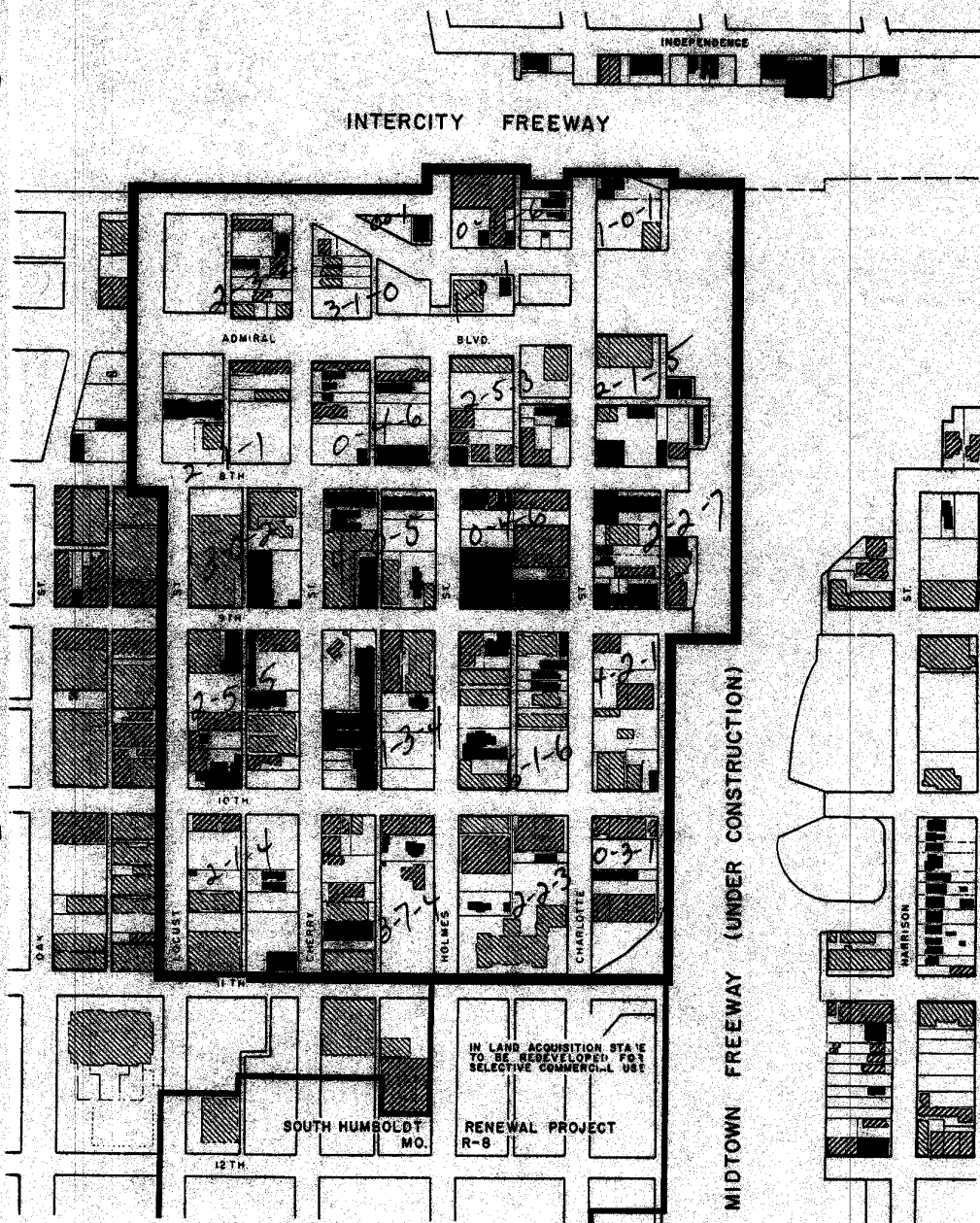
The resultant changes in the sizes and shapes of existing Disposition Tracts 5, 6, 7, 9, and 11, as well as the designation of new Disposition Tracts 4 and 8, and illustrated on the following three revised exhibits of the Renewal Plan:

- Exhibit 311 (e) Street Rights-of-way,
Exhibit 311 (f) Proposed Land Use, and
Exhibit 311 (g) Existing and Proposed Zoning.

The foregoing Renewal Plan for the Eastside Urban Renewal Project, MO. R-6, is hereby certified to be a true copy of the Renewal Plan adopted and approved by the Land Clearance for Redevelopment Authority of Kansas City, Missouri, on April 28, 1958, as amended August 8, 1958, October 25, 1960, April 22, 1963, August 6, 1965, and January 26, 1966. Accordingly, the foregoing Renewal Plan is hereby dated January 26, 1966.



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



CONDITION OF BUILDINGS

-  PROJECT BOUNDARY
-  BOUNDARY SOUTH HUMBOLDT RENEWAL PROJECT
-  GOOD
-  FAIR
-  POOR

EASTSIDE URBAN RENEWAL PROJECT
(MO R-6)

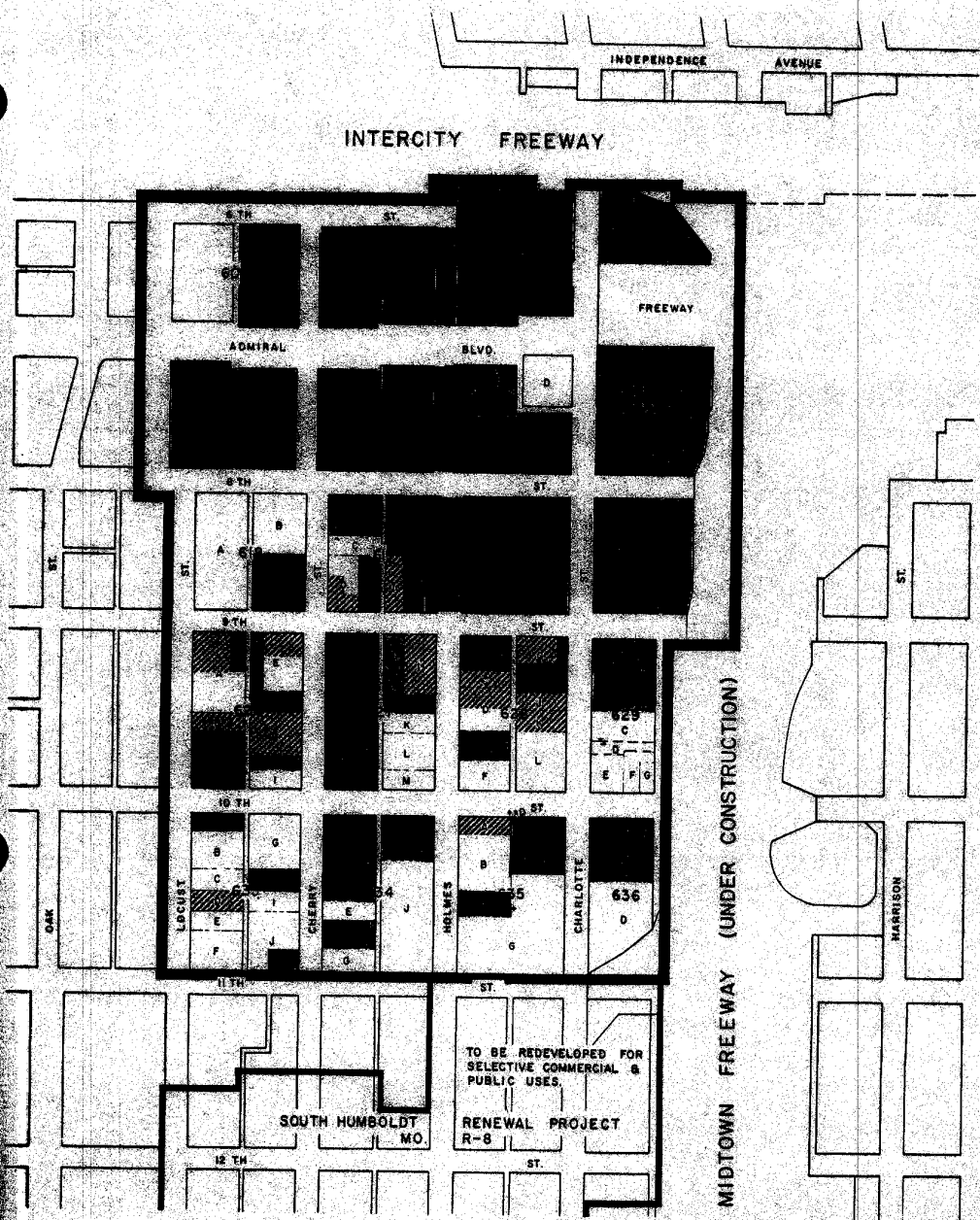
LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
306 E. 12 TH. ST. • • KANSAS CITY MISSOURI



Scale 0 50 100 Feet

PREPARED BY L.P.A. STAFF
COMPLETION DATE APRIL 1958
REVISION DATE

REPORT CODE NO. R 311(c)

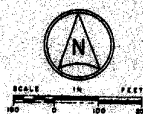


TYPES OF RENEWAL ACTIVITY PROPOSED

-  PROJECT BOUNDARY
-  ACQUISITION & CLEARANCE
-  REHABILITATION
-  RETENTION of EXISTING USES
(subject to incidental rehabilitation and controls of the Renewal Plan)

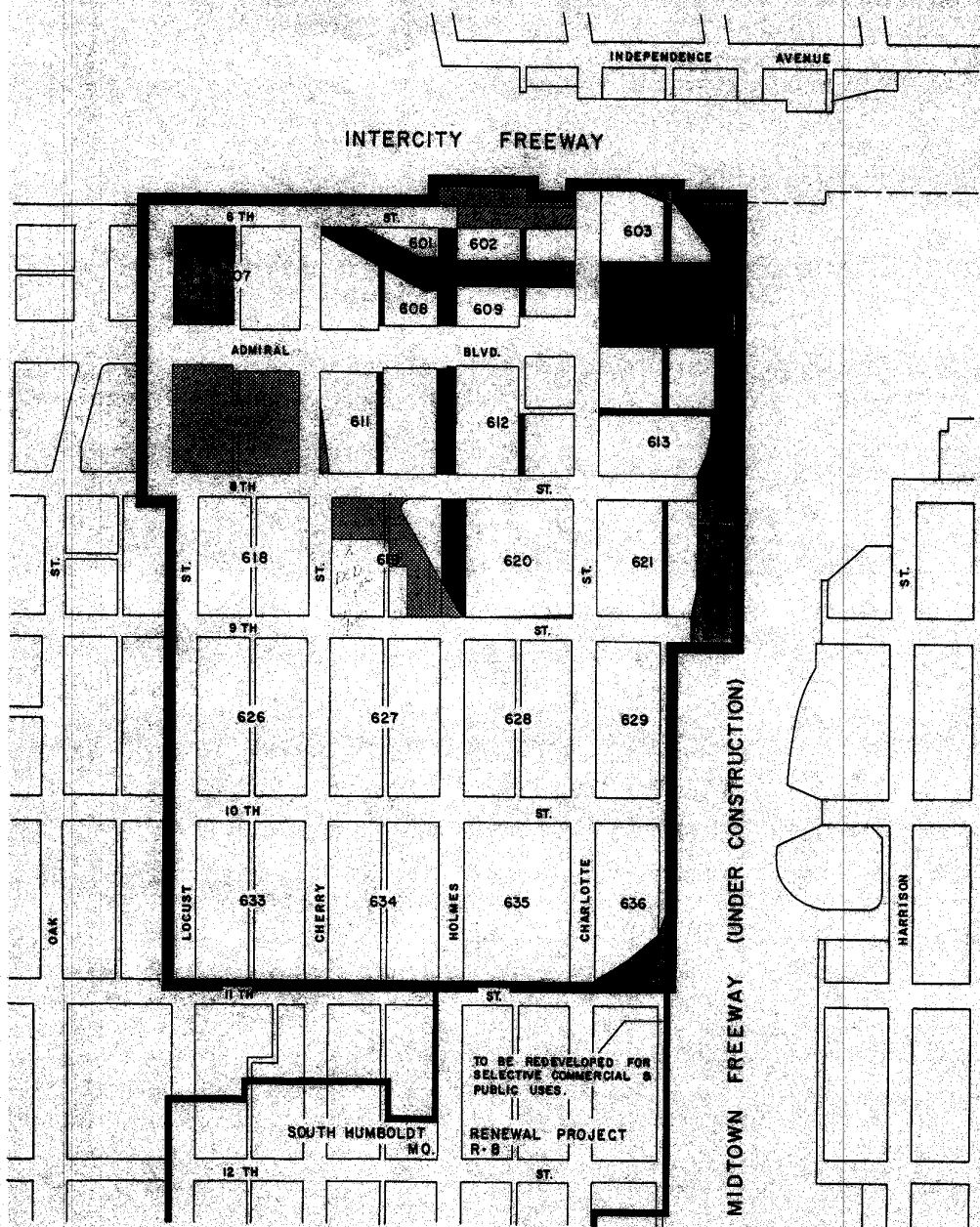
EASTSIDE URBAN RENEWAL PROJECT (MO R-6)

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



PREPARED BY L.R.A. STAFF
COMPLETION DATE APRIL, 1959
REVISION DATE APR 22-1963

REPORT CODE NO. R 311(d)



STREET RIGHTS-OF-WAY

-  PROJECT BOUNDARY
-  STREETS & ALLEYS TO REMAIN
-  STREETS & ALLEYS TO BE VACATED
-  AREAS TO BE DEDICATED
-  PROPOSED HOLMES ST. DIAGONAL & FREEWAY LOOP CONNECTION
-  TO BE ADDED TO RIGHT-OF-WAY OF FREEWAY OR NEW 6TH STREET
-  FREEWAY ACQUISITION WITHIN PROJECT AREA

EASTSIDE URBAN RENEWAL PROJECT (MO R-6)

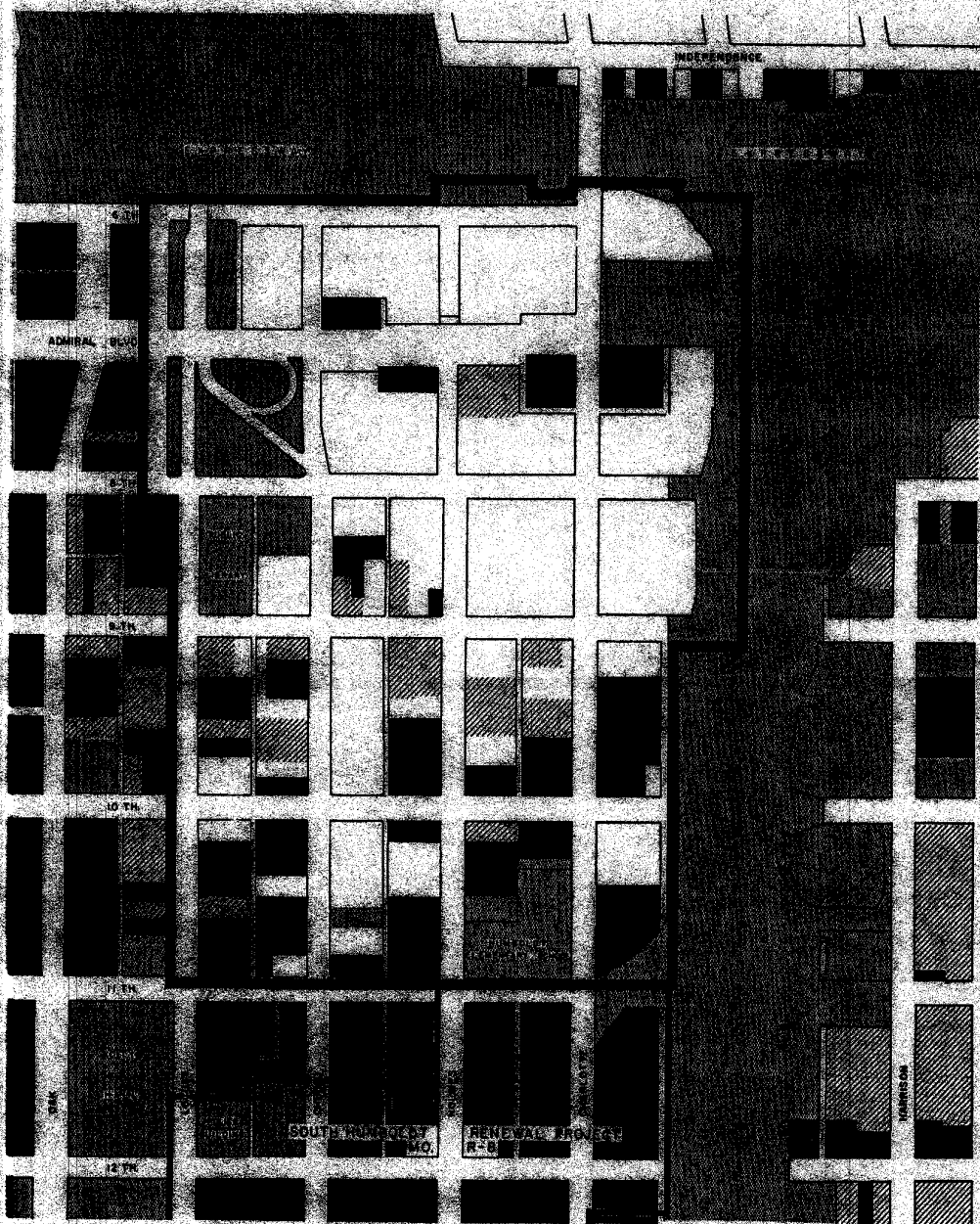
LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
306 E. 12 TH. ST. KANSAS CITY MISSOURI



SCALE 1" = 100' FEET
100 0 100 200

PREPARED BY L.R.A. STAFF
COMPLETION DATE APRIL, 1968
REVISION DATE

REPORT CODE NO. **APR 22 1963**
R 311(e)



PROPOSED LAND USE

-  PROJECT BOUNDARY
-  RESIDENTIAL
-  NON-RESIDENTIAL (NOT ACQUIRED)
-  ACQUIRED AND CLEARED FOR NEW COMMERCIAL USES
-  PUBLIC, SEMI-PUBLIC, AND FREEWAY RIGHT OF WAY (EXISTING AND PROPOSED)

EASTSIDE URBAN RENEWAL PROJECT (MO R-6)

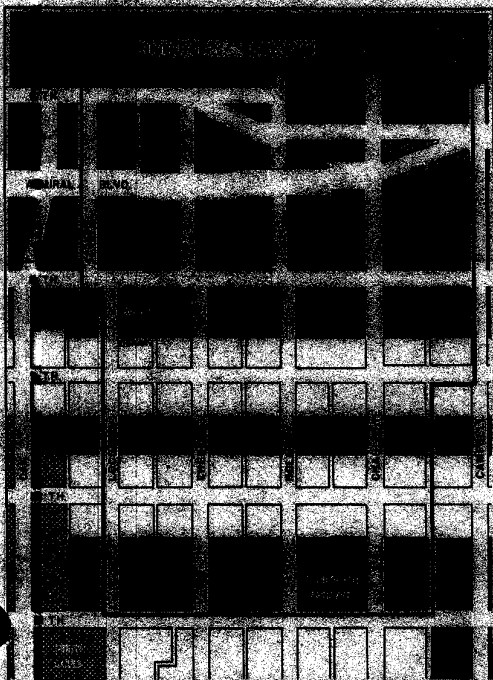
LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
306 E. 12 TH. ST. • KANSAS CITY MISSOURI



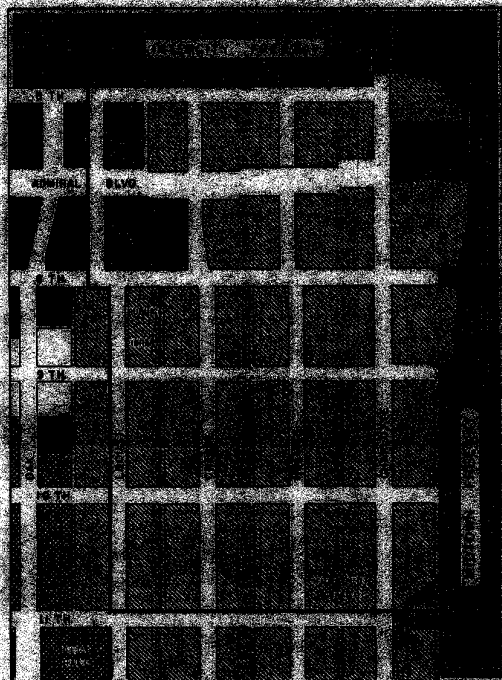
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PREPARED BY L.P.A. STAFF
COMPLETION DATE APRIL 1969
REVISION DATE

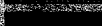
REPORT CODE NO. R 311(f)



EXISTING ZONING



PROPOSED ZONING

-  PROJECT BOUNDARY
-  C-3(a) INTERMEDIATE BUSINESS
-  C-3(b) INTERMEDIATE BUSINESS TRANSITIONAL
-  C-4 CENTRAL BUSINESS DISTRICT
-  M-1 LIGHT INDUSTRY
-  FREEWAY RIGHT OF WAY

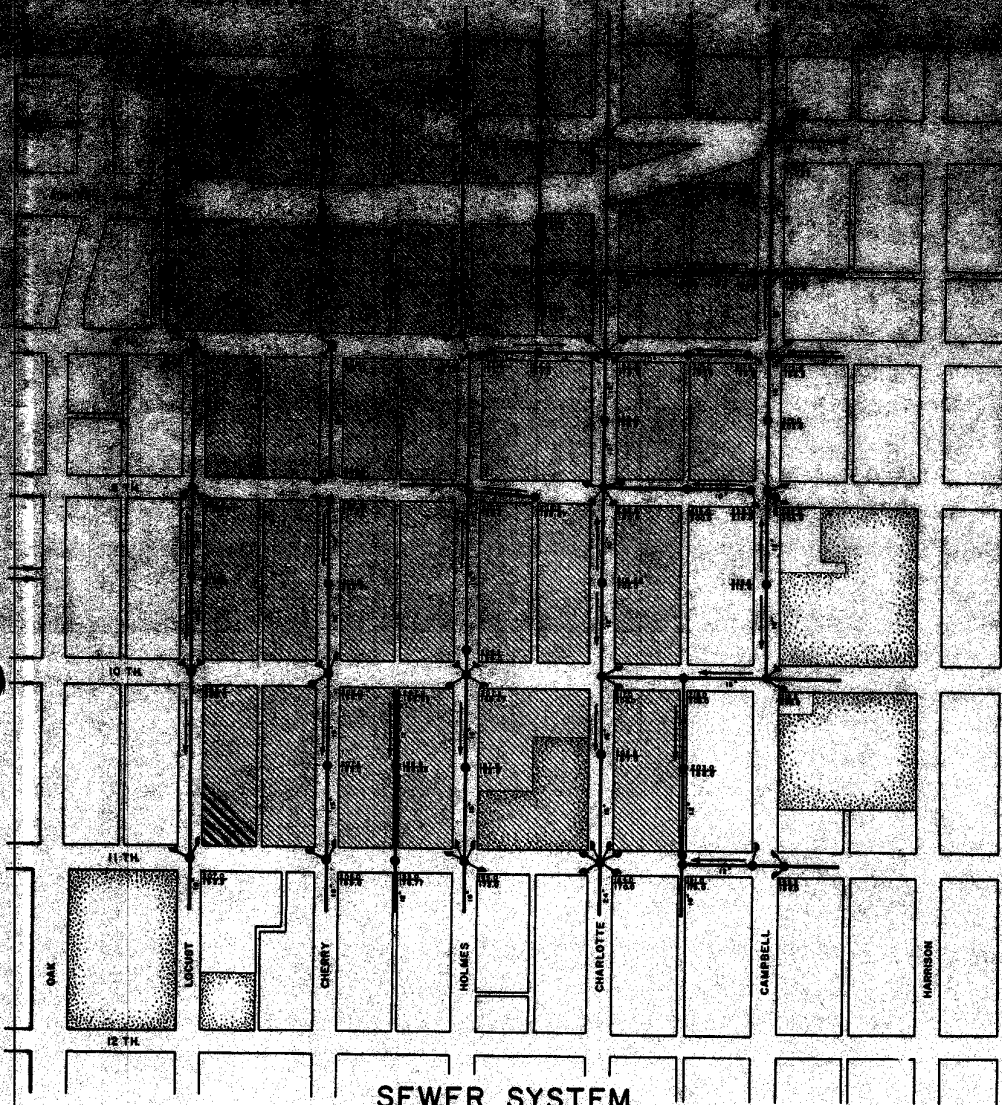
EASTSIDE URBAN RENEWAL PROJECT (MO R-6)

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



PREPARED BY L.P.A. STAFF
COMPLETION DATE APRIL 1989
REVISION DATE 002.000

REPORT CODE NO. R 311(g)



SEWER SYSTEM

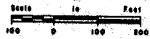
COMBINATION STORM AND SANITARY LINES

-  PROJECT AREA
-  LINE WITH PIPE SIZE
-  DIRECTIONAL FLOW
-  MANHOLE
-  CATCH BASIN
-  SURFACE ELEVATION OF MANHOLE
-  INVERT ELEVATION OF MANHOLE

NOTE: EASEMENTS FOR ALL SEWER LINES WILL BE RETAINED BY THE CITY. ANY ACTION OR COST INVOLVED IN THE REALIGNMENT TO ACCOMMODATE A DEVELOPER'S SITE PLAN WILL BE THE DEVELOPER'S RESPONSIBILITY.

EASTSIDE URBAN RENEWAL PROJECT
(MO R-6)

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



PREPARED BY L.R.A. STAFF
COMPLETION DATE _____
REVISION DATE _____

REPORT CODE NO. R 311 (h)

EXHIBIT 100-1

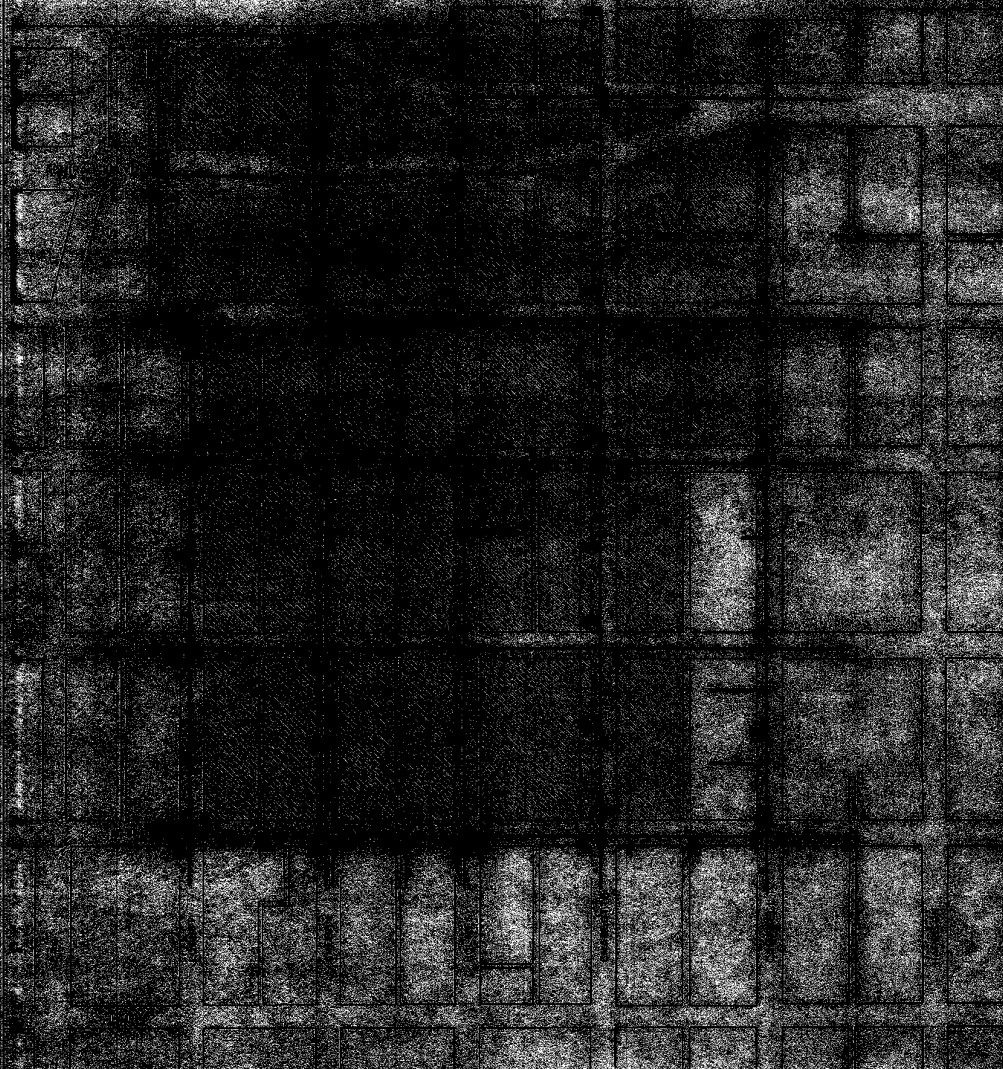


EXHIBIT 100-2

EXHIBIT 100-3

EXHIBIT 100-4

EXHIBIT 100-5



EXHIBIT 100-6

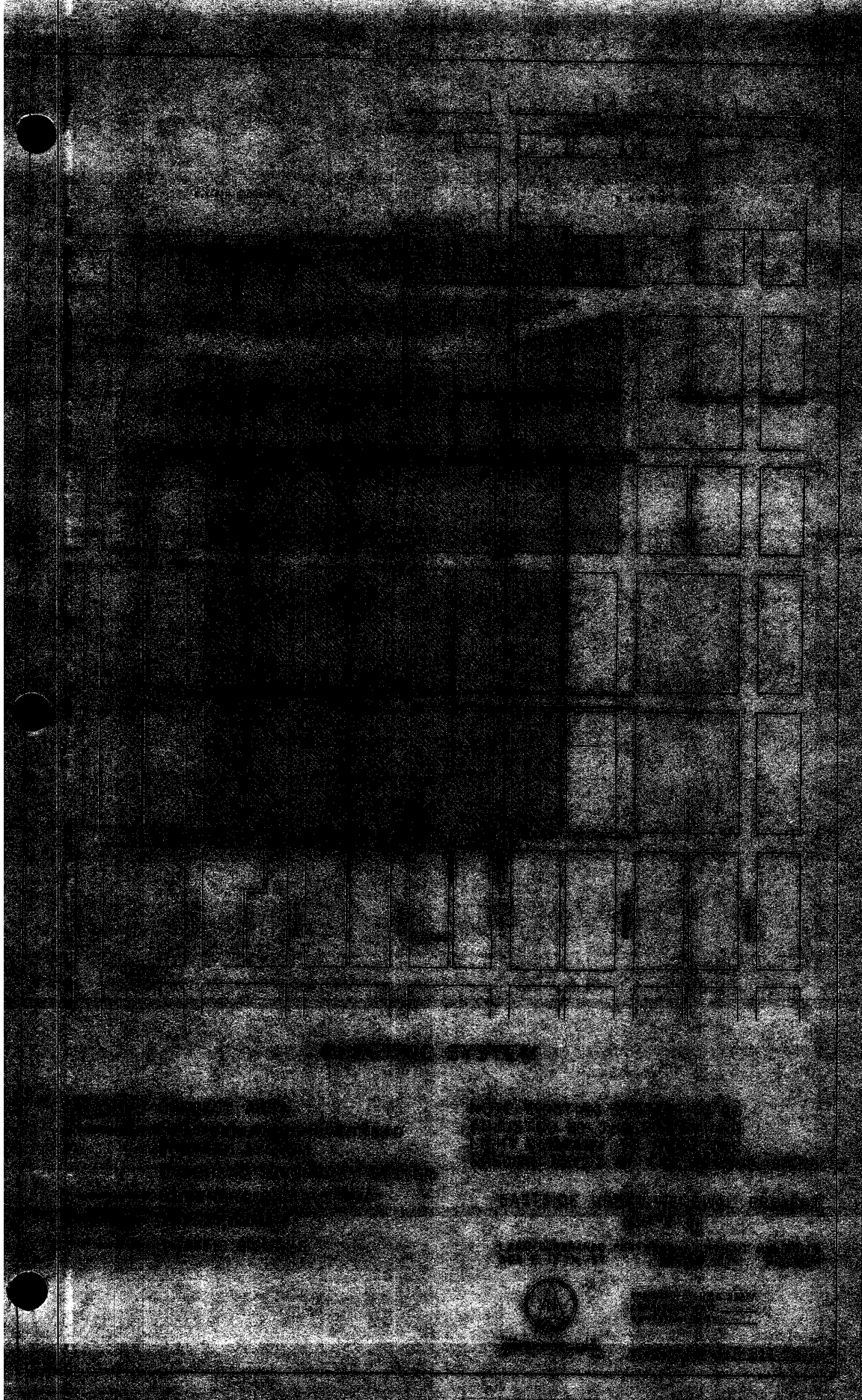
NEW YORK

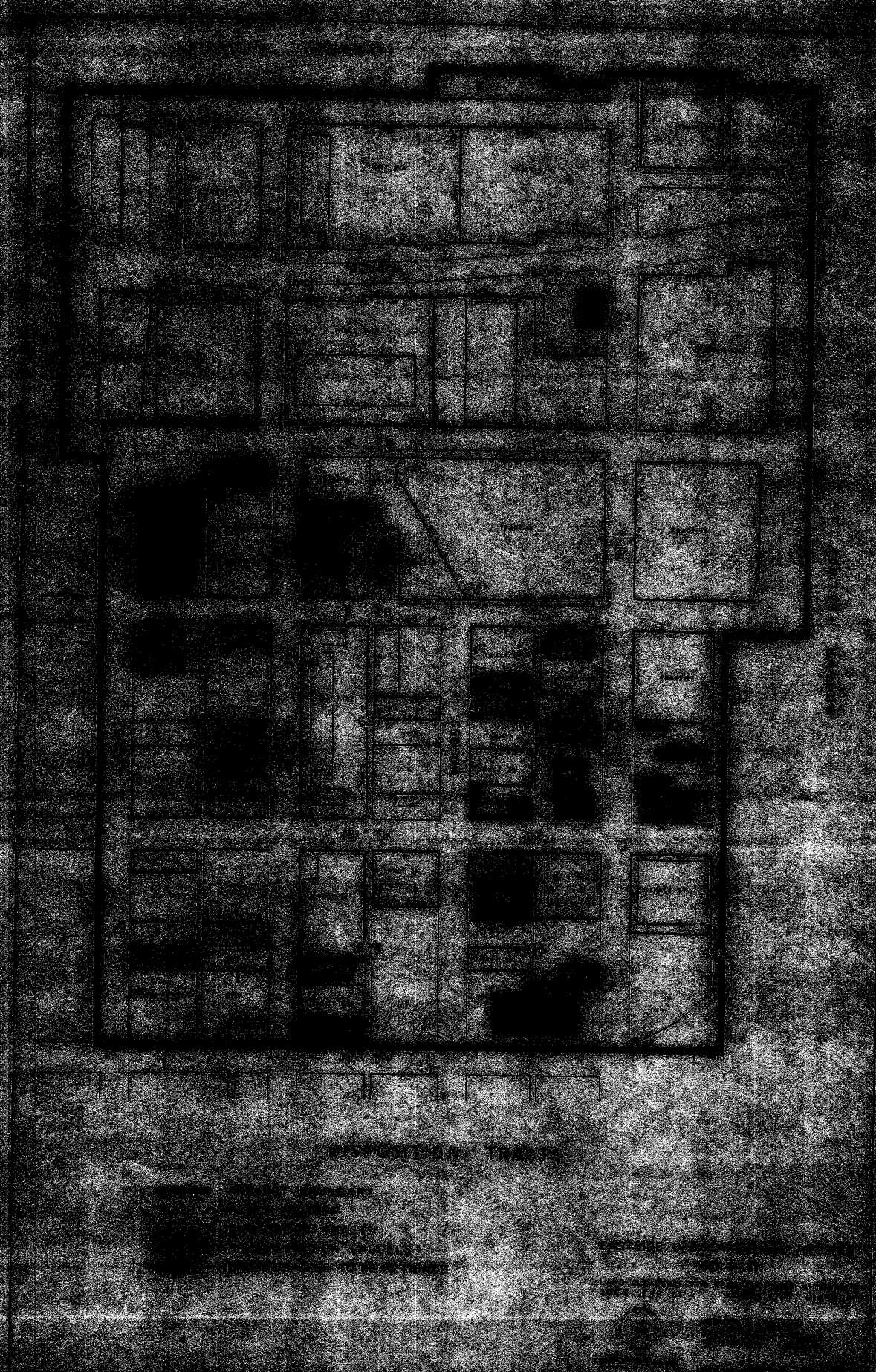
NEW YORK

NEW YORK

NEW YORK



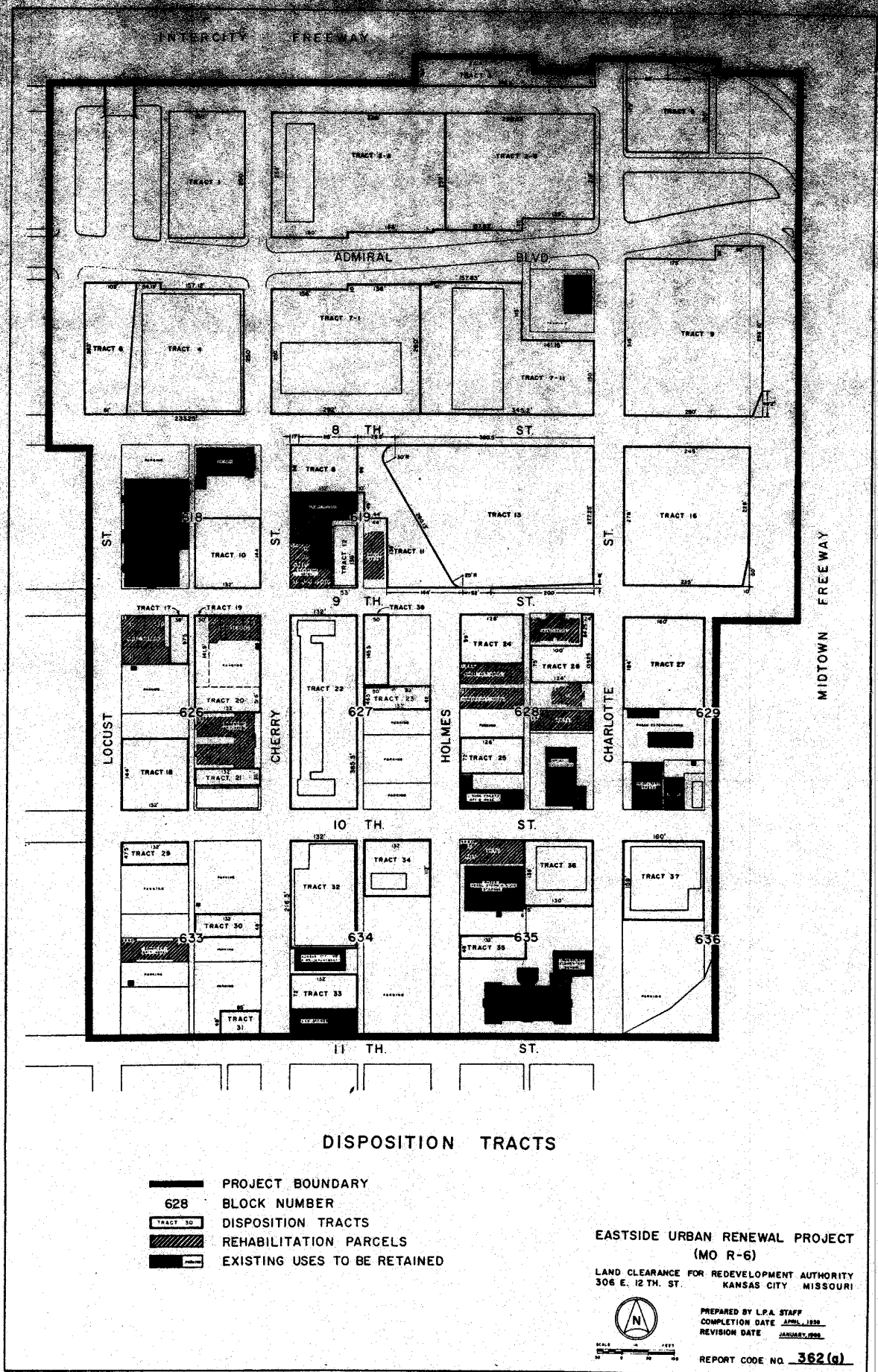




DISPOSITION TABLE

DATE: 10/10/2000
TIME: 10:00 AM
BY: [illegible]
TO: [illegible]

DISPOSITION: [illegible]
REMARKS: [illegible]



Disposition Tract 23

The East 1/4 part of lots 11, 12 and 13, and the East 25 feet of lots 14 and 15, and the western 3 1/4 feet of 1/2 street, lying between and adjoining said premises, Block 3, Rural Place, subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Disposition Tract 5

All of lots 27, 28, 31, 33, 35, 37 and a portion of lot 25, all in Block 3, Rural Place, subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, all being more particularly described by name and number as follows: Beginning at the Northwest corner of said lot 25, thence East along the North line of said lot 25, a distance of 60 feet to the southerly right-of-way line of Highway 240; thence South along said street intersection on the southerly right-of-way line of Highway 240, a distance of 175 feet to the Southwest corner of said lot 25; thence South along the East line of said lot 25, a distance of 175 feet to the Southwest corner of said lot 27, 29, 31, 33, 35, 37, a distance of 175 feet to the Southwest corner of said lot 37; thence West along the South line of said lot 37, a distance of 160 feet to the Southwest corner thereof; thence North along the West line of said lot 37, 35, 33, 31, 29, 27, 25, a distance of 175 feet to the point of beginning.

Disposition Tract 21

All of lots 16, 17, 18, 19, 20, 21 and 27 of Block 6, Rural Place, subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Disposition Tract 2

The South 1/2 part of lot 10 and all of lots 12-14 and all vested alleys adjoining, and all of lots 15-17 and all vested alleys adjoining, lying North and adjacent, Block 6, Rural Place, subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, except that part of said lots 15-17 lying within the 1-70 right-of-way.

Disposition Tract 4

All of lots 1 and 2, and the North 1/2 part of lot 3, Block 3, Rural Place, subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

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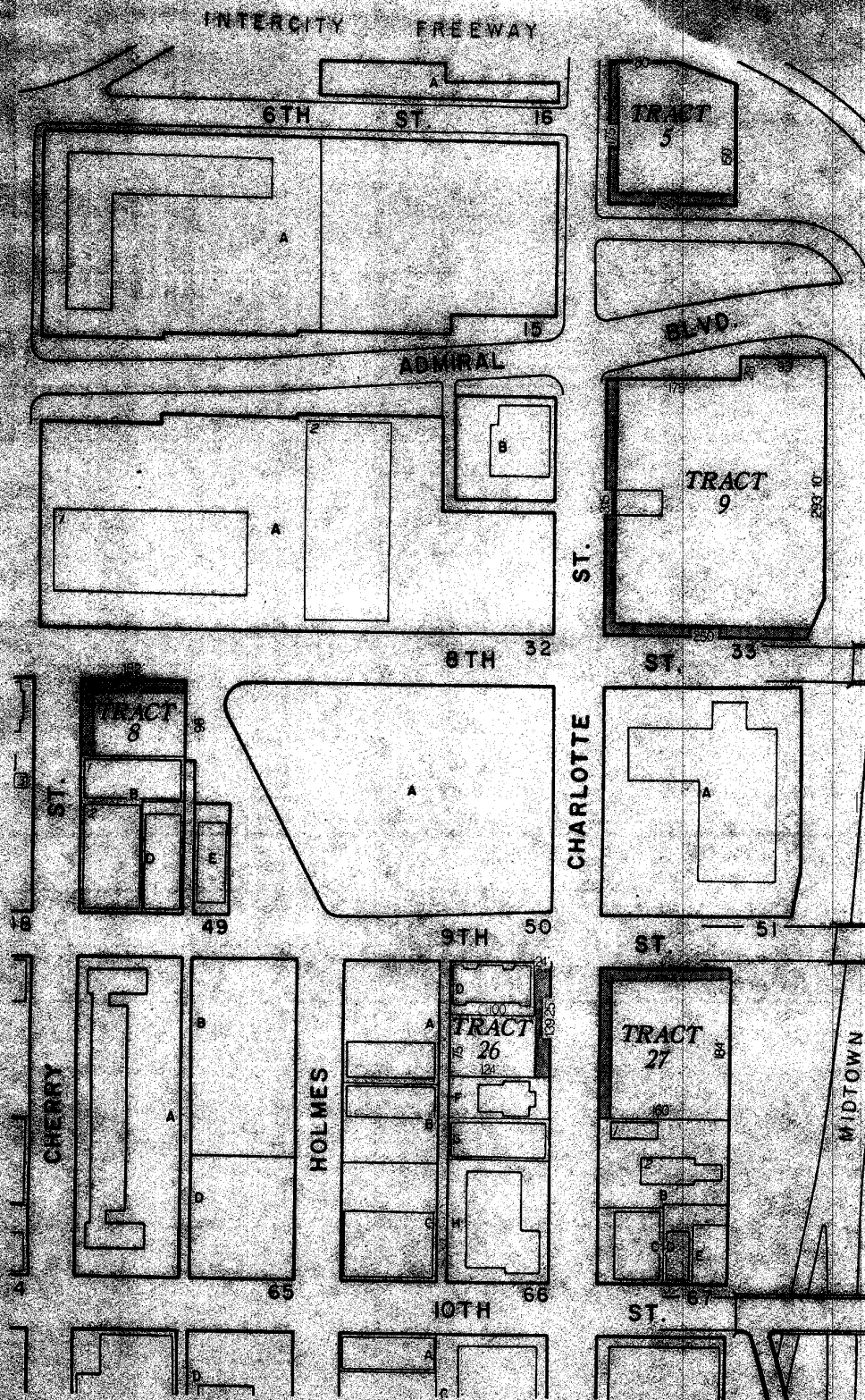
Subscribed and sworn to before me this 9th day of June 1964



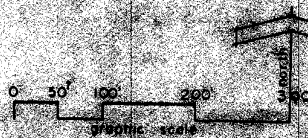
George S. Kibbe
February 1881

1997

NO COMPASSION



THE REQUIRED BUILDING SET BACK
LINE/LANDSCAPE BUFFER IS 15 FEET
IN WIDTH EXCEPT, ALONG THE TRACT
26 FRONTAGE WHERE THE REQUIRED
WIDTH IS 24 FEET.



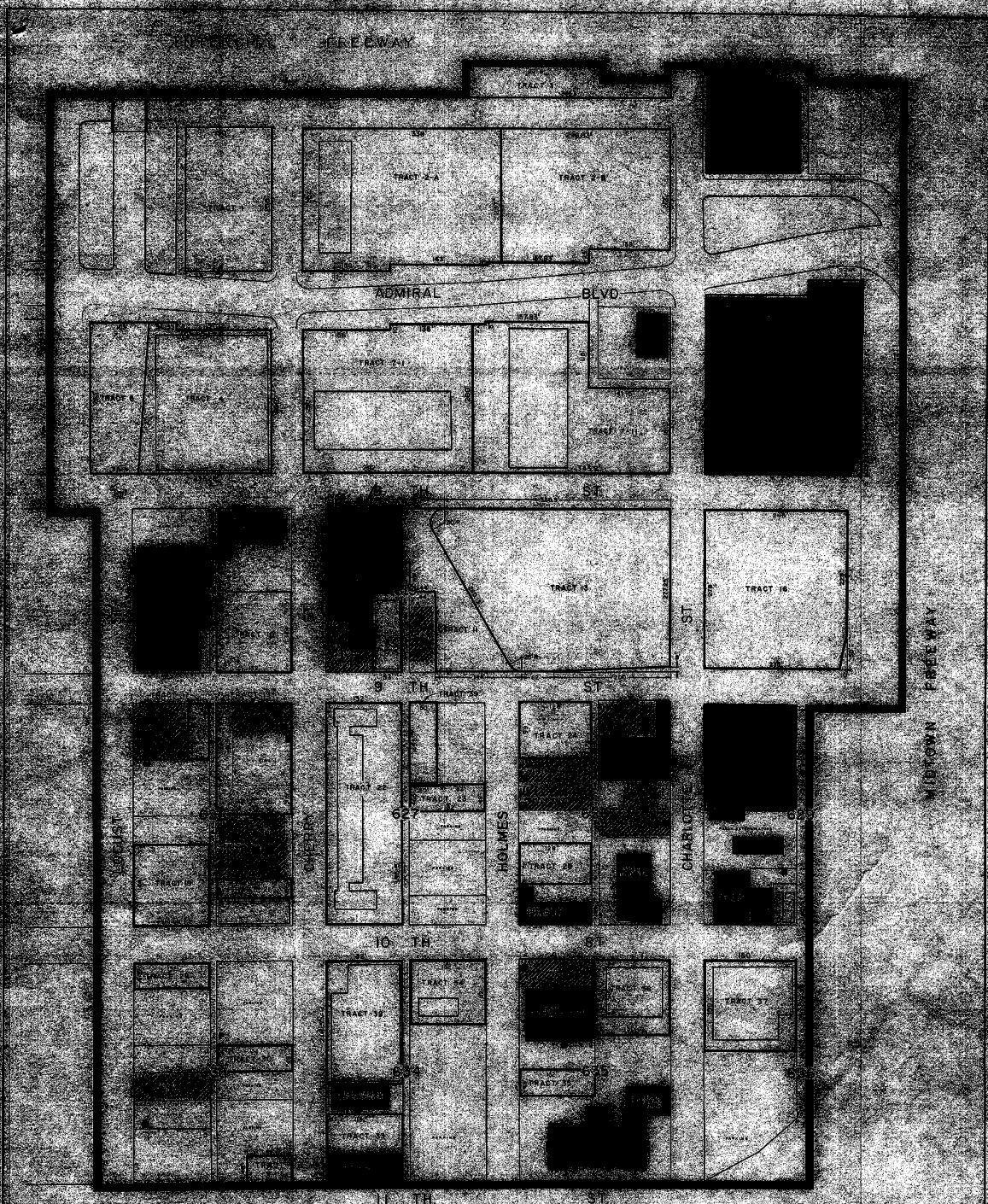


EXHIBIT D

DISPOSITION TRACTS

- PROJECT BOUNDARY
- LOT NUMBER
- DISPOSITION TRACTS
- REHABILITATION PARCELS
- EXISTING USES TO BE RETAINED
- Tracts affected by Declaration of Restrictions and Covenants

EASTSIDE URBAN RENEWAL PROJECT
(MO-R-61)

LAND CLEARANCE AND REDEVELOPMENT AGREEMENT
308 E. 10TH ST. DATED 1977



REHABILITATION PROJECT
REDEVELOPMENT PROJECT
REHABILITATION PROJECT

RESOLUTION

RESOLVED, that the Board of Commissioners of the Land Clearance for Redevelopment Authority of Kansas City, Missouri, hereby approve a modification of the existing Urban Renewal Plan to allow for acquisition of additional land.

APPROVED: THIS 20th day of June, 1967.



(SAL)

WITNESSETH:



RECEIVED

THE UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

WASHINGTON, D. C. 20250

[Handwritten signature]

[Handwritten signature]

RECEIVED

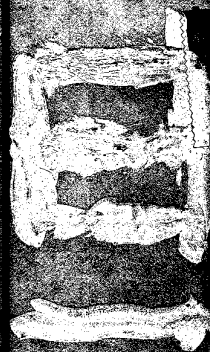
RECEIVED BY THE BOARD OF COMMISSIONERS OF THE LAND OFFICE FOR
THE STATE OF ALABAMA, BY AND THROUGH THE
COMMISSIONER OF THE LAND OFFICE, AT THE CITY OF MONTGOMERY,
ALABAMA, THIS 12th DAY OF JANUARY, 1900.

[Handwritten signature]

[Handwritten signature]

COMMISSIONER OF THE LAND OFFICE

9TH ST.



8TH ST.

EASTSIDE URBAN RENEWAL PROJECT



PARCELS TO BE ACQUIRED



BOUNDARY OF R.E.P.

EXHIBIT B

Legal Description For the Eastside Urban Renewal Area

Beginning at the intersection of the north line of 11th Street with the west line of Locust Street; thence north along said west line of Locust Street to its intersection with the south line of 8th Street; thence west along said south line of 8th Street to its intersection with the west line of Locust Street as projected south from the north side of 8th Street; thence north along said west line of Locust Street to its intersection with the north line of 6th Street (being also the south line of the Intercity Freeway); thence east along said north line of 6th Street to its intersection with the west line of Holmes Street; thence north along said west line of Holmes Street to its intersection with the westerly projection of a line 29 feet north of and parallel to the south line of Lot 6, Block 4, RICE'S ADDITION; thence east along said line and westerly and easterly projections thereof to its intersection with the east line of the north/south alley lying between Holmes and Charlotte Streets; thence south along said east line of said north/south alley to its intersection with the north line of Lot 14, Block 4, RICE'S ADDITION; thence east along said north line of said Lot 14 to its intersection with the west line of Charlotte Street; thence north along said west line of Charlotte Street to its intersection with the westerly projection of the north line of Lot 25, Block 3, RANSON AND HOPKINS ADDITION; thence east along said north line of said Lot 25 and westerly and easterly projections thereof to its intersection with the east line of the north/south alley line between Charlotte and Campbell Streets; thence south along said east line of said north/south alley to its intersection with the north line of Lot 28, Block 3, RANSON AND HOPKINS ADDITION; thence east along said north line of said Lot 28 to its intersection with the west line of Campbell Street; thence south along said west line of Campbell Street to its intersection with the south line of 9th Street; thence west along said south line of 9th Street to its intersection with the east line of the north/south alley line between Charlotte and Campbell Streets; thence south along said east line of said north/south alley to its intersection with the north line of 11th Street; thence west along said north line of 11th Street to its intersection with the west line of Locust Street, being the point of beginning.

DECLARATION AND ESTABLISHMENT OF RESTRICTIONS
AND COVENANTS FOR CERTAIN PROPERTIES WITHIN THE
EASTSIDE URBAN RENEWAL PLAN

THIS DECLARATION, made this 23rd day of April, 1984, by Resolution No. 84-59, by the Land Clearance for Redevelopment Authority of Kansas City, Missouri, a public body corporate and politic established pursuant to the Missouri Land Clearance for Redevelopment Authority Law, R.S. Mo. 99.300 et. seq. (1978 as amended), and the ordinances of the City of Kansas City, Missouri, with offices at 800 City Center Square, 1100 Main Street, Kansas City, Missouri 64105 (hereinafter "Authority"),

W I T N E S S E T H:

ARTICLE I

Recitals

1.01 The Authority (hereinafter sometimes referred to as the "Declarant") is the fee owner of certain real property in the City of Kansas City, County of Jackson, State of Missouri, more particularly described in Exhibit "A" attached hereto and by this reference incorporated herein (hereinafter the "Property"), which said property is being sold for development for residential, office and commercial use, and is located within the Eastside Urban Renewal Area, the overall boundaries of which are more particularly set forth in Exhibit "B" attached hereto, and which said Property is to be restricted to the uses hereinafter expressed.

1.02 In order to establish a general plan for the improvement and development of said Tracts 5, 8, 9, 26 and 27 within the Eastside Urban Renewal Area by the owners and purchasers of said individual tracts and parcels of land therein, Declarant desires to impose upon the Property certain mutual beneficial restrictions to run with the land, as provided by law, and which shall be binding on all parties having any right, title or interest in said Property or any part thereof, their heirs, successors, and assigns, and which shall inure to and pass with each and every parcel and tract of land within the Property and be enforceable in accordance with this Declaration by Declarant and by each owner or owners of a parcel or tract of land within the Property.

1.03 In order to insure the proper development and use of said properties within the Eastside Urban Renewal Area, to protect the owners of each parcel of land therein against depreciation in value resulting from the improper development and use of other parcels therein, to prevent haphazard and inharmonious improvements, and in general to provide adequately for a high type and quality of improvement and use of the Property, Declarant likewise desires to subject the Property to certain

covenants to run with the land, as provided by law, and which shall be binding on all parties having any right, title or interest in said Property or any part thereof, their heirs, successors, and assigns, and which shall inure to and pass with each and every parcel and tract of land within the Property and be enforceable in accordance with this Declaration by Declarant and by each owner or owners of a parcel or tract of land within the Property.

ARTICLE II

General Provisions

2.01 Establishment of Restrictions and Covenants.

Declarant, as fee owner of the Property, hereby declares that the Property is now held, and shall be transferred, sold, leased, conveyed and occupied subject to the restrictions and covenants herein set forth, each and all of which is and are for and shall inure to the benefit of and pass with each and every parcel of the Property and apply to and bind the heirs, assignees and successors in interest of each and every owner of a parcel or parcels of the Property.

2.02 Restrictions Operate as Covenants. Each purchaser of any parcel of the Property covenants and agrees with Declarant, its successors and assigns to use the Property only in accordance with the restrictions herein set forth and to refrain from using the Property in any way inconsistent with or prohibited by the provisions of this Declaration.

2.03 Purpose of Restrictions and Covenants. It is the intent and purpose of these covenants and restrictions to allow the location on the Property of general administrative, office, residential, commercial wholesaling and related business activities, including accessory or directly related services; provided however, that such activities do not contribute excessive noise, dust, smoke, or vibration to the surrounding environment, nor contain hazard potential due to the nature of the products, material or processes involved. It is the further intent and purpose of these covenants and restrictions to insure that no noxious or offensive trade or activity shall be carried on on the Property, or any part thereof, and that nothing shall be done which may be or become an annoyance or nuisance as the same are or may in the future be defined by the Ordinances of the City of Kansas City, Missouri or the County of Jackson County, Missouri. It is the further intent and purpose of these covenants and restrictions to control the user-occupant density on the Property, and to expressly prohibit certain uses of the Property.

2.04 Definition of Terms. The following terms, when used in this Declaration, shall have the following meaning:

"Eastside Urban Renewal Plan" or "urban renewal plan applicable to the Eastside Urban Renewal Area" or "Urban Renewal Plan" shall mean the plan applicable to the real property described in

Exhibit "B", as adopted by the Authority pursuant to the Land Clearance for Redevelopment Authority Law, R.S. Mo. 99.300 et seq. 1978 as amended (the "Act") and submitted by the Authority to the City in accordance with the provisions of the Act, and which the City, acting through its City Council, has by Resolution No. 20127, dated March 23, 1956, and thereafter amended, after public hearing in accordance with the provisions of the Act, determined to be feasible and in conformity with the plan for the development of the City as a whole and approved (including without limitation, the minor modification thereof effected by Resolutions of the Board of Commissioners of the Authority of August 8, 1958, October 25, 1960, April 22, 1963, August 1, 1965, and January 26, 1966, respectively) or as the same may be lawfully amended or changed during the effective term of this Declaration.

"Authority" shall mean the Land Clearance for Redevelopment Authority of Kansas City, Missouri, a public body corporate and politic, duly organized and existing under and by virtue of the laws of the State of Missouri, and the ordinances of the City of Kansas City, Missouri.

"City" shall mean the City of Kansas City, Missouri.

"Owner" shall mean the record titleholder from time to time of any tract(s) or parcel(s) of the Property located in the Eastside Urban Renewal Area, as reflected on the records of the Department of Records for Jackson County, Missouri at Kansas City, except in those instances in which the purchase of said tract(s) or parcel(s) is being financed by a contract for deed or through use of revenue bonds, in which cases, the term "owner" shall mean the buyer under such contract for deed or the lessee or tenant of the property being financed through use of such revenue bonds.

"Property" shall mean that certain real property Tracts 5, 8, 9, 26 and 27, located within the Eastside Urban Renewal Area in Kansas City, Jackson County, Missouri, more particularly described in Exhibit "A" attached hereto.

"Purchaser" shall mean (a) one who acquires record title to a tract or parcel of the Property, (b) the buyer of a tract or parcel of the Property under a recorded contract for deed, or (c) the lessee or tenant of a tract or parcel of the Property the purchase of which is being financed by revenue bonds.

"Site" shall mean any tract or parcel of land, or portions thereof, or two (2) or more contiguous tracts or parcels of land, or portions thereof, upon which a building or buildings and appurtenant structures may be erected.

ARTICLE III

Permitted Uses

3.01 Each and every parcel of the Property is restricted to the following permitted uses: general administrative, office, residential, commercial wholesaling and related business activities, including accessory, or directly related services; provided however, that such activities do not contribute excessive noise, dust, smoke or vibration to the surrounding environment, nor contain hazard potential due to the nature of the products, material or processes involved, and provided further that no noxious or offensive trade or activity shall be carried on on the Property, or any part thereof, and that nothing shall be done which may be or become an annoyance or nuisance as the same are or may in the future be defined by the Ordinances of the City of Kansas City, Missouri or the County of Jackson County, Missouri.

3.02 The permitted uses enumerated above are further subject to the Zoning Ordinances of the City of Kansas City, Missouri, the urban renewal plan applicable to the Eastside Urban Renewal Area, the Development Standards listed in Article IV, the Review and Approval procedures set forth in Article V, the Design Review Process as set forth in Article VI, and the Affirmative Action Process as set forth in Article VII of this Declaration.

ARTICLE IV

Development Standards

4.01 Setbacks. No buildings shall be located on any one or more lots nearer to the front lot line or nearer to the side lot line as set forth below (see Exhibit C):

- Tract 5 - Structures and/or paved areas shall be set back a minimum of 15 ft. from the western and southern property lines.
- Tract 8 - Structures and/or paved areas shall be set back a minimum of 15 ft. from the northern and western property lines.
- Tract 9 - Structures and/or paved areas shall be set back a minimum of 15 ft. from the western and southern property lines.
- Tract 26 - Structures and/or paved areas shall be set back a minimum of 24 ft. from the eastern property lines.
- Tract 27 - Structures and/or paved areas shall be set back a minimum of 15 ft. from the northern and western property line.

Except with the express written approval of the Board of Commissioners of the Authority, if in existence at the time, and otherwise the City, no fence or wall or paved area shall be permitted to extend beyond the building lines as established above. If any or all of Tracts 5, 8, 9, 26 and/or 27 shall at any time be further subdivided, the newly created lots resulting from such subdivision shall bear minimum side lot setback requirements of twenty-five (25) feet.

4.02 Construction. Buildings or structures erected on the Property shall be of such character, construction and design as to create four (4) attractive sides of high quality. Buildings, or portions of buildings fronting on streets should in general not be less than 20 feet, nor more than 40 feet in height. Buildings shall not be designed in unarticulated facades. Facades must be articulated in order to achieve proper scale, add diversity and interest, and in order to avoid a blank wall effect. New development must be designed to relate to existing buildings that are to remain, and should be designed in such a way as to minimize abrupt changes in scale. If a tower solution is selected by a redeveloper, that tower should be set on a podium which provides a low rise feature. The articulation of this low rise element to the street will provide a transition of scale. Surfacing materials utilized for facades shall be masonry and shall be in harmony with other development in the urban renewal area. The use of highly reflective materials is strongly discouraged. Accessory buildings shall be of similar and compatible design. All structures and appurtenances on roofs and all major equipment, including but not limited to air conditioning equipment and pipes and vents associated therewith, shall be shielded or screened from observation from the same or lower elevations. Such shielding or screening shall be in harmony with the roof and sidewalls.

4.03 Signs. No sign shall be erected or maintained on the Property except in conformity with the following:

- (a) Signs visible from the exterior of any building may be lighted, but no signs or any other contrivance shall be devised or constructed so as to rotate, gyrate, blink or move in any animated fashion.
- (b) Signs shall be restricted to advertising only the person, firm, company or corporation operating the use conducted on the site or the products produced or sold thereon.
- (c) All signs attached to the building shall be flush-mounted.
- (d) Only one (1) single faced or double faced sign shall be permitted per street frontage. No sign or combination of signs shall exceed one (1) square foot in area for each six hundred (600) square feet of total site area. However, no sign shall exceed two hundred (200) square

feet in area per face. An additional twenty (20) square feet shall be allowed for each additional business conducted on a site.

- (e) A sign advertising the sale, lease or hire of a site shall be permitted in addition to the other signs listed in this Section. Said sign shall not exceed a maximum area of thirty-two (32) square feet.
- (f) No ground signs shall exceed four (4) feet above grade in vertical height. Also, ground signs in excess of one hundred (100) square feet in area (single face) shall not be erected in the first twenty (20) feet, as measured from the property line, of any street side setback area. However, the above standards shall not apply to construction, future tenant identification, community directional, identification or special signs erected pursuant to Sections 4.03 (i), (j) or (k).
- (g) Wall signs shall be fixture signs. Signs painted directly on the surface of the wall shall not be permitted.
- (h) A wall sign with the individual letters applied directly shall be measured by a rectangle around the outside of the lettering and/or the pictorial symbol and calculating the area enclosed by such rectangle.
- (i) One (1) Construction Sign denoting the architects, engineers, contractor and other related subjects shall be permitted upon the commencement, and throughout the period of, construction. Said sign shall conform to applicable zoning ordinances and regulations.
- (j) A Future Tenant Identification Sign listing the name of future tenants, responsible agent or realtor, and identification of the Eastside Urban Renewal Area shall be permitted for a period of up to six (6) months prior to occupancy. Said sign shall conform to applicable zoning ordinances and regulations.
- (k) Special Purpose Signs, used to give directions to traffic or pedestrians or to give instructions as to special conditions, and Community Directional and/or Identification Signs, used to give directions to and identify areas within the Eastside Urban Renewal Area may be erected by the City or the Authority on portions of the Property under their respective ownership or control. Said signs shall be in conformity with applicable zoning ordinances and regulations.
- (l) No billboard or outdoor advertising signs shall be permitted.

4.04 Parking. Each owner(s) of a site shall provide adequate off-street parking to accommodate all parking needs for the site, it being the intent to eliminate the need for any on-street parking. Except as otherwise provided by appropriate Resolution of the Board of Commissioners of the Authority, no employee, customer, owner or tenant parking will be permitted on public or private streets or roadways in or adjacent to the Eastside Urban Renewal Area. All parking areas and drives shall be paved with an impervious surface (asphalt or concrete), and shall be properly maintained by the owner(s) thereof in a sightly and well-kept condition. Except with the express written permission of the Board of Commissioners of the Authority, if in existence at the time, and otherwise that of the City, no designated parking areas will be permitted between front building lines and adjacent street lines. All parking areas must be visually screened from view from adjacent streets by appropriate plantings or walls.

4.05. Landscaping. All open areas of each site not occupied by structures, walls, drives and other improvements, shall be suitably graded, drained and landscaped. The intent of such landscaping shall be to visually and functionally enhance surrounding buildings, pedestrian ways and open spaces, to screen parking and loading areas visible at grade, and to control erosion and dust. Size, type and texture of plantings shall be selected to add seasonal color and scale to surrounding areas. Landscaped areas shall be properly maintained in a sightly and well-kept condition, including such replantings and replacement as is required from time-to-time.

4.06. Loading and Storage Areas. All loading areas must be screened from view from adjacent streets by appropriate plantings or walls. All outdoor storage shall be visually screened from adjacent streets and properties. Said screening shall form a complete opaque screen up to a point eight (8) feet in vertical height, but need not be opaque above that point. Outdoor storage shall be meant to include parking of all company owned and operated motor vehicles with the exception of passenger vehicles. No storage shall be permitted between front building lines and adjacent street lines.

4.07 Refuse Collection Areas. All outdoor refuse collection areas shall be visually screened from adjacent streets and properties by a complete opaque screen. No refuse collection areas shall be permitted between front building lines and adjacent street lines.

4.08 Lighting. All interior and exterior lighting must be so arranged or so shielded as to avoid excessive glare or reflection onto any portion of any adjacent street or into the path of any oncoming vehicles or onto any adjacent property. No flashing, traveling, animated color or intermittent lighting shall project beyond the exterior of any building.

4.09 Subdivision of Lots. Subdivision of any lot(s) reflected on Exhibit "C" attached hereto shall be permitted only with the express written consent of the Board of Commissioners of the Authority, if in existence at the time, and otherwise with that of the City.

4.10 Condition of Premises. All property owners, tenants and other occupants of any part of these Properties in the Eastside Urban Renewal Area shall carefully maintain the property in their respective possession and control and all structures, buildings and improvements of whatever nature thereon in a safe, clean and wholesome manner and in first class condition and repair at all times.

4.11 Compliance With More Restrictive Regulations Required. The developer of all or portions of Tracts 5, 8, 9, 26 and 27 must comply with the ordinances, regulations and codes of the City of Kansas City, Missouri when said ordinances are more restrictive than the restrictions and covenants contained herein.

ARTICLE V

Review and Approval

No building, structure or improvement of any kind (including fences) shall be installed, erected, placed, assembled, altered or permitted to remain on the Property or any portion thereof unless and until the plans and specifications for the same showing the nature, shape, size, color, architectural design, materials, location, landscaping, paving plans and graphics associated therewith have been first approved in writing by the Board of Commissioners of the Authority, if in existence at the time, and otherwise by the City. No grant of a building permit by any governmental authority shall relieve an applicant's duty to comply with this Article. The approval or disapproval of said Board of Commissioners or Executive Board pursuant to the provisions of this Article shall not be deemed to be limited by reason of specific requirements or standards herein set forth, provided that all such action shall be in conformity with the spirit and intent of these restrictions and covenants, and in keeping with the urban renewal plan applicable to the Eastside Urban Renewal Area. The Board of Commissioners of the Authority, if in existence at the time, and otherwise the City is authorized to promulgate guidelines for developmental requirements of the Property for the information of affected persons, provided such guidelines are likewise in keeping with these restrictions and covenants and said urban renewal plan. Neither the Authority, nor the respective Board shall be liable in damages to anyone so submitting plans for approval or making any other request(s) of the Authority or the Owners Association as above provided, or to any owner, tenant or occupant of any part of the Property in the Eastside Urban Renewal Area by reason of mistake in judgment,

negligence or nonfeasance on the part of the Authority, or their respective Boards, agents, servants or employees, arising out of or in connection with the approval, disapproval or failure to approve any such plans or other request(s). Likewise, anyone so submitting such plans or other request(s), and any owner, tenant or occupant of any of the Property in the Eastside Urban Renewal Area, by acquiring title to or possession of any such property under grant, deed, lease or other acquisition or tenancy agreement, agrees not to bring any action or suit to recover any such damages against the Authority, or the respective Boards, agents, servants or employees of them. In the event the Board of the Authority shall fail to approve or disapprove such plans or other request(s), and any requested additional or supplemental information relating thereto, have been submitted to it, said plans or other request(s) shall be deemed to be approved. Any person, firm or corporation violating the requirements of this Article shall be liable for all costs incurred in curing such violation, including but not limited to attorney's fees and court costs.

ARTICLE VI

Design Review Process

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

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

6.03 Required submission will occur at three stages in the preparation of the redevelopment proposal. Additional informal reviews at the request of either the Redeveloper or the Authority Staff are encouraged. A time schedule for the required submissions will be agreed upon on or before the time of execution of the Land Disposition Agreement, Inducement Resolution, or other action by the Authority, and will be set forth therein or in a separate document. It is the intention of the Authority Staff that once approval has been given of a submission stage, further review will be limited to consideration of a development or

refinement of previous approved submissions, or to new elements which were not present in previous submissions.

The formal stages of submission follow:

A. STAGE 1 - SCHEMATIC DESIGN

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

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

Upon approval by the Authority of the SCHEMATIC DESIGN, the following submission is required:

B. STAGE 2 - DESIGN DEVELOPMENT

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

- (1) Site Plan development of VI. 6.03 A.(1) at 1" = 40' minimum (or as determined after approval of SCHEMATIC DESIGN). Phasing possibilities, if any, shall be shown. Proposed site grading, including typical existing and proposed grades at parcel lines shall be shown. These areas of the site proposed to be developed "by others" or easements to be provided for others shall be clearly indicated. All dimensions which may become critical from the point of view of zoning shall be indicated. Adjacent buildings, streets and buildings across streets must be indicated.
- (2) Site sections at 1" = 40' (minimum) showing vertical relationships in addition to those shown above.
- (3) Building plans, elevations, and sections developed from those of VI. 6.03 A.(2).
- (4) Time schedule for the following submission.

Upon approval by the Authority of the DESIGN DEVELOPMENT, the following submission is required:

C. STAGE 3 - FINAL WORKING DRAWINGS AND SPECIFICATIONS

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

- (1) Complete site plans for the final parcel development to working drawing level of detail. These drawings, upon approval, will serve as a basic coordination drawing indicating scope of work and responsibilities to be performed by others.
- (2) Complete working drawings and specifications ready for bidding.
- (3) Statement of proposal, indicating differences, if any, from VI. 6.03 A.(5).
- (4) Time schedule for construction of this project.
- (5) Detailed financial plan, including costs, rents and operation.

Once FINAL WORKING DRAWINGS AND SPECIFICATIONS have been approved and construction started, the only items subject to an additional review will be requests for change orders in the construction. The Redeveloper is strictly required to construct the project in accordance with all details of the approved drawings. Permission to make changes from such approved drawings must be requested by the Redeveloper in writing to the Director of Planning, who, in turn, will reply in writing, giving his

approval or disapproval of the changes. No changes in the work are to be undertaken until such approval has been obtained.

ARTICLE VII

Affirmative Action Process

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

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

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

STEP I

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

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

A. Equal Opportunity Requirements.

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

Resources, Executive Order #11246, Chapter IV - Contractor's Responsibilities, Minimum Wage for Each Job Classification Requirements, Authority Board Policies.

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

STEP II

REDEVELOPER SUBMISSION FOR BOARD APPROVAL

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

STEP III

REDEVELOPER SUBMISSION FOR FINAL BOARD APPROVAL

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

This letter will clarify the steps the redeveloper intends to take in order to make his commitment of

minority participation a reality. The instructions he has given his general contractor on methods to ensure these steps are implemented.

STEP IV POST BOARD ACTION

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

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

STEP V PRE-CONSTRUCTION CONFERENCE

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

STEP VI MONITORING

- A. During the construction of the project, Authority staff will monitor the project to ensure the Affirmative Action Plan goals are being attained, or in the absence of achieving the goals, a Good Faith Effort is made to achieve the goals.
- B. The developer, or contractor and subcontractors will complete and mail to the Authority's office the monthly

Employment Utilization Report, Form #257, by the 5th of each month, and the U. S. Department of Labor Wage and Hour Division Payroll Report, WH 347, is submitted weekly to the Authority's Equal Employment Officer.

ARTICLE VIII

Enforcement

8.01 Abatement and Suit. All restrictive covenants contained herein shall attach to and run with the land, and it shall be lawful, not only for Declarant, its successors and assigns, but also for the owner or owners of all lands in the Property, deriving title from or through Declarant, after notice of violation or breach of any restriction or covenant herein contained shall be given to the property owner and in default of action by him within thirty (30) days following the date on which such violation or breach shall have been brought to his attention by the Authority, to enter upon the property upon or as to which said violation or breach exists and to summarily abate and remove, at the expense of the owner or lessee thereof, any structure, thing or condition that may be or exist thereon contrary to the intent and meaning of the provisions hereof, or to institute and prosecute a proceeding at law or in equity against the person or persons who have violated or are attempting to violate any of these restrictions or covenants to enjoin or prevent them from doing so, to cause said violation to be remedied, or to recover damages for said violations.

8.02 Deemed to Constitute a Nuisance. The result of every action or omission whereby any restriction or covenant herein contained is violated in whole or in part is hereby declared to be and to constitute a nuisance, and every remedy allowed by law or equity against an owner, either public or private, shall be applicable against every such result and may be exercised by Declarant if in existence at the time, and otherwise the City, or by any owner of property for whose benefit these restrictions and covenants are made.

8.03 Attorney's Fees. In any legal or equitable proceeding for the enforcement or to restrain the violation of this Declaration or any provision hereof, the losing party or parties shall pay the attorney's fees of the prevailing party or parties, in such amount as may be fixed by the Court in such proceedings. All remedies provided herein or at law or in equity shall be cumulative and not exclusive.

8.04 Inspection. A duly authorized representative of Declarant if in existence at the time, and otherwise the City, may from time to time at any reasonable hour or hours, enter and inspect any property subject to these restrictions to ascertain compliance therewith.

8.05 Failure to Enforce Not a Waiver of Rights. The failure of Declarant if in existence at the time, and otherwise the City, or of any other property owner to enforce any restriction herein contained shall in no event be deemed to be a waiver of the right to do so thereafter nor of the right to enforce any other restriction or covenant.

ARTICLE IX

Term, Termination and Modification

9.01 Term. This Declaration, every provision hereof and every covenant and restriction contained herein, shall continue in full force and effect for a period of twenty-five (25) years from the date hereof, unless otherwise specifically provided, on which date these covenants and restrictions shall terminate and end, and thereafter be of no further legal or equitable effect on such Property or any owner thereof; provided, however, that although these covenants and restrictions may expire as herein provided, any and all causes of action for breach of these covenants and restrictions committed or suffered prior to such expiration shall survive such expiration.

9.02 Termination and Modification. The covenants and restrictions contained herein may be waived, terminated or modified, as to the whole of the Property or any portion thereof, by an instrument executed by Declarant and duly acknowledged and recorded in the Department of Records for Jackson County, Missouri at Kansas City.

ARTICLE X

Miscellaneous Provisions

10.01 Constructive Notice and Acceptance. Every person who now or hereafter owns or acquires any right, title or interest in or to any portion of the Property is and shall be conclusively deemed to have consented and agreed to every covenant, condition and restriction contained herein, whether or not any reference to this Declaration is contained in the instrument by which such person acquired an interest in said Property.

10.02 Rights of Mortgagees. All restrictions and other provisions herein contained shall be deemed subject and subordinate to all mortgages and deeds of trust now or hereafter executed upon land subject to these restrictions, and none of said restrictions shall supersede or in any way reduce the security or affect the validity of any such mortgage or deed of trust; provided however, that if any portion of said property is sold under a foreclosure of any mortgage or under the provisions of any deed of trust, any purchaser of such sale, and his successors and assigns, shall hold any and all property so

purchased subject to all of the restrictions, covenants and other provisions of this Declaration.

10.03 Mutuality, Reciprocity; Runs With Land. All restrictions, covenants and agreements contained herein are made for the direct, mutual and reciprocal benefit of each and every part and parcel of the Property; shall create mutual, equitable servitudes upon each parcel in favor of every other parcel; and shall create reciprocal rights and obligations between the respective owners of all parcels of the Property and privity of contract and estate between all grantees of said parcels, their heirs, successors and assigns.

In addition, all restrictions contained herein shall operate as covenants running with the land for the benefit of the land described in Exhibit "A" hereto and shall inure to the benefit of all grantees of said land, their heirs, successors and assigns, and shall apply to and bind the grantees of any and all parcels of the Property, their heirs, successors and assigns.

10.04 Paragraph Headings. Paragraph headings, where used herein, are inserted for convenience only and are not intended to be a part of this Declaration or in any way to define, limit or describe the scope and intent of the particular paragraphs to which they refer.

10.05 Effect of Invalidation. If any provision of this Declaration is held to be invalid by any court, the invalidity of such provision shall not in any manner whatsoever affect, modify, change, abrogate, or nullify the validity of the remaining provisions hereof not so declared to be invalid, but all of the remaining provisions not so held to be invalid shall continue unimpaired and in full force and effect.

10.06 No Effect on City Ordinances. No provision of this Declaration shall be deemed to abrogate, cancel or annul any existent or future ordinance(s) of the City of Kansas City, Missouri.

IN WITNESS WHEREOF, the Land Clearance for Redevelopment Authority of Kansas City, Missouri has caused this Declaration to be executed by its duly authorized officers, and its corporate seal to be hereunto affixed on the date first hereinabove written.

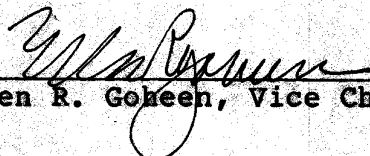
LAND CLEARANCE FOR REDEVELOPMENT
AUTHORITY OF KANSAS CITY, MISSOURI

(Seal)

Attest:


Brian H. Collins, Secretary

By:


Ellen R. Goheen, Vice Chairman

20127
AN ORDINANCE

20127
REQUESTING THE RESERVATION OF CAPITAL GRANT FUNDS, APPROVING THE UNDERTAKING OF SURVEYS AND PLANS FOR AN URBAN RENEWAL PROJECT, AND THE FILING OF AN APPLICATION FOR FEDERAL ADVANCE OF FUNDS, AND RECOGNIZING THAT THE CITY INCURS CERTAIN OBLIGATIONS.

WHEREAS, under Title I of the Housing Act of 1949, as amended, the Housing and Home Finance Administrator is authorized to extend financial assistance to localities in the elimination and prevention of the spread of their slums and urban blight through the planning and undertaking of urban renewal projects; and

WHEREAS, it is desirable and in the public interest that the Land Clearance for Redevelopment Authority of Kansas City, Missouri, prepare surveys and plans in order to undertake and carry out an urban renewal project of the character contemplated by Section 110(c) of said Title I, in that certain area, proposed as an Urban Renewal Area, situated in the City of Kansas City, County of Jackson, and State of Missouri, and described as follows:

Bounded on the west by Oak Street from 11th Street to 8th Street and Locust Street from 8th Street to 6th Street Trafficway; on the north by the present south right of way line of the Intercity Freeway and Paseo Bridge Approach Road from Locust Street to the intersection of Troost and Independence Avenues, and by Independence Avenue from Troost to Forest; on the east by Forest Avenue from Independence Avenue to 9th Street and Troost Avenue from 9th Street to 11th Street; and on the south by 11th Street from Troost Avenue to Holmes Street, and by the north line of the South Humboldt Redevelopment Project from Holmes Street to Locust Street (being a line beginning at the southwest corner of the intersection of 11th Street and Holmes; thence south 288'; thence west 132' to the alley between Holmes and Cherry; thence north 96'; thence west across Cherry Street to the west line of the alley between Cherry and Locust Streets; thence south 48' to the north property line of the Police and Municipal Courts Building), and by 11th Street from Locust Street to Oak Street.

WHEREAS, the above-cited Federal law requires as a condition to the execution of a contract for a loan and capital grant for an urban renewal project that the locality present to the Housing and Home Finance Administrator a workable program, as set forth in Section 101(c) of said Title I, for utilizing appropriate public and private resources to eliminate and prevent the

20127

development or spread of slums and urban blight, to encourage needed urban rehabilitation, to provide for the redevelopment of blighted, deteriorated, or slum areas or to undertake such other feasible community activities as may be suitably employed to achieve the objectives of such a program; and

WHEREAS, it is recognized that contracts for loans and capital grants for urban renewal projects will require, among other things, (1) the approval of the urban renewal plan by the governing body of the locality in which the project is situated; (2) the provision of local grants-in-aid which may consist of donations of cash, land, demolition or removal work, and the installation, construction or reconstruction of streets, utilities, parks, playgrounds or other improvements or the provision of other public buildings or facilities; and (3) the development of a feasible method for the relocation of families displaced from the urban renewal area, NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the proposed Urban Renewal Area described above is a blighted and insanitary area in need of redevelopment and rehabilitation appropriate for an urban renewal project and that the undertaking by the Land Clearance for Redevelopment Authority of Kansas City, Missouri, of surveys and plans for an urban renewal project of the character contemplated by Section 110(c) of the Housing Act of 1949, as amended and supplemented, in the proposed Urban Renewal Area described above, is hereby approved.

Section 2. That the financial assistance provided under said Title I to assist urban renewal projects is needed and that the Housing and Home Finance Administrator is hereby requested to reserve for an urban renewal project in the proposed Urban Renewal Area described above Federal capital grant funds in an amount sufficient to enable the Land Clearance for Redevelopment Authority of Kansas City, Missouri, to finance the undertaking of the project.

Section 3. That it is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under Title I, including the requirements of said Title I respecting the workable program mentioned above, and that it is the sense of this body (a) that a feasible method for the relocation of families displaced from the urban renewal area, in conformity with said Title I, can be prepared, and (b) that local grants-in-aid, consisting of donations of cash, land, demolition or removal work, and the installation, construction or reconstruction of streets, utilities

20127

...parks, playgrounds or other improvements or the provision of other public buildings or facilities necessary for carrying out in the Urban Renewal Area the urban renewal objectives of said Title I in accordance with the urban renewal plan, and will be provided in an amount which will not be less than one third of the net project cost and which, together with the Federal capital grant, will be generally equal to the difference between gross project costs and the proceeds or value of project land sold, leased or retained for use in accordance with the urban renewal plan.

Section 4. That the filing of an application by the Land Clearance for Redevelopment Authority for an Advance of funds from the United States of America to enable it to defray the cost of the surveys and plans for an urban renewal project in the urban renewal area described above is hereby approved.

Reviewed by the City Manager:

L. P. [Signature]
City Manager

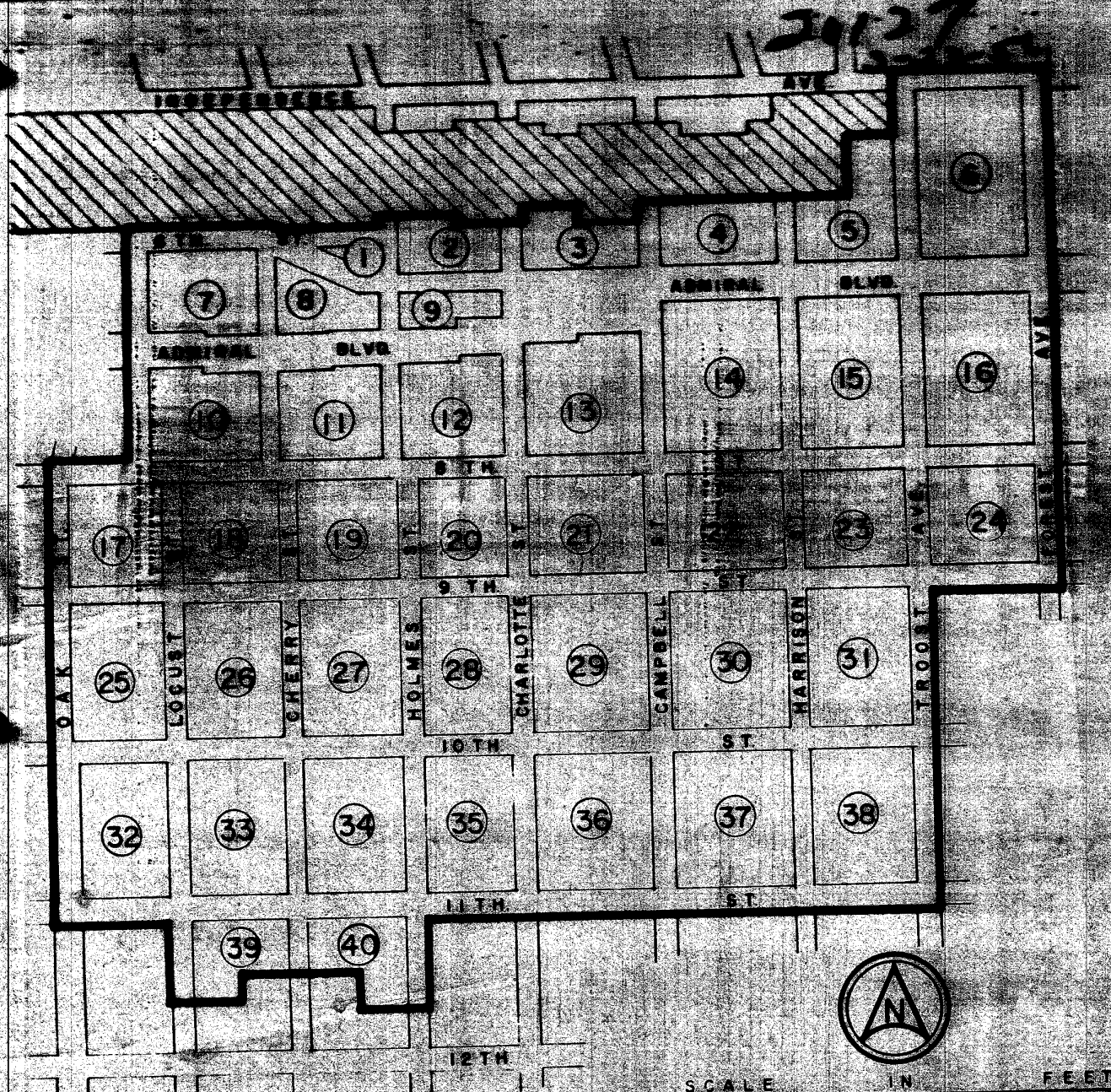
Approved as to form and legality:

[Signature]
Assistant City Counselor

[Signature]
Mayor

[Signature]
Clerk

[Signature]
Deputy City Clerk



Legend :

-  Boundary
-  Existing Freeway
-  Block Number

KEY MAP
 URBAN RENEWAL STUDY AREA
 Land Clearance for Redevelopment Authority
 Kansas City • • • Missouri
 February 1956

22763

22763

AN ORDINANCE

APPROVING THE URBAN RENEWAL PLAN FOR THE EASTSIDE URBAN RENEWAL PROJECT AREA BOUNDED GENERALLY BY THE INTERCITY FREEWAY ON THE NORTH, THE MIDTOWN FREEWAY ON THE EAST, 11TH STREET ON THE SOUTH, AND LOCUST STREET ON THE WEST, SUBJECT TO CERTAIN FINDINGS AND CONDITIONS.

WHEREAS, the Land Clearance for Redevelopment Authority of Kansas City, Missouri (hereinafter referred to as the Authority), by its resolution adopted on the 28th day of April, 1958, has adopted and recommended to the City Council for approval the Urban Renewal Plan certified and dated the 28th day of April, 1958, for the redevelopment and rehabilitation of that blighted or insanitary area in the City of Kansas City known as the Eastside Urban Renewal Project Area, bounded generally by the Intercity Freeway on the north, the Midtown Freeway on the east, 11th Street on the south, and Locust Street on the west, and more particularly described in said Urban Renewal Plan; and

WHEREAS, pursuant to its resolution of April 28, 1958, the Authority has submitted the said Urban Renewal Plan to the City Plan Commission for consideration; and the City Plan Commission having studied said plan and being fully informed as to its contents, has, by resolution dated May 19, 1958, determined that the said Urban Renewal Plan conforms to the Master Plan prepared for the development of the community as a whole and has recommended the said Urban Renewal Plan to the City Council for approval; and

WHEREAS, the submission and recommendation of the said Urban Renewal Plan to the City Council by the Authority is accompanied by a certified copy of the Resolution of the Authority adopted April 28, 1958, adopting and recommending the plan, a certified copy of the resolution of the City Plan Commission adopted May 19, 1958, recommending the plan and finding it to be in conformity with the Master Plan, a statement of the proposed method and estimated cost of the acquisition and preparation for redevelopment and urban renewal of the urban renewal project area and the estimated proceeds or revenues from its disposal to redevelopers, a statement of the proposed method of financing the project, and a statement of a feasible method proposed for the relocation of families to be displaced from the land clearance project area; and

WHEREAS, the said Urban Renewal Plan has been prepared by the Authority pursuant to Ordinance No. 20127, enacted by the Council on March 23, 1956, and financed with funds advanced

22763

by the United States of America through the Housing and Home Finance Administrator under Title I of the Housing Act of 1949, as amended, all in accordance with the Missouri Land Clearance for Redevelopment Authority Law (Sections 99.300 to 99.660, inclusive, Missouri Revised Statutes); and

WHEREAS, the Authority proposes that upon approval of the Urban Renewal Plan by the City Council, further federal financial assistance will be obtained for the purpose of undertaking and carrying out the project; and

WHEREAS, pursuant to and in accordance with the said Land Clearance for Redevelopment Authority Law, a public hearing on such Urban Renewal Plan has been held by the City Council on the 13th day of June 1958, after publication of notice thereof in The Kansas City Daily News-Press, a newspaper of general circulation in the community on the 27th day of May, 1958, and the 3rd day of June, 1958;

WHEREAS, the members of the Council have general knowledge of the conditions prevailing in the project area and of the availability of proper housing for the relocation of families that may be displaced from such area, and have considered and reviewed the relocation plan prepared by the Authority and submitted to the Council, NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That it is hereby found and determined that the said project area is a blighted or insanitary area and qualifies as an eligible project area under the Missouri Land Clearance for Redevelopment Authority Law.

Section 2. That the said Urban Renewal Plan, dated April 28, 1958, for the said project having been duly reviewed and considered is hereby approved.

Section 3. That it is hereby found and determined that the said Urban Renewal Plan is feasible and in conformity with the general or Master Plan prepared by the City Plan Commission for the development of the community as a whole.

Section 4. That it is hereby found and determined that the financial aid to be provided in the proposed contract between the Authority and the United States of America, acting through the Housing and Home Finance Administrator, is necessary to enable the project to be undertaken in accordance with the Urban Renewal Plan, and approval is hereby given to the said Authority to apply for such federal financial assistance under Title I of the Housing Act of 1949, as amended.

Section 5. That it is hereby found and determined that the said Urban Renewal Plan will afford maximum opportunity, consistent with the sound needs of the locality as a whole, for the rehabilitation or redevelopment of the Urban Renewal Area by private enterprise.

Section 6. That it is hereby found and determined that the plan submitted by the Authority for the proper relocation of the families displaced in carrying out the project in decent, safe and sanitary dwellings with acceptable standards is feasible and can be reasonably and timely effected to permit the proper prosecution and completion of the project; and that such dwellings available or to be made available to such displaced families are at least equal in number to the number of displaced families, are not generally less desirable in regard to public utilities, and public and commercial facilities than the dwellings of the displaced families, are available at rents or prices within the financial means of the displaced families, and are reasonably accessible to their places of employment.

Section 7. That the City of Kansas City will provide the necessary local grants-in-aid required pursuant to said Urban Renewal Plan, in the form authorized by Title I of the Housing Act of 1949, as amended, and will take such other action as may be necessary and appropriate on the part of the City to effectuate the said Urban Renewal Plan.

Section 8. That in accordance with the Land Clearance for Redevelopment Authority Law, minor modifications and changes may be made in the Urban Renewal Plan by the Authority without further approval of the City Council, if such modifications or changes do not substantially change the Urban Renewal Plan as approved herein. For this purpose, the City Plan Commission shall determine whether any such modification substantially changes the plan.

Authenticated as Passed this

JUN 13 1958

[Signature]
Mayor

Margaret Strahm
City Clerk

Luther Morgan
Deputy City Clerk

Reviewed by the City Manager:

[Signature]
City Manager

Approved as to form and legality:

[Signature]
City Counselor

25713

AN ORDINANCE

APPROVING CERTAIN AMENDMENTS OF THE URBAN RENEWAL PLAN FOR THE EASTSIDE URBAN RENEWAL PROJECT AREA, BOUNDED GENERALLY BY THE INTERCITY FREEWAY ON THE NORTH, THE MIDTOWN FREEWAY ON THE EAST, 11TH STREET ON THE SOUTH, AND LOCUST STREET ON THE WEST.

WHEREAS, by the enactment of Ordinance No. 22763, on June 13, 1958, the City Council approved the Urban Renewal Plan for the Eastside Urban Renewal Project Area, dated April 28, 1958, a copy of which was filed with the City Council; and

WHEREAS, the Land Clearance for Redevelopment Authority of Kansas City, Missouri, has adopted certain further amendments of the said Urban Renewal Plan, dated October 25, 1960, and a copy of said plan, as amended and dated October 25, 1960, has been filed with the City Council and is on file as document No. 25712, and

WHEREAS, the City Plan Commission has reviewed and approved the amendments of the said plan and found them to be in conformity with the Master Plan of Kansas City, NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the following amendments of the said Urban Renewal Plan for the Eastside Urban Renewal Project Area, dated October 25, 1960, are hereby approved:

A. Addition of following ten parcels (within the project boundaries, but not originally designated for clearance):

Parcel 608 P - 600 East Admiral Boulevard
Parcel 611 P - 621 East Admiral Boulevard
Parcel 612 A - 703-711 East Admiral Boulevard
Parcel 618 B - 800-06 Cherry
Parcel 619 J - 622 East 9th Street (portion not previously acquired)
Parcel 626 C - 919-921 Locust
Parcel 629 B - 907-13 Charlotte
Parcel 633 C - 1013 Locust
Parcel 635 D & E - 1000-06 Charlotte
Parcel 635 G (part) - 1010 Charlotte (north 25 feet only)

B. Vacation of Holmes Street from the north line of 9th Street to the south line of the Intercity Freeway right of way.

25713

- C. Designation of land in Block 619 for a new "Holmes Street Diagonal."
- D. Vacation of portion of north-south alley north from Admiral Boulevard between Cherry and Holmes Streets in Block 608 and vacation of a portion of the north-south alley south from 8th Street between Cherry and Holmes Streets in Block 619.
- E. Dedication of a strip of land to permit realignment of curbs along the north side of 9th Street west of Charlotte, measuring 6 feet along Charlotte and tapering to a point 200 feet west of Charlotte.
- F. Addition of a statement in Part C, Paragraph 3, of the Urban Renewal Plan to provide that upon receipt of a development proposal for the purchase of land for construction of high-rise apartment buildings in the project area, the authority will, if necessary and appropriate for the construction of such development, initiate action before the City Plan Commission for the rezoning of such land to the R-5 zoning district (high apartments) or to the R-6 zoning district (high apartments, provisional) of the zoning ordinance.
- G. Elimination of ten-foot setback requirement along the west side of Cherry Street between 8th and 11th Streets.
- H. Revise the following plates of the Urban Renewal Plan to reflect additional properties to be acquired and public rights of way to be vacated:
 - R 311 (d) "Types of Renewal Activity Proposed"
 - R 311 (e) "Street Rights of Way"
 - R 311 (f) "Proposed Land Use"
 - R 311 (g) "Existing and Proposed Zoning"
 - R 311 (1) "Urban Renewal KC Mo 1960"

Section 2. That it is hereby found and determined that all those findings, determinations and conclusions made and set forth in Ordinance No. 22763, dated June 13, 1958, relating to the Eastside Urban Renewal Plan, apply with equal force and effect to the Urban Renewal Plan for the Eastside Urban Renewal Area, as amended by the amendments referred to herein.

Section 3. That the said Urban Renewal Plan, as amended, is hereby found to be feasible and in conformity with the general plan for the development of the community as a whole.

Authenticated as pastor this _____ day of _____, 1960.

Margaret Stralman
City Clerk

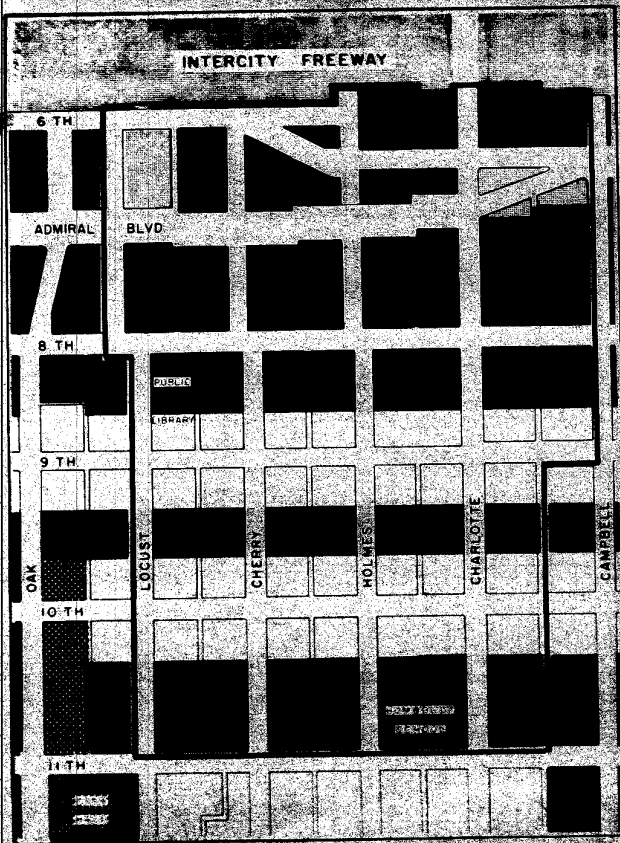
Reviewed by the City Manager:

W. D. Klemm
City Manager

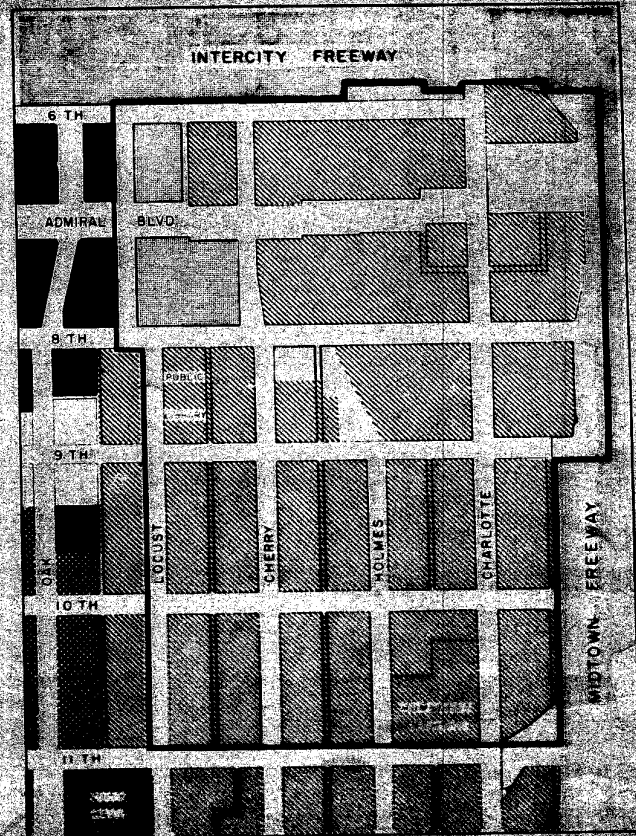
Approved as to form and legality:

King McQuinn
Associate City Counselor

By Dale M. Gray
Form 2018 (S) City Law
Deputy City Clerk



EXISTING ZONING



PROPOSED ZONING

-  PROJECT BOUNDARY
-  C-3(a) INTERMEDIATE BUSINESS
-  C-3(b) INTERMEDIATE BUSINESS TRANSITIONAL
-  C-4 CENTRAL BUSINESS DISTRICT
-  M-1 LIGHT INDUSTRY
-  RIGHT OF WAY- FREEWAY, LOOP CONNECTION & HOLMES ST DIAGONAL

2571.2

EASTSIDE URBAN RENEWAL PROJECT (MO R-6)

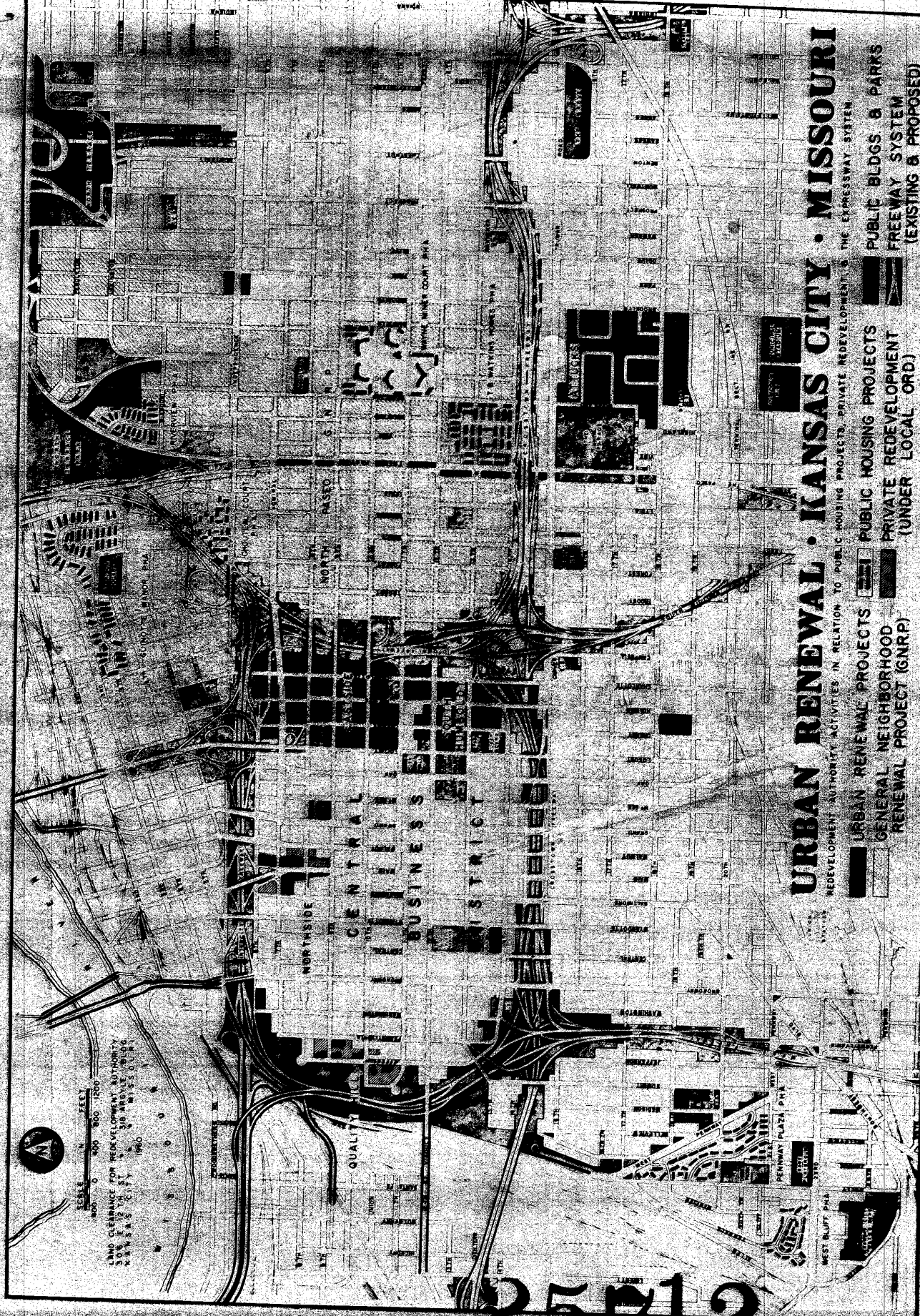
LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
306 E 12 TH ST • KANSAS CITY MISSOURI



SCALE
0 100 200 400

PREPARED BY L.P.A. STAFF
COMPLETION DATE APRIL 1958
REVISION DATE OCTOBER 1960

REPORT CODE NO R 311(g)



SCALE IN FEET
 0 400 800 1200
 LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
 300 E. 12TH ST. - 310 ARCADE WING
 KANSAS CITY - MISSOURI
 1960

URBAN RENEWAL • KANSAS CITY • MISSOURI

REDEVELOPMENT AUTHORITY ACTIVITIES IN RELATION TO PUBLIC HOUSING PROJECTS, PRIVATE REDEVELOPMENT, & THE EXPRESSWAY SYSTEM

- URBAN RENEWAL PROJECTS
- GENERAL NEIGHBORHOOD RENEWAL PROJECT (GNRP)
- PUBLIC HOUSING PROJECTS
- PRIVATE REDEVELOPMENT (UNDER LOCAL ORD.)
- PUBLIC BLDGS & PARKS
- FREEWAY SYSTEM (EXISTING & PROPOSED)

2571.2

STATEMENT TO THE CITY COUNCIL**83256**

regarding an amendment to the Urban Renewal Plan for the Eastside Urban Renewal Project area by the Land Clearance for Redevelopment Authority of Kansas City, Missouri.

The Land Clearance for Redevelopment Authority of Kansas City, Missouri, has adopted, under date of January 26, 1966, certain revisions to the text and exhibit maps of the Urban Renewal Plan for the Eastside Urban Renewal Project, as originally approved by the City Council by Ordinance No. 22763 on June 13, 1958, and amended through August 6, 1965. The Authority is now submitting such amendments to the City Council for approval, with the following statement in accordance with the provisions of the Missouri Land Clearance for Redevelopment Authority Law.

The Urban Renewal Plan, as amended through August 6, 1965, designated Disposition Tracts 6 and 11 for public rights-of-way purposes; as shown on the accompanying map "A", Tract 6 was to be sold to the City for a proposed "loop connector" facility, while Tract 11 was to be dedicated as the right-of-way for a new "Holmes Street Diagonal."

Subsequent studies and conferences with various city departments concerned with traffic flow considerations in the area have concluded that the land areas needed for such proposed public facilities are substantially less than originally planned, and that the boundaries of said Tracts 6 and 11 can be cut back to the boundaries as indicated on the accompanying map "B".

Instead of the previously proposed "loop connector" in Tract 6, a realigned Locust Street would be established through a much smaller Tract 6, making a new Tract 4 available for private redevelopment.

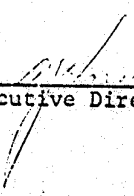
The proposed right-of-way of the Holmes Diagonal on Tract 11 would be confined to the west line of the present alley in Block 619, thus making new Tract 8 also available for private redevelopment. New Tract 11 will accommodate the present one-way northbound traffic flow on the Holmes diagonal; in the event the traffic flow pattern is ever reversed, the necessary modification can be made at minimum expense as a result of a building set-back restriction which has been placed on the northeast corner of Disposition Tract 8.

83256

As a result of continuing conferences with the State Highway Department, certain modifications are proposed for the boundaries of Disposition Tracts 5 and 9 as they relate to the adjacent right-of-way of the Midtown Freeway.

Specifically, the proposed amendments call for changes in the size and shape of five separate Disposition Tracts (Nos. 5, 6, 7, 9 and 11) and the creation of two new Tracts (Nos. 4 and 8) for private redevelopment.

LAND CLEARANCE FOR REDEVELOPMENT
AUTHORITY OF KANSAS CITY, MISSOURI

By 
Executive Director and Counsel

33261
AN ORDINANCE

33264

APPROVING CERTAIN AMENDMENTS OF THE URBAN RENEWAL PLAN FOR THE EASTSIDE URBAN RENEWAL PROJECT AREA, BOUNDED GENERALLY BY THE INTERCITY FREEWAY ON THE NORTH, THE MIDTOWN FREEWAY ON THE EAST, 11TH STREET ON THE SOUTH, AND LOCUST STREET ON THE WEST.

WHEREAS, by the enactment of Ordinance No. 22763, on June 13, 1958, the City Council approved the Urban Renewal Plan for the Eastside Urban Renewal Project Area, dated April 28, 1958, a copy of which was filed with the City Council; and

WHEREAS, the Land Clearance for Redevelopment Authority of Kansas City, Missouri, has adopted certain further amendments of the said Urban Renewal Plan, dated January 26, 1966, as set forth on new pages 16 and 17 of the text of the Plan, and accompanied by revised Exhibit Maps E, F and G, and a copy of said text and exhibits, as revised and dated January 26, 1966, has been filed with the City Council and is on file as Document No. 33256; and

WHEREAS, the City Plan Commission has reviewed and approved the amendments of the said plan and found them to be in conformity with the Master Plan of Kansas City, NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the following amendments of the said Urban Renewal Plan for the Eastside Urban Renewal Project Area, dated January 26, 1966, are hereby approved:

- A. Changes in the design and land area requirements for proposed public improvements in Disposition Tracts 6 and 11.
- B. Resultant changes in the sizes and boundaries of Tracts 6, 7 and 11, and the creation of new Tracts 4 and 8 to be made available for private redevelopment.
- C. Minor modification of the boundaries of Disposition Tracts 5 and 9 as they relate to the adjacent right-of-way of the Midtown Freeway.
- D. Addition of new pages 16 and 17 of the text of the Urban Renewal Plan, and substitution of three exhibits (Exhibits 311 E, F and G) properly reflecting the above changes.

33264

Section 2. That it is hereby found and determined that all those findings, determinations and conclusions made and set forth in Ordinance No. 22763, dated June 13, 1958, relating to the Eastside Urban Renewal Plan, apply with equal force and effect to the Urban Renewal Plan for the Eastside Urban Renewal Area, as amended by the amendments referred to herein.

Section 3. That the said Urban Renewal Plan, as amended, is hereby found to be feasible and in conformity with the general plan for the development of the community as a whole.

Reviewed by the ^{ACTING} City Manager:

[Signature]
ACTING CITY MANAGER

Approved as to form and legality:

[Signature]
Associate City Counselor

Authenticated as Passed this

DEC 2 1966

[Signature]
Mayor

[Signature]
City Clerk

[Signature]
County City Clerk