

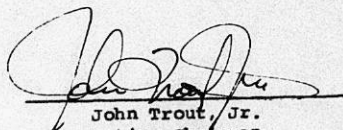
RESOLUTION FINDING CIVIC CENTER AMENDED
URBAN RENEWAL PLAN IN CONFORMITY TO
GENERAL PLAN FOR THE MUNICIPALITY AS A
WHOLE

WHEREAS, in accordance with provisions of Title I of the Housing Act of 1949, as amended, and the Kansas Urban Renewal Law, The Board of City Commissioners of the City of Wichita, Kansas, has referred the Civic Center Amended Urban Renewal Plan, dated May 1, 1968, to the Wichita-Sedgwick County Metropolitan Area Planning Commission for its report and recommendations respecting said Amended Urban Renewal Plan as to its conformity with the general plan for the development of the municipality as a whole; and

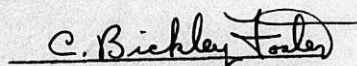
WHEREAS, a general plan has been prepared and is recognized and used as a guide for the general development of the locality as a whole.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF CITY COMMISSIONERS OF THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION that it is hereby found and determined that said Amended Urban Renewal Plan for the Project area conforms to said general plan of the locality.

ADOPTED this 13 day of May, 1968.


John Trout, Jr.
Acting Chairman

ATTEST:


C. Bickley Foster
Secretary

May 14, 1968

Board of City Commissioners
City of Wichita
City Building
Wichita, Kansas

Gentlemen:

Re: DR 67-11 - Amended Civic Center
Urban Renewal Plan Project No.
Kans. R-19

The Metropolitan Area Planning Commission at a recessed meeting on May 13, 1968, reviewed the Amended Civic Center Urban Renewal Plan referred to it by the City Commission on May 7, 1968. It was moved by Mr. Bledsoe, seconded by Mr. Kratzer, and passed by a 3-2 vote, to adopt a Resolution finding the Amended Civic Center Urban Renewal Plan in conformity to the General Plan for the municipality as a whole.

A copy of the Resolution is attached.

Respectfully submitted,

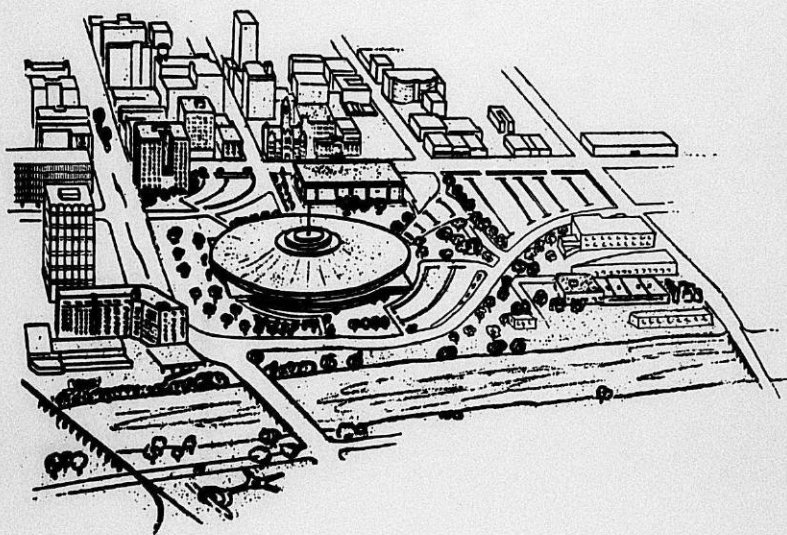
C. Bickley Foster
Secretary

CBF:ber
Attachment

cc: W. Harold Mooney
Chairman, MAPC

AMENDED
URBAN RENEWAL PLAN
CIVIC CENTER
WICHITA, KANSAS
PROJECT NO. KANS. R-19

MAY 1, 1968



**URBAN RENEWAL AGENCY OF THE
WICHITA, KANSAS METROPOLITAN AREA**

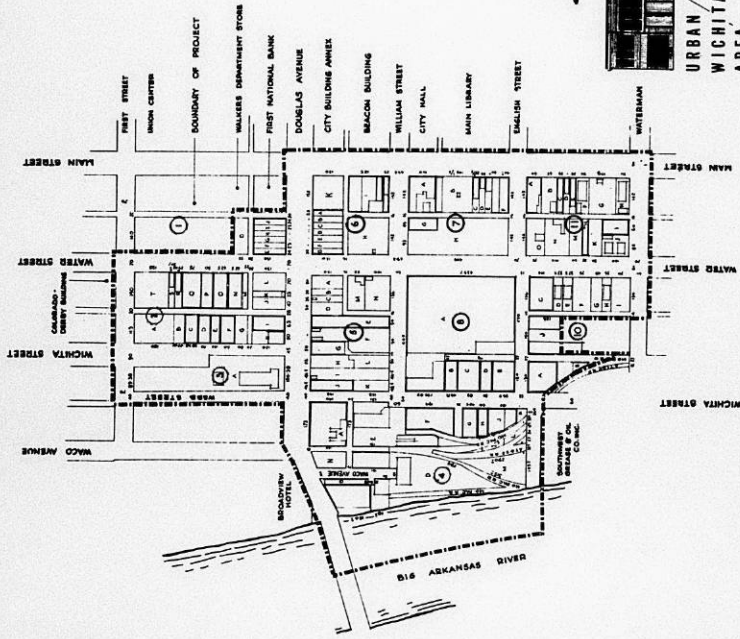
AMENDED
URBAN RENEWAL PLAN
FOR
CIVIC CENTER URBAN RENEWAL PROJECT
WICHITA, KANSAS

AMENDED
URBAN RENEWAL PLAN

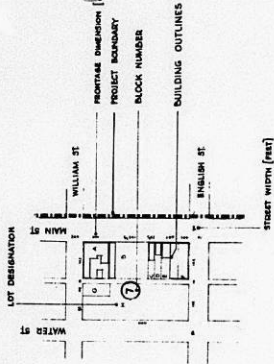
FOR
CIVIC CENTER URBAN RENEWAL PROJECT
WICHITA, KANSAS

PROJECT NO. KANS. R-19
May 1 , 1968

- PART A. TABLE OF CONTENTS
- PART B. DESCRIPTION OF PROJECT
1. Boundaries of Urban Renewal Area
Exhibit: Plate I - Property Map
 2. Summary of Proposed Renewal Actions
- PART C. LAND USE PLAN
1. Land Use Map
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- PART D. PROJECT PROPOSALS
1. Land Acquisition
 2. Redevelopers Obligations
- PART E. PROCEDURE FOR CHANGES IN APPROVED PLAN.



LEGEND



PROPERTY MAP

CIVIC CENTER

URBAN RENEWAL AGENCY of the
WICHITA, KANSAS METROPOLITAN
AREA



PROJECT KANS. R. - 19
AUGUST 19, 1964
CODE R 212
SHEET 1 OF 1
SCALE 1" = 400'
REVISED - MAY 1, 1963

PART B. DESCRIPTION OF PROJECT

1. Boundaries of Urban Renewal Area

The CIVIC CENTER URBAN RENEWAL PROJECT is located west of and immediately adjacent to the Central Business District. The boundary of the Project is indicated on Plate I - Property Map, and more specifically includes that certain area situated in the City of Wichita, County of Sedgwick, State of Kansas, and described as follows:

BEGINNING at the intersection of the center line of the Arkansas River with the north line of Douglas Avenue;
THENCE easterly to the west line of Webb Street;
THENCE, north to the north line of First Street;
THENCE, east to the east line of Water Street;
THENCE, south to a line five feet north of the south line of Lot 18, on Water Street in Greiffenstein's Original Town, an addition to Wichita, Sedgwick County, Kansas;
THENCE, east along said line to the east line of the north-south alley between Main and Water Streets;
THENCE, south to the north line of Douglas Avenue;
THENCE, east to the east line of Main Street;
THENCE, south to the south line of Waterman Street;
THENCE, west to the west line of the first north-south alley between Water and Wichita Streets;
THENCE, north to the north line of lot 46 of River Addition to the City of Wichita, Sedgwick County, Kansas;
THENCE, west along said line and a line parallel to and 125 feet south of the south line of English Street to the east line of the second north-south alley between Water and Wichita Streets;
THENCE, south to the north line of Waterman Street;
THENCE, generally northwesterly along the northeast line of the Missouri Pacific Railroad to the east line of Wichita Street;
THENCE, west to the center line of the Arkansas River;
THENCE, northwesterly along said center line to the north line of Douglas Avenue; being the point of beginning.

2. Summary of Proposed Renewal Actions

The Project Area, adjacent to downtown, is currently occupied by old, blighted commercial and warehouse structures. Under this Urban Renewal Plan, the entire Project Area will be acquired and cleared with the exception of two large office buildings, one at the southwest corner of Main and Douglas (Parcel 6-K) and one on the north side of Douglas Avenue at its intersection with Webb Street (Parcel 3-A). Existing use of these excluded parcels is considered to be compatible with Project proposals at the present time.

Park and public open space areas will be dedicated within the Project to complement the proposed public buildings. As noted on the Land Use Plan -- Plate II, the principal park areas will be a strip of land along the east bank of the Arkansas River and a small tract at the southeast corner of Douglas and Water Streets.

Portions of the existing internal street pattern will be vacated and a new vehicular circulation system will be provided. The proposed new street plan is also indicated on the Land Use Plan -- Plate II. Streets, curb and gutter, sidewalks, ornamental pavings, landscaping, sanitary sewers, and storm drainage facilities, as necessary, will be installed in the Project Area in connection with the undertaking of this Plan.

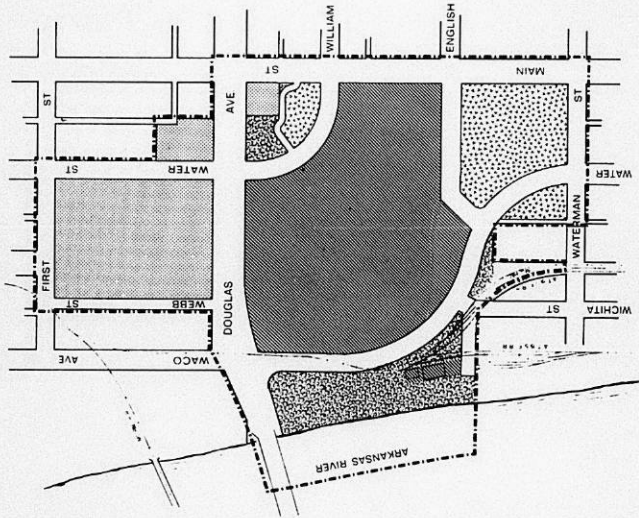
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1. Land Use Map

Plate II - Land Use Plan - indicates the proposed land use pattern and major thoroughfares. In general, all of that area within the Project lying north of Douglas Avenue will be made available for commercial uses compatible with the Central Business District and public buildings to the south. All of the Project Area lying south of Douglas Avenue will be made available for public uses including public buildings and related parking.

2. Land Use Provisions and Building Requirements

- a. Land Use shall be as indicated on Plate II - Land Use Plan. In those areas indicated for commercial use (lying north of Douglas Avenue), land uses permitted shall be commercial, retail, office, multi-family residential, and transient housing, provided, that all such uses are integrated into a scheme to enable the various parts of the design to function properly, and provided, that such uses are in proper relationship to each other and enhance rather than reduce amenity. The design should allow for adequate open space and good facilities for pedestrian movement in safety and pleasant surroundings.
- b. In addition to the foregoing, the following regulations controls, or restrictions shall be imposed on all real property acquired in connection with the Project:
 - (1) General. The real property covered hereunder shall be subjected to these conditions, covenants, restrictions, reservations and easements to insure its best use and most appropriate development and improvement; to preserve and enhance the amenity and convenience of such property, to guard against the erection thereon of poorly designed or proportionated structures and structures built of improper or unsuitable materials; to ensure the highest and best development of said property; to encourage and secure the erection of attractive structures thereon, with appropriate locations



- LEGEND**
- PROJECT BOUNDARY
 - UTILITY EASEMENT
 - CENTER LINE OF RAILROAD (EXIST TO REMAIN)
- LAND USE**
- [Diagonal Lines] COMMERCIAL
 - [Stippled Pattern] PUBLIC BUILDINGS & RELATED USES
 - [Dotted Pattern] PUBLIC OFF-STREET PARKING
 - [Cross-hatched Pattern] DEDICATED PARK & PUBLIC OPEN SPACE

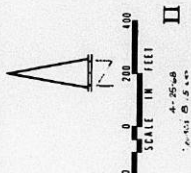
LAND USE PLAN

CIVIC CENTER

URBAN RENEWAL AGENCY of the
WICHITA, KANSAS METROPOLITAN
AREA



PROJECT KANS. R. 19
AUGUST 18, 1964
CODE R 213
SHEET 1 OF 1



4-25-64
J. C. G. S. A. C.

II

thereof to secure adequate free spaces between structures, and in general, to provide adequately for a high type and quality of improvement in said property.

- (2) Procedure. No improvements shall be undertaken until the complete plans and specifications, including the floor plans and grade and plot plan of such improvement, shall have been submitted to and approved in writing by the Urban Renewal Agency, which shall incur no liability by reason of its judgment, even though erroneous, in approving or failing to approve such plans and specifications. If such plan or plans are not disapproved by the Agency within thirty (30) days after their submission to it, or in any event, if no suit to enjoin the construction of such improvements, due to the failure to comply with the plans and specification as submitted, has been commenced prior to the completion thereof, the required approval of such construction shall be deemed to have been given and the provisions of this section fully complied with.
- (3) Minimum Pedestrian Walking and Vehicular Circulation Area at Ground Floor Level.
At least twenty percent (20%) of the net site area, in the form of malls, arcades, setbacks, and/or drives, shall be provided as pedestrian walking areas or vehicular circulation areas, generally available to the public.
- (4) Building Setbacks From The Property Line.
A thirty-five (35) foot setback, at all building levels, roof overhang excluded, shall be maintained on the following frontage:

DOUGLAS AVENUE:

COMMENCING at the southwest corner of Lot 1, Block 1;
THENCE, easterly along the south line of said lot to the southeast corner of Lot 1, Block 1.

COMMENCING at the southwest corner of Lot 1, Block 2;
THENCE, easterly along the south line of said lot to a point one hundred and twenty-six (126) feet east of the point of beginning.

A ten (10) foot building setback on the ground floor level shall be provided on the following frontage:

FIRST STREET:

BEGINNING at the northeast corner of Lot 1,
Block 1,
THENCE, westerly along the north line of said
lot and said line extended to a point 425.10 feet
west of the northeast corner of said lot.

WEBB STREET:

BEGINNING at the southwest corner of Lot 1,
Block 1,
THENCE, northerly along the west line of said
lot and said line extended to a point 564.03 feet
north of the southwest corner of said lot.

WATER STREET:

COMMENCING at the southeast corner of Lot 1,
Block 1,
THENCE, north along the east line of said lot a
distance of 603.07 feet to the northeast corner of
Lot 1, Block 1.

The term "ground floor level" is defined to be from zero (0)
to twelve (12) feet above the abutting sidewalk grade.

Canopies protecting sidewalks and drives shall not be
subject to the setback requirements but must be approved,
in writing, by the Urban Renewal Agency.

- (5) Residential Requirements. Residential uses shall be limited to multi-family, elevator type structures. No living unit may be located at ground floor level. Site coverage of structures designed for residential use may not exceed twenty-five percent (25%) of the combined site coverage of all structures. Residential dwelling unit density shall be limited to one unit per eight hundred (800) square feet of lot area.
- (6) Minimum Off-Street Parking. One car space for each dwelling unit and one car space for each 500 square feet of gross office and/or retail floor area.
- (7) Off-Street Public Parking. Off-street public parking to be provided in the Project Area shall be open to use by the public at large and shall not be limited to special uses or special users.

(8) Signs.

- (a) The proposed location and size of all identifying or advertising signs must be indicated on the final working drawings and submitted to the Agency for written approval prior to erection of the sign. The signs should be related to the structure to which they are attached in position, form, color, and size. The one permitted exception is the case of individual occupants or tenants, but final drawings should nevertheless indicate the proposed position of the sign.
- (b) Should the redeveloper deem replacement of a sign or addition of a new sign to be necessary to the redevelopment, plans for such replacement sign or additional sign shall be submitted to the Agency for written approval prior to the erection thereof.
- (c) Any permitted sign may be illuminated from within or without, provided that such lighting shall be limited to a non-flashing type.
- (d) No sign is permitted which does not relate to occupancy or operations within the site on which the sign is erected.
- (e) Signs affixed to a building wall shall not extend more than eighteen inches from the building wall.
- (f) These sign restrictions shall pertain only to signs which are visible from the exterior of the structure.

(9) Assignment of Interest. In the event that the Urban Renewal Agency becomes non-operative for any reason whatsoever, its rights hereunder shall automatically vest in the City of Wichita, and shall be exercised by its Board of City Commissioners. Where referred to in these restrictions, the term "Urban Renewal Agency" shall mean the Urban Renewal Agency of the Wichita, Kansas, Metropolitan Area.

- c. From and after the filing of an appropriate "Declaration of Restrictive Covenants" in the office of the Register of Deeds of Sedgwick County, Kansas, the restrictions contained in this plan shall be binding and effective upon all owners, purchasers, or lessees of land, and heirs and assigns, of the property covered hereunder for a period of thirty (30) years, and automatically shall be continued thereafter for successive periods of ten (10) years each, unless by vote of the then owners of a majority of the square foot area covered hereunder, and by approval of the City Commission of the City of Wichita, Kansas, it is agreed to terminate the restrictions at the end of any such period.

PART D. PROJECT PROPOSALS

1. Land Acquisition

All properties included in the Project Area (except certain right-of-way) shall be acquired by the Urban Renewal Agency with the following exceptions: Parcel 3-A and 6-K.

2. Redeveloper's Obligations

In the conveyance of land in cleared portions of the Renewal Project, an obligation shall be imposed upon the purchaser to commence and complete construction of improvements within a reasonable period of time and in conformity with the plan.

PART E. PROCEDURE FOR CHANGES IN APPROVED PLAN

This Urban Renewal Plan may be changed, modified or amended at any time by the Urban Renewal Agency, provided that if changed, modified or amended after lease or sale of real property in the project Area by the Urban Renewal Agency, 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. Approval of the City Commission will also be required to effect any change, modification or amendment which will substantially change the Urban Renewal Plan as previously approved by the City Commission.

* * * *

AMENDED

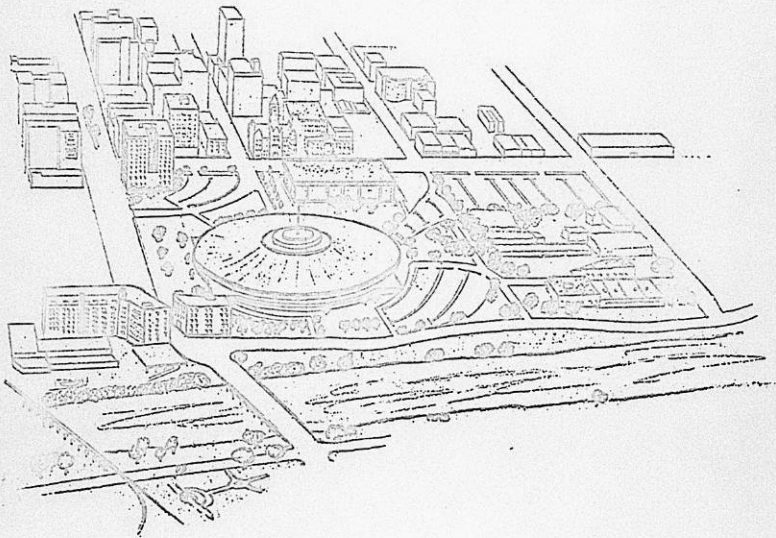
URBAN RENEWAL PLAN

CIVIC CENTER

WICHITA, KANSAS

PROJECT NO. KANS. R-19

AMENDED MAY 1, 1968



URBAN RENEWAL AGENCY OF THE
WICHITA, KANSAS METROPOLITAN AREA

AMENDED
URBAN RENEWAL PLAN
FOR
CIVIC CENTER URBAN RENEWAL PROJECT
WICHITA, KANSAS

AMENDED
URBAN RENEWAL PLAN

FOR
CIVIC CENTER URBAN RENEWAL PROJECT
WICHITA, KANSAS

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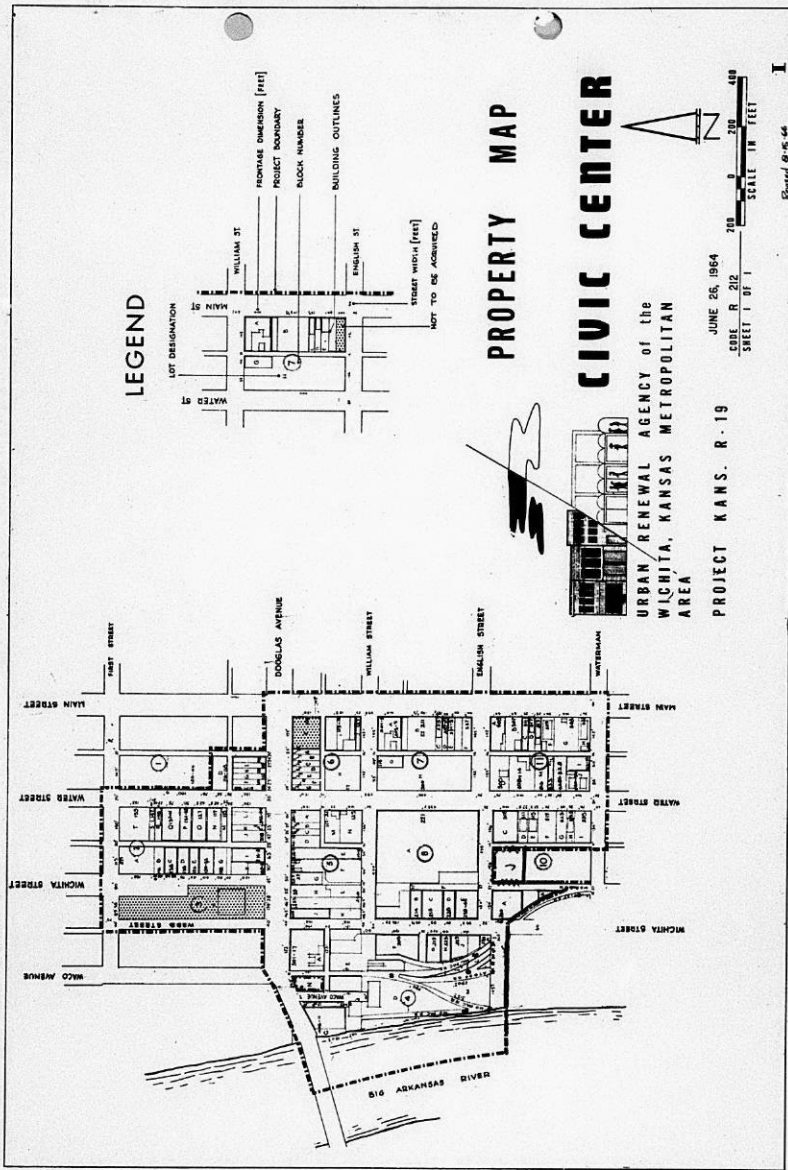
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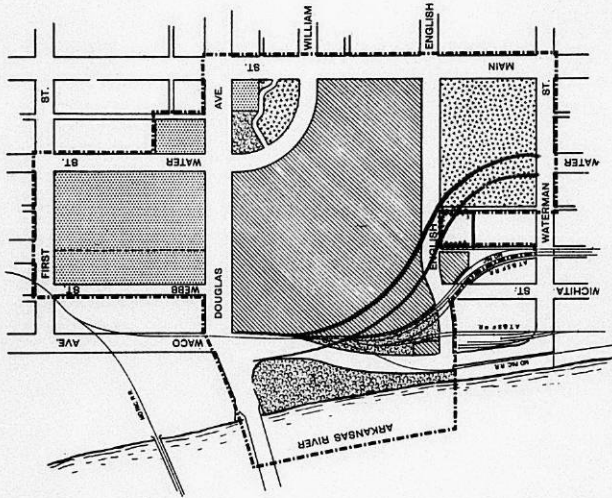
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LEGEND

- PROJECT BOUNDARY
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- CENTER LINE OF RAILROAD (EXIST. TO REMAIN)
- LAND USE
- COMMERCIAL
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LAND USE PLAN

CIVIC CENTER



URBAN RENEWAL AGENCY of the
WICHITA, KANSAS METROPOLITAN
AREA



PROJECT KANS. R. 19
AUGUST 16, 1964
CER. R. 213
SHEET 1 OF 1

*New land use plan will
show everything west of road
in 'part category'*

thereof to secure adequate free spaces between structures, and in general, to provide adequately for a high type and quality of improvement in said property.

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* * * *

May 3, 1968

Metropolitan Area Planning Commission Members

C. Bickley Foster, Director of Planning

DR 67-11

Review of Urban Renewal Plan for Civic Center

Attached is an amended report submitted to you from the Wichita Urban Renewal Agency for the Civic Center Project, No. Kans. R-19. A request is made for your review and comments as to whether it conforms with the adopted Comprehensive Plans for the Metropolitan Area. This amendment is necessary to recognize the Urban Renewal purchase of two metal buildings owned by the Southwest Grease Company at the southwest corner of Water and English Streets. This is needed to accomplish the re-alignment of River Boulevard and is depicted on their land use plan map.

It is assumed that you may wish to consider this item as a follow-up to your previous action on April 25, 1968, when you reviewed the River Road re-alignment as to a determination as to whether it was in keeping with the adopted Comprehensive Plan elements.

It is anticipated that the Wichita City Commissioners will have an item on their agenda for Tuesday, May 7 from the Urban Renewal Agency notifying them of the amendment. Normally the Planning Commission is given 30 days in which to review such plans, however, we have been requested, in order to expedite the matter, to place it on your agenda for May 9 so that the public hearing may be announced for Tuesday, May 14.

CBF:ber

*Blalock
more adopt Plan
funding plan in conformance
w/ adopted plan.
M C 3-2
K. Trout
Simon*

March 15, 1967

Board of City Commissioners
City Building
Wichita, Kansas

Gentlemen:

Re: DR 67-11 - Revised Civic
Center Urban Renewal Plan

The Planning Commission, at its meeting of March 9, 1967, reviewed the Amended Civic Center Urban Renewal Plan referred to it by the City Commission on February 21, 1967.

The Commission, after discussion, adopted a resolution finding the Civic Center Amended Urban Renewal Plan in conformity to general plan for the municipality as a whole.

A copy of the Resolution is attached.

Respectfully submitted,

C. Bickley Foster
Secretary

CBF:RW:ber
Attachment

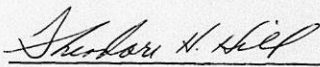
RESOLUTION FINDING CIVIC CENTER AMENDED URBAN
RENEWAL PLAN IN CONFORMITY TO GENERAL PLAN FOR
THE MUNICIPALITY AS A WHOLE

WHEREAS, in accordance with provisions of Title I of the Housing Act of 1949, as amended, and the Kansas Urban Renewal Law, The Board of City Commissioners of the City of Wichita, Kansas has referred the Civic Center Amended Urban Renewal Plan to the Wichita-Sedgwick County Metropolitan Area Planning Commission for its report and recommendations respecting said Amended Urban Renewal Plan as to its conformity with the general plan for the development of the municipality as a whole; and

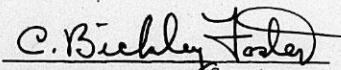
WHEREAS, a general plan has been prepared and is recognized and used as a guide for the general development of the locality as a whole.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION that it is hereby found and determined that said Amended Urban Renewal Plan for the Project area conforms to said general plan of the locality.

ADOPTED this 9th day of March, 1967.

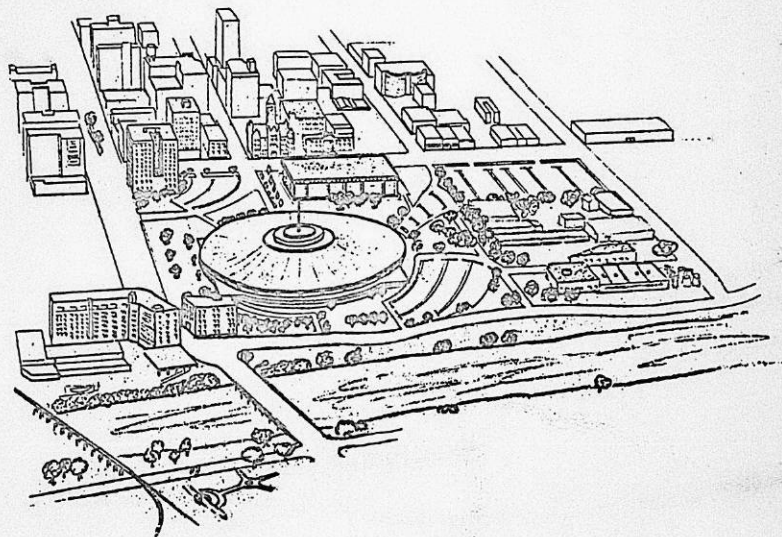

Chairman

ATTEST:


Secretary



(AMENDED)
URBAN RENEWAL PLAN
CIVIC CENTER
WICHITA, KANSAS
PROJECT NO. KANS. R-19



URBAN RENEWAL AGENCY OF THE
WICHITA, KANSAS METROPOLITAN AREA

AMENDED
URBAN RENEWAL PLAN
FOR
CIVIC CENTER URBAN RENEWAL PROJECT
WICHITA, KANSAS

AMENDED
URBAN RENEWAL PLAN
FOR
CIVIC CENTER URBAN RENEWAL PROJECT
WICHITA, KANSAS

PROJECT NO. KANS. R-19
February 1, 1967

PART A. TABLE OF CONTENTS

PART B. DESCRIPTION OF PROJECT

1. Boundaries of Urban Renewal Area
Exhibit: Plate I - Property Map
2. Summary of Proposed Renewal Actions

PART C. LAND USE PLAN

1. Land Use Map
Exhibit: Plate II - Land Use Plan
2. Land Use Provisions and Building Requirements

PART D. PROJECT PROPOSALS

1. Land Acquisition
2. Redevelopers Obligations

PART E. PROCEDURE FOR CHANGES IN APPROVED PLAN

PART B. DESCRIPTION OF PROJECT

1. Boundaries of Urban Renewal Area

The CIVIC CENTER URBAN RENEWAL PROJECT is located west of and immediately adjacent to the Central Business District. The boundary of the Project is indicated on Plate I - Property Map, and more specifically includes that certain area situated in the City of Wichita, County of Sedgwick, State of Kansas, and described as follows:

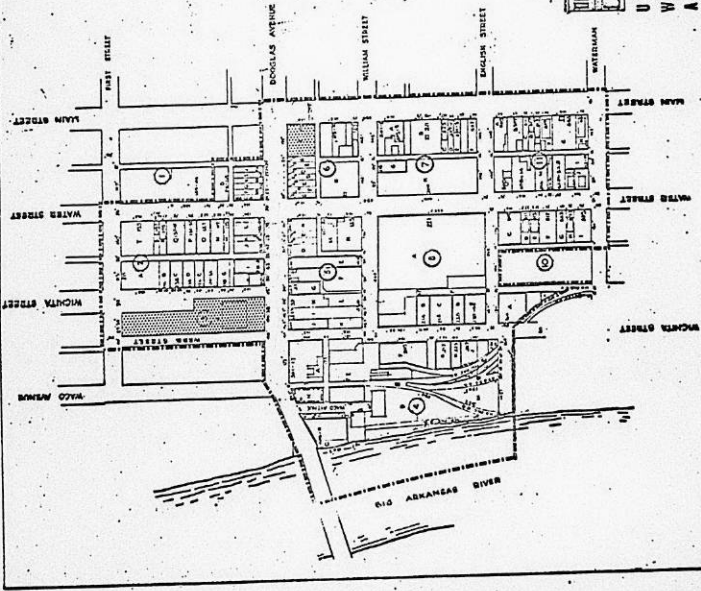
BEGINNING at the intersection of the center line of the Arkansas River with the north line of Douglas Avenue;
THENCE easterly to the west line of Webb Street;
THENCE north to the north line of First Street;
THENCE east to the east line of Water Street;
THENCE south to a line five feet north of the south line of Lot 18 on Water Street in Greiffenstein's Original Town, an addition to Wichita, Sedgwick County, Kansas;
THENCE east along said line to the east line of the north-south alley between Main and Water Streets;
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THENCE south to the south line of Waterman Street;
THENCE west to the west line of the first north-south alley between Water and Wichita Streets;
THENCE north to the south line of English Street;
THENCE west to the east line of the second north-south alley between Water and Wichita Streets;
THENCE south to the north line of Waterman Street;
THENCE generally northwesterly along the northeast line of the Missouri Pacific Railroad to the east line of Wichita Street;
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THENCE northwesterly along said center line to the north line of Douglas Avenue; being the point of beginning.

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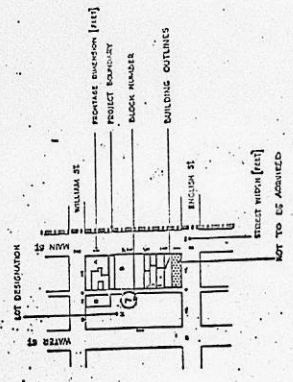
The Project Area, adjacent to downtown, is currently occupied by old, blighted commercial and warehouse structures. Under this Urban Renewal Plan, the entire Project Area will be acquired and cleared with the exception of two large office buildings, one at the southwest corner of Main and Douglas (Parcel 6-K) and one on the north side of Douglas Avenue at its intersection with Webb Street (Parcel 3-A). Existing use of these excluded parcels is considered to be compatible with Project proposals at the present time.

Park and public open space areas will be dedicated with the Project to complement proposed public buildings. As noted on the Land Use Plan -- Plate II, the principal park areas will be a strip of land along the east bank of the Arkansas River and a small tract at the southeast corner of Douglas and Water Streets.

Portions of the existing internal street pattern will be vacated and a new vehicular circulation system will be provided. The proposed new street plan is also indicated on the Land Use Plan -- Plate II, which shows the River Boulevard. (The City proposes to extend the River Boulevard from the Project boundary to Lewis Street.) Streets, curb and gutter, sidewalks, sanitary sewers and storm drainage facilities, as necessary, will be installed in the Project Area in connection with the undertaking of this Plan.



LEGEND



**PROPERTY MAP
CIVIC CENTER**



URBAN RENEWAL AGENCY of the
WICHITA, KANSAS METROPOLITAN
AREA
AMENDED

PROJECT KANS. R-19, February 1, 1967
SHEET R-22
SHEET 1 OF 1
SCALE 1/8" = 1'-0"
SHEET R-22-60
I

PART C. LAND USE PLAN

1. Land Use Map

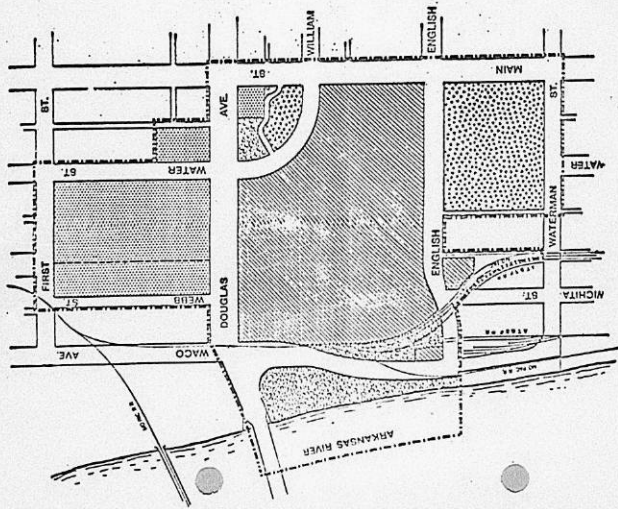
Plate II - Land Use Plan - indicates the proposed land use pattern and major thoroughfares. In general, all of that area within the Project lying north of Douglas Avenue will be made available for commercial uses compatible with the Central Business District and public buildings to the south. All of the Project Area lying south of Douglas Avenue will be made available for public uses including public buildings and related parking.

2. Land Use Provisions and Building Requirements

a. Land Use shall be as indicated on Plate II - Land Use Plan. In those areas indicated for commercial use (lying north of Douglas Avenue), land uses permitted shall be commercial, retail, office, multi-family residential, and transient housing, provided, that all such uses are integrated into a scheme to enable the various parts of the design to function properly, and provided, that such uses are in proper relationship to each other and enhance rather than reduce amenity. The design should allow for adequate open space and good facilities for pedestrian movement in safety and pleasant surroundings.

b. In addition to the foregoing, the following regulations, controls, or restrictions shall be imposed on all real property acquired in connection with the Project:

- (1) General. The real property covered hereunder shall be subjected to these conditions, covenants, restrictions, reservations and easements to ensure its best use and most appropriate development and improvement; to preserve and enhance the amenity and convenience of such property, to guard against the erection thereon of poorly designed or proportionated structures, and structures built of improper or unsuitable materials; to ensure the highest and best development of said property; to encourage and secure the erection of attractive



LEGEND

- PROJECT BOUNDARY
- UTILITY EASEMENT
- CENTER LINE OF 1' ROAD (CENTR. TO RIGHT)
- LAND USE
- COMMERCIAL
- PUBLIC BUILDINGS & RELATED USES
- PUBLIC OFF-STREET PARKING
- DEDICATED PARK & PUBLIC OPEN SPACE

LAND USE PLAN

CIVIC CENTER



URBAN/RENEWAL AGENCY of the
WICHITA, KANSAS METROPOLITAN
AREA

AMENDED
PROJECT KANS. R. 19 February 1, 1967

SCALE 1" = 100'
SHEET 1 OF 1

Sheet 0-10-67
II

structures thereon, with appropriate locations thereof to secure adequate free spaces between structures; and in general, to provide adequately for a high type and quality of improvement in said property.

- (2) Procedure. No improvements shall be undertaken until the complete plans and specifications, including the floor plan and grade and plot plan of such improvement, shall have been submitted to and approved in writing by the Urban Renewal Agency, which shall incur no liability by reason of its judgment, even though erroneous, in approving or failing to approve such plans and specifications, within thirty (30) days after their submission to it, or in any event, if no suit to enjoin the construction of such improvements has been commenced prior to the completion thereof, the required approval shall be deemed to have been given and the provisions of this section fully complied with.
- (3) Minimum Pedestrian Walking and Vehicular Circulation Area at Ground Floor Level. At least twenty percent (20%) of the net site area, in the form of malls, arcades, setbacks, and/or drives, shall be provided as pedestrian walking areas or vehicular circulation areas, generally available to the public.
- (4) Douglas Avenue Frontage. There shall be provided a setback from the property line of not less than thirty-five (35) feet.
- (5) Residential Requirements. Residential uses shall be limited to multi-family, elevator type structures. No living unit may be located at ground floor level. Site coverage of structures designed for residential use may not exceed twenty-five percent (25%) of the combined site coverage of all structures. Residential dwelling unit density shall be limited to one unit per eight hundred (800) square feet of net site area.

(6) Minimum Off-Street Parking. One car space for each dwelling unit and one car space for each 500 square feet of gross office and/or retail floor area.

(7) Signs.

(a) All identifying or advertising signs must be designed and their positions indicated on the final working drawings and plans to be submitted for approval prior to erection of the proposed development. The signs should be related to the structure to which they are to be attached in position, form, color, and size. The one permitted exception is the case of individual occupants or tenants, but final drawings should nevertheless indicate the proposed position of the sign.

(b) Any permitted sign may be illuminated from within or without, provided that such lighting shall be limited to a non-flashing type.

(c) No sign is permitted which does not relate to occupancy or operations within the site on which the sign is erected.

(d) Signs affixed to a building wall shall not extend more than twelve inches from the building wall.

(e) These sign restrictions shall pertain only to signs which are visible from the exterior of the structure.

(8) Assignment of Interest. In the event that the Urban Renewal Agency becomes non-operative for any reason whatsoever, its rights hereunder shall automatically vest in the City of Wichita and shall be exercised by its Board of City Commissioners. Where referred to in these restrictions, the term "Urban Renewal Agency" shall mean the Urban Renewal Agency of the Wichita, Kansas Metropolitan Area.

c. From and after the filing of an appropriate "Declaration of Restrictive Covenants" in the office of the Register of Deeds of Sedgwick County, Kansas, the restrictions contained in this plan shall be binding and effective upon all

owners, purchasers, or lessees of land, and heirs and assigns, of the property covered hereunder for a period of thirty (30) years, and automatically shall be continued thereafter for successive periods of ten (10) years each, unless by vote of the then owners of a majority of the square foot area covered hereunder, and by approval of the City Commission of the City of Wichita, Kansas, it is agreed to terminate the restrictions at the end of any such period.

PART D. PROJECT PROPOSALS

1. Land Acquisition

All properties included in the Project Area (except certain right-of-way) shall be acquired by the Urban Renewal Agency with the following exceptions: Parcels 3-A and 6-K.

2. Redeveloper's Obligations

In the conveyance of land in cleared portions of the Renewal Project, an obligation shall be imposed upon the purchaser to commence and complete construction of improvements within a reasonable period of time and in conformity with the Plan .

PART E. PROCEDURE FOR CHANGES IN APPROVED PLAN

This Urban Renewal Plan may be changed, modified or amended at any time by the Urban Renewal Agency, provided that if changed, modified or amended after lease or sale of real property in the project Area by the Urban Renewal Agency, 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. Approval of the City Commission will also be required to effect any change, modification or amendment which will substantially change the Urban Renewal Plan as previously approved by the City Commission.

* * * * *

THE CITY OF WICHITA

OFFICE OF DIRECTOR OF PUBLIC WORKS DATE March 9, 1967

TO C. Bickley Foster, Director of Planning

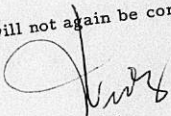
FROM Ralph Wulz, Director of Public Works

SUBJECT Amended Urban Renewal Plan
Project No. Kans. R-19

In reviewing the amended Urban Renewal plan dated February 1, 1967 for Project No. Kans. R-19, I note the following:

1. Wichita street continues to be shown as scheduled for vacation between Douglas and First inspite of the fact that the City Commission has indicated that they will not approve such a vacation.
2. The plan continues to show an alley north of Douglas between Water and Main Streets inspite of the fact that the alley has been recently vacated and a new building is under construction on said land.

I trust that approval of the amended plan will not again be construed as approving the vacation of Wichita Street.


Ralph Wulz
Director of Public Works

RW:jh



February 27, 1967

Metropolitan Area Planning Commission Members

C. Bickley Foster, Secretary

MAPC Review of Amended Urban Renewal
Civic Center Plan - DR 67-11

The City Commission has received the amended Civic Center Urban Renewal Plan which is attached, and as a matter of legal procedure has submitted the Plan to the MAPC for your comments. On March 9, 1967, at your scheduled meeting, you have been asked to determine whether the amended Civic Center Plan conforms to the Comprehensive Plan for the Metropolitan Area.

The major changes are the deletion of the Garvey Building property, the deletion of 165 feet fronting Water Street, the deletion of the Central Building, the addition of the Koch Building, and the continuation of English Street, and the minor revision in the alignment of the alley behind the Koch Building.

The Planning Department has studied the amended Civic Center Plan as to the general location of the Library, Civic Cultural Center, Administrative Complex, and commercial facilities and found there are no conflicts as it relates to your presently adopted Comprehensive Plan.

The excerpt from the State Urban Renewal Law, Section 17-4747B, reads as follows:

"Prior to its approval of an urban renewal plan, the local governing body shall submit such plan to the planning commissions of the municipality, if any, for review and recommendations as to its conformity with the general plan for the development of the municipality as a whole. The Planning commissions shall submit their written recommendations with respect to the proposed urban renewal plan to the local governing body within 30 days after receipt of the Plan for review. Upon receipt of the recommendations of the Planning commissions or, if no recommendations are received within said 30 days, then without such recommendations, the local governing body may proceed with the hearing on the proposed urban renewal plan prescribed by sub-section C hereof."

Page 2 - Metropolitan Area Planning Commission Members
February 27, 1967

The Resolution to approve the amended Plan is attached for your approval.

The City Commission has tentatively scheduled the public hearing to consider this matter on March 21, 1967, pending receipt of your comments in resolution form.

CBF:bx

Attachment

THE URBAN RENEWAL AGENCY

CITY BLDG. ANNEX
WICHITA, KANSAS 67202

104 SOUTH MAIN

OF THE

WICHITA, KANSAS METROPOLITAN AREA

R. C. DESMARTEAU
EXECUTIVE DIRECTOR

February 17, 1967

Mr. C. Bickley Foster
Director of Planning
City Building Annex
104 South Main Street
Wichita, Kansas

Subject: Agenda Item --
Civic Center Amended
Urban Renewal Plan

Dear Mr. Foster:

Submitted herewith are five (5) copies of the Amended Civic Center Urban Renewal Plan. Section 17-4747 (b) of the Kansas Urban Renewal Law states as follows:

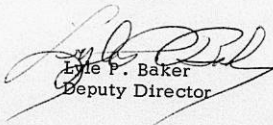
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Be advised that the amended plan has been placed on the City Commissioner's Agenda for February 21, 1967; and should be referred to you, as required above, the following day.

I would appreciate your placing this matter on the Agenda for the Planning Commission meeting of February 23, 1967, in order that the City may have the benefit of this recommendation as to its conformity with the general plan for the development of the City as a whole before the public hearing, which they will schedule for March 28, 1967.

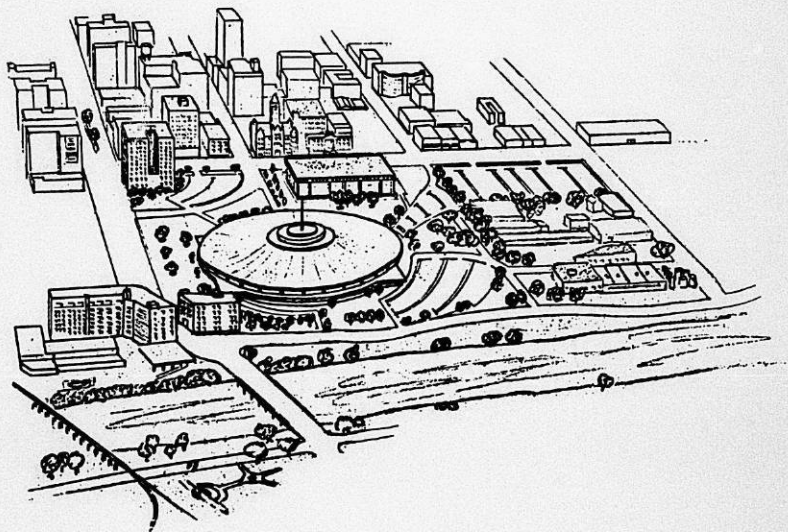
Also enclosed please find copies of the Resolution which needs to be signed by your Chairman, and Attested by yourself to become a part of the Application for this Amendment to the Federal Government.

Sincerely yours,


Lyle P. Baker
Deputy Director

LPB/mls
Enclosures

**(AMENDED)
URBAN RENEWAL PLAN
CIVIC CENTER
WICHITA, KANSAS
PROJECT NO. KANS. R-19**



**URBAN RENEWAL AGENCY OF THE
WICHITA, KANSAS METROPOLITAN AREA**

AMENDED
URBAN RENEWAL PLAN
FOR
CIVIC CENTER URBAN RENEWAL PROJECT
WICHITA, KANSAS

AMENDED
URBAN RENEWAL PLAN
FOR
CIVIC CENTER URBAN RENEWAL PROJECT
WICHITA, KANSAS

PROJECT NO. KANS. R-19
February 1, 1967

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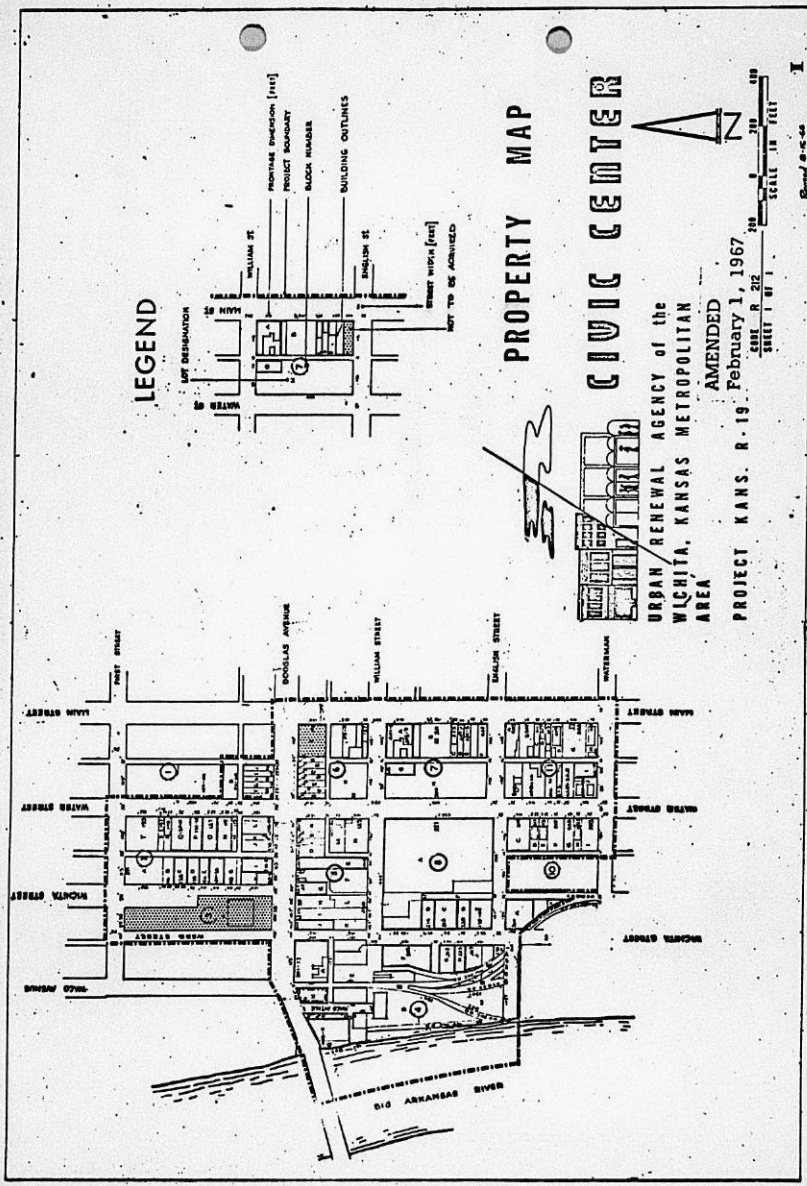
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LEGEND

- LOT DESIGNATION
- WATER ST
- MAIN ST
- WILLIAM ST
- ENGLISH ST
- STREET WIDTH (FEET)
- NOT TO BE ADVISED
- MONTHLY ERECTION (FEET)
- PROJECT BOUNDARY
- BLOCK NUMBER
- BUILDING OUTLINES

PROPERTY MAP

CIVIC CENTER

URBAN RENEWAL AGENCY of the
 WICHITA, KANSAS METROPOLITAN
 AREA

AMENDED
 February 1, 1967

PROJECT KANS. R-19
 SHEET R-212
 SCALE: 1" = 100'
 SHEET 1 OF 1



Revised 8-15-66

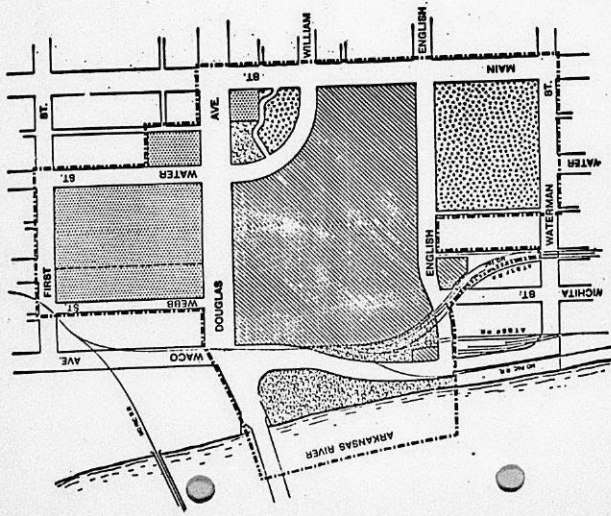
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LEGEND

- PROJECT BOUNDARY
- UTILITY EASEMENT
- CENTER LINE OF F. ROAD (CENT. TO REMAIN)
- LAND USE**
- COMMERCIAL
- PUBLIC BUILDINGS & RELATED USES
- PUBLIC OFF-STREET PARKING
- DEDICATED PARK & PUBLIC OPEN SPACE

LAND USE PLAN



CIVIC CENTER



URBAN RENEWAL AGENCY of the
WICHITA, KANSAS METROPOLITAN
AREA

AMENDED
February 1, 1967

PROJECT KANS. R. 19
SHEET R 213
SCALE 1" = 100'



Drawn 10/16/66

structures thereon, with appropriate locations thereof to secure adequate free spaces between structures; and in general, to provide adequately for a high type and quality of improvement in said property.

- (2) Procedure. No improvements shall be undertaken until the complete plans and specifications, including the floor plan and grade and plot plan of such improvement, shall have been submitted to and approved in writing by the Urban Renewal Agency, which shall incur no liability by reason of its judgment, even though erroneous, in approving or failing to approve such plans and specifications, within thirty (30) days after their submission to it, or in any event, if no suit to enjoin the construction of such improvements has been commenced prior to the completion thereof, the required approval shall be deemed to have been given and the provisions of this section fully complied with.
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(8) Assignment of Interest. In the event that the Urban Renewal Agency becomes non-operative for any reason whatsoever, its rights hereunder shall automatically vest in the City of Wichita and shall be exercised by its Board of City Commissioners. Where referred to in these restrictions, the term "Urban Renewal Agency" shall mean the Urban Renewal Agency of the Wichita, Kansas Metropolitan Area.

c. From and after the filing of an appropriate "Declaration of Restrictive Covenants" in the office of the Register of Deeds of Sedgwick County, Kansas, the restrictions contained in this plan shall be binding and effective upon all

owners, purchasers, or lessees of land, and heirs and assigns, of the property covered hereunder for a period of thirty (30) years, and automatically shall be continued thereafter for successive periods of ten (10) years each, unless by vote of the then owners of a majority of the square foot area covered hereunder, and by approval of the City Commission of the City of Wichita, Kansas, it is agreed to terminate the restrictions at the end of any such period.

PART D. PROJECT PROPOSALS

1. Land Acquisition

All properties included in the Project Area (except certain right-of-way) shall be acquired by the Urban Renewal Agency with the following exceptions: Parcels 3-A and 6-K.

2. Redeveloper's Obligations

In the conveyance of land in cleared portions of the Renewal Project, an obligation shall be imposed upon the purchaser to commence and complete construction of improvements within a reasonable period of time and in conformity with the Plan .

PART E. PROCEDURE FOR CHANGES IN APPROVED PLAN

This Urban Renewal Plan may be changed, modified or amended at any time by the Urban Renewal Agency, provided that if changed, modified or amended after lease or sale of real property in the project Area by the Urban Renewal Agency, 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. Approval of the City Commission will also be required to effect any change, modification or amendment which will substantially change the Urban Renewal Plan as previously approved by the City Commission.

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