

DR 77-8 - Consideration of URA
Restrictive Covenants for proper-
ties facing L'Ouverture School and
McAdams Park, generally located
between 17th St. on the North,
13th St. on the South, from Ohio

ACTION

COMMITTEE	DATE
M.A.P.C.	<u>3-17-77</u>
B.C.C./B. CO. C. <i>Paper to April 5</i>	<u>3-29-77</u>
BCC <i>up from CPO Recommendation. See minutes</i>	<u>4-5-77</u>

DK 77-8 - Consideration of URA
Restrictive Covenants for prop-
ties facing L'Ouverture School and
McAdams Park, generally located
between 17th St. on the North,
St. on the South, from Ohio

WICHITA-SEDGWICK COUNTY

DATE June 3, 1977

METROPOLITAN AREA PLANNING DEPARTMENT

TO Wichita-Sedgwick County
Metropolitan Area Planning Commission

FROM Jack Galbraith, Chief Planner

SUBJECT V-0805 - Vacation of alleys

At your meeting of February 3, 1977, you considered a request by Urban Renewal Agency to vacate several alleys in an area west of Ohio, between 13th and 17th Streets. There was considerable discussion as to how Urban Renewal was proposing to protect the park and school to the east. Your action was to defer this case until solutions were adopted.

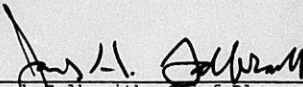
Following this deferral you considered proposed restrictive covenants associated with McAdams Park and L'Ouverture School (DR 77-8) at your meeting of March 17, 1977. Your action was to recommend six items as found in the attached memorandum to Denton from Lakin. These conditions included screening, restricting truck traffic on Ohio, the use of traffic diverters, setback and access control.

The City Commission in considering the covenants on April 5, 1977, generally concurred in the suggested conditions, however, additional conditions of vacating 16th Street from Ohio to Wabash; Ohio from 15th to 17th; paving 14th and 15th Streets from Wabash and Ohio; and transferring two half block areas to be utilized with McAdams Park were required.

Attached for your information is a follow up memorandum from Ken Kitchen to the Manager with a copy of the revised covenants. It is expected that in the next few weeks, we will receive another request to vacate two blocks on Ohio and dedications for access control.

Based on these final solutions being reached, we have scheduled the vacation of the alleys for reconsideration on your agenda for the meeting of June 9, 1977.

If you have any questions on the action taken prior to next Thursday's meeting, please call.



Jack Galbraith, Chief Planner

cc: Ken Kitchen, Director, Urban Renewal Agency
Steve Potucek, Urban Renewal Agency
JHG:ew

COMMISSIONERS PROCEEDINGS

4523

April 5, 1977

REPORT ON MC ADAMS
PARK AND L'OUVERTURE
SCHOOL RESTRICTIVE
COVENANTS

Report on McAdams Park and L'Ouverture School Restrictive Covenants

Presented.

On February 22, 1977, the Commission considered proposed restrictive covenants that had been recommended by the Urban Renewal Agency Board. The covenants are designed to buffer the school and the park from future industrial development. The covenants specifically designate the lots and block affected and the building setback and its uses. Further, any construction or development plans must be submitted and approved by the City Commission. The covenants also provide for waiver, maintenance and enforcement on requirements.

The City Commission was advised of the concerns expressed by residents of the neighborhood relative to the proposed school and park buffer and subsequently referred this matter for review and recommendation by the MAPC, the Board of Park Commissioners, the Traffic Commission, L'Ouverture School Parents Association and CPO Councils.

Comments have now been received from these agencies with the exception of Area "L" CPO Council which is scheduled to meet Monday, April 4, 1977. Their comments will be presented at the time this matter is considered. Also to be presented at the time the matter is considered is the Urban Renewal Agency's summary of meetings held with the various agencies, including L'Ouverture School representatives and the Traffic Commissioners.

Steve Potucek

Steve Potucek, Real Estate Officer, answered questions by the Commission and stated that construction would be prohibited in the 20-foot setback area but he was uncertain as to the type of screening proposed.

Vice Mayor Shanahan

Considerable discussion was had and Vice Mayor Shanahan expressed his desire to provide screening which would be esthetically pleasing, and also a commitment by the City to preserve the school and park in a proper setting, even if it requires public funds, and to have industrial development which is compatible with the park and school, and Mayor Donnell concurred.

City Manager

The City Manager noted the recommendations of the L'Ouverture Parents Organization that within the minimum setbacks for Blocks labeled 257 and 260 they include a six-foot opaque fence or wall, appropriately landscaped, and a safe, usable sidewalk between 13th and 14th Streets on the east side of Block 260. He further noted that there is a requirement of the purchasers of property in the area to submit plans prior to development regarding screening and landscaping in or adjacent to setback areas, and such plans can be reviewed by the City Commission prior to development, which also leaves the option open for the City or the developer to be responsible for it.

Becky Anderson

Becky Anderson, representing L'Ouverture Parents Organization, reviewed on a map their final compromise proposal for buffering, setbacks and traffic regulations in this area, more specifically set out in her letter to the City Manager, dated March 29, 1977, and concurred in by Urban Renewal and CPO Councils "J", "K" and "L".

Motion--

Donnell moved that the recommendations of Urban Renewal, L'Ouverture School Parents Organization and CPO Councils "J", "K", and "L" be approved, and approve the restrictive covenants (without a waiver of requirements) submitted by Urban Renewal.

Vice Mayor Shanahan

Vice Mayor Shanahan suggested that this not preclude Urban Renewal or the City from retaining title to the setback area, if this should pose a problem, and to assume the responsibility for the screening if necessary, which was acceptable to the Commissioners.

--carried

Motion carried 5 to 0.

LUNCH RECESS

The Commission recessed for lunch at 12:10 p.m. and reconvened at 1:16 p.m. with Mayor Donnell in the Chair. Commissioners Casado, Cory, Peters, Shanahan, present.

THE CITY OF WICHITA
OFFICE OF CITY MANAGER

DATE April 7, 1977

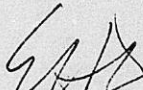


TO Kenneth H. Kitchen, URA, Executive Director
FROM E. H. Denton, City Manager

SUBJECT Restrictive Covenants and Other
Proposals for Properties in the Area
of L'Ouverture School and McAdams
Park

On April 5, 1977, the City Commission approved the recommendations of the Urban Renewal Agency, CPO Councils, Wichita Traffic Commission, Board of Park Commissioners, MAPC and the L'Ouverture Parent's Association for restrictive covenants on properties in the area of L'Ouverture School and McAdams Park.

Please provide this office by May 16, 1977, with your plan to implement the various recommendations to include a schedule of actions to be taken, cost and other financial data.


E. H. Denton
City Manager

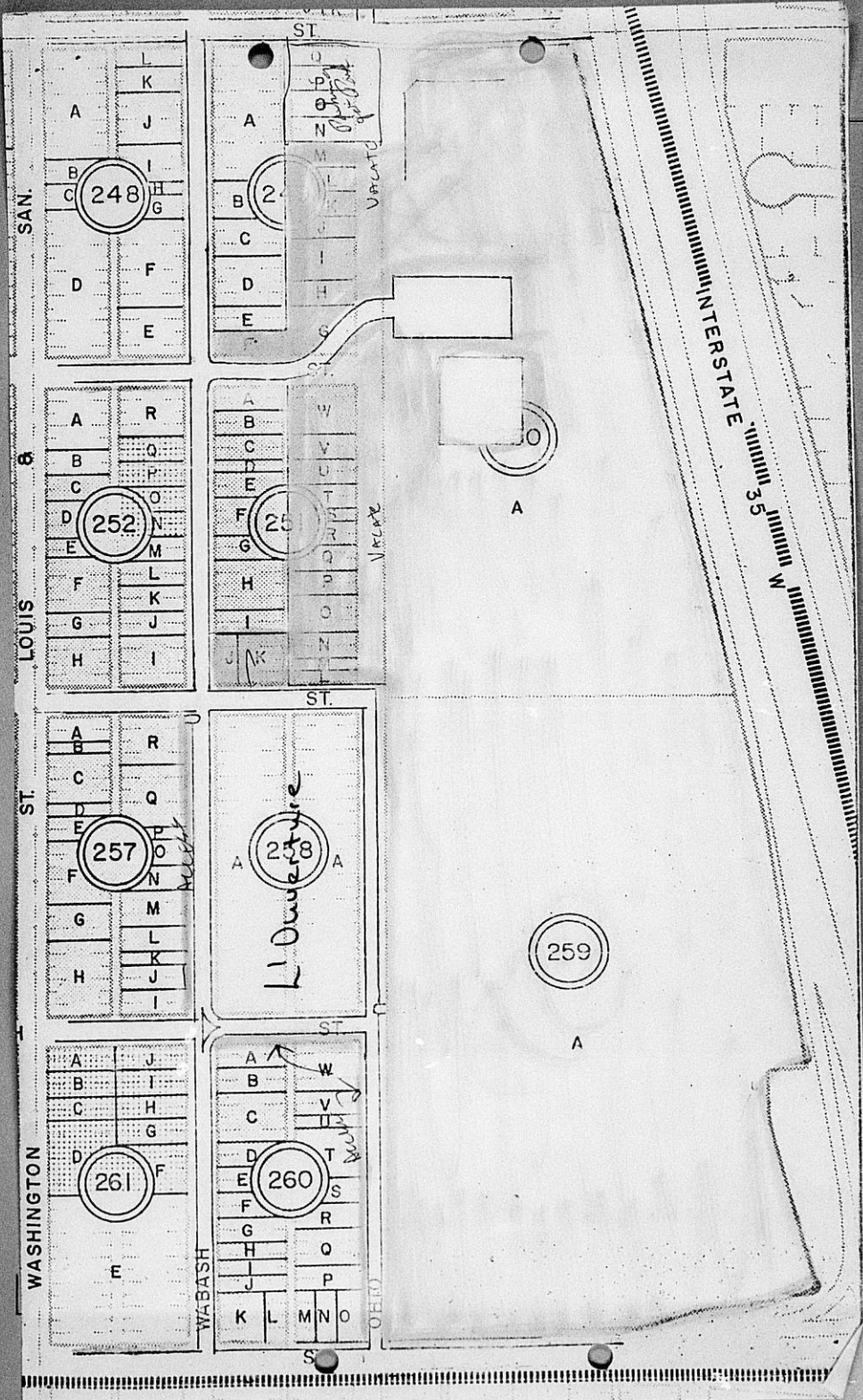
EHD/eps
cc: ✓ Robert A. Lakin, Director of Planning



SPECIAL LPO MEETING
ROOM K-B L'OUVERTURE SCHOOL
7:00 P.M. TUESDAY MARCH 29, 1977

The LPO Committee has recommended that traffic restrictions, one-way streets, and park-like buffer zones be used to separate L'Ouverture School and McAdams Park from the new industrial zone. Be at this LPO meeting to express your opinions on this recommendation. A vote will be taken on whether this plan should be presented to the Wichita City Commission.

ALL INTERESTED PERSONS ARE INVITED TO ATTEND



3/10/77

Metropolitan Area Planning Commission

Robert A. Lakin, Director of Planning

DR 77-8
Central Industrial Corridor

The Urban Renewal Agency has proposed certain restrictive covenants requiring screening and site plan review on properties that they intend to sell around the L'Ouverture School and McAdams Park. In submitting these to the City Commission, the City Commission referred them for response of the Planning Commission, as well as the Park Board, Traffic Commission, and the L'Ouverture PTA. It is my view that the Commission wishes to know as to whether these acts and/or others are appropriate and adequate to protect the L'Ouverture and McAdams Park development. In addition, the Planning Commission has deferred vacation of the alley system in this general area until the Urban Renewal Agency has submitted a proposal for such protection. The Urban Renewal Agency will be present to present their proposals.

At the L'Ouverture PTA meeting, the group expressed concern about traffic on both Ohio and Wabash, the latter being where parents pick up their children in private automobiles. There was also concern expressed about truck traffic to the playground area. The group has asked that the entire area be dedicated for park and open space uses and/or for school expansion purposes. This would be a decision for the City Commission and Park Board. The Commission may wish to comment in making its recommendation to the City Commission.

In addition, the PTA group suggested that certain community facilities currently proposed for the MEPSEC area be changed and moved to McAdams Park, particularly if an expanded site at McAdams is created. This will involve existing contracts and commitments already made by the City and the Department of Community Development. By copy of this memo, I am asking that affected staffs and departments have a representative at your meeting to answer questions. Based on additional information that may be developed in meetings before the Park Board and Traffic Commission, I may be in a position at Thursday's meeting to provide additional comment and recommendations to you.

Memorandum to the Metropolitan Area Planning Commission
March 10, 1977
Page 2

In the event that the Commission believes the covenants are sufficient protection, i.e. screening and fencing, those covenants should be modified to make explicit the fact that all outside storage shall be screened (hidden) as well as landscaped when possible to be viewed from either the park and/or the school. It is also suggested that the restrictive covenants be modified so as not only to provide for restrictions as to the use of the land but to require affirmative acts of screening and/or landscaping. It is my opinion that they are a little loose and simply state what uses may be made of setback areas and the fact that landscape plans shall be reviewed. I think they should be quite firm in requiring the actual installation of these items of protection.



Robert A. Lakin, Director of Planning

Attachments:

Memorandum fr EHDenton 2-28-77
Memorandum fr KHKitchen, URA, 2-14-77
w/all attachments

cc: Tom Allen, Park Board
Dave Furnas, CPO
Kenneth Kitchen, URA
Ray Bruggeman, Public Works
Dr. Alvin E. Morriss, Superintendent, U.S. 259
Russell Brenner, Community Development

RAL:ew

March 18, 1977

Mr. Jon Risdal
Urban Renewal Agency
City Hall
455 North Main
Wichita, Kansas 67202

Re: DR 77-8 Consideration of
Restrictive Covenants for
properties facing L'Ouver-
ture School and McAdams
Park

Dear Mr. Risdal:

The Planning Commission at its regular meeting of March 17, 1977, considered the above subject. After considerable discussion of the proposed covenants and the various methods to assist in protecting the school and Park from the future industrial uses to the west, the action of the Planning Commission was to make the following recommendations:

1. Restrict the truck traffic on Ohio.
2. Install a star traffic diverter at the intersection of 14th and Wabash, a half star diverter at the intersection of 15th and Ohio, and a half street diverter at the intersections of 14th and Ohio and 15th and Wabash.
3. Install screening along the west side of Ohio between 13th and 14th and between 15th and 17th streets; on the west side of Wabash between 14th and 15th; and on the south side of 14th between Wabash and Ohio; and on the north side of 15th Street between Ohio and Wabash.
4. That complete access control be provided on all those lots on the west side of Ohio between 13th and 17th streets; except for the school, on the west side of Wabash between 14th and 15th; and on the north side of 15th between Wabash and Ohio; and on the south side of 14th between Wabash and Ohio.
5. Increase the minimum setbacks from 10 to 15 feet for those lots on the north side of 15th and the south side of 14th between Wabash and Ohio.

Mr. Jon Risdal
Urban Renewal Agency
March 18, 1977

6. Delete Item 8 from the restrictive covenants.

As we discussed by phone this date, it is our understanding that consideration of this item will be on the agenda of the Board of City Commission at its regular meeting of March 29, 1977, this meeting to be held in the City Commission Meeting Room, First Floor, City Hall, 455 North Main. We would recommend that you later check the City Commission Agenda to see where this item appears.

If you or any of those receiving copies of this letter have any questions, please call.

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG:bh

cc: Dr. Alvin E. Morris, Supt., U. S. District #259, 428 S. Broadway
67202
Dr. Richard Holstead, 1400 George Washington Dr., 67211
Tom Allen, Park Board
Dave Furnas, CPO
Noon Nulan, 1109 East 13th St., 67214 (CPO)
Jo M. Brown, 1550 North Madison, 67214
Ben Martin, Jr., 811 N. Madison Ave., 67214 (CPO)
Mr. and Mrs. Eugene Anderson, 1832 N. Poplar, 67214
Mrs. Becky Anderson, 7-10 Beachy, 67206 (PTA member L'Ouverture)
Allen Goodwin, 4102 W. 19th St., 67212
Ken Kitchen, Urban Renewal Agency
City Manager's Office

WICHITA-SEDGWICK COUNTY **RE: AGENDA ITEM NO. 18**

DATE 3/10/77

METROPOLITAN AREA PLANNING DEPARTMENT

TO Metropolitan Area Planning Commission

FROM Robert A. Lakin, Director of Planning

SUBJECT DR 77-8
Central Industrial Corridor

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The Urban Renewal Agency has proposed certain restrictive covenants requiring screening and site plan review on properties that they intend to sell around the L'Ouverture School and McAdams Park. In submitting these to the City Commission, the City Commission referred them for response of the Planning Commission, as well as the Park Board, Traffic Commission, and the L'Ouverture PTA. It is my view that the Commission wishes to know as to whether these acts and/or others are appropriate and adequate to protect the L'Ouverture and McAdams Park development. In addition, the Planning Commission has deferred vacation of the alley system in this general area until the Urban Renewal Agency has submitted a proposal for such protection. The Urban Renewal Agency will be present to present their proposals.

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Memorandum to the Metropolitan Area Planning Commission
March 10, 1977
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Robert A. Lakin, Director of Planning

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Memorandum fr KHKitchen, URA, 2-14-77
w/all attachments

cc: Tom Allen, Park Board
Dave Furnas, CPO
Kenneth Kitchen, URA
Ray Bruggeman, Public Works
Dr. Alvin E. Morris, Superintendent, U.S. 259
Russell Brenner, Community Development

RAL:ew

THE CITY OF WICHITA

OFFICE OF CITY MANAGER

DATE February 28, 1977



TO See Distribution

FROM E. H. Denton, City Manager

DR 77-8

SUBJECT McAdams Park and L'Ouverture School
Restrictive Covenants

On December 7, 1976, the City Commission approved a zone change from multiple family to commercial and light industrial for the property generally between 13th and 17th Streets from Ohio on the east to the alley west of Wabash. The approved zone change provides that no alterations be made to McAdams Park and L'Ouverture Elementary School area without notification to the Commission.

On February 22, 1977, the Commission considered a set of proposed restrictive covenants that had been drafted and approved by the Urban Renewal Agency Board. The covenants are designed to buffer the school and the park from future industrial development. The covenants specifically designate the lots and blocks affected and the building setback and its use. Further, any construction or development plans must be submitted and approved by the Commission. The covenants also provide for waiver, maintenance and enforcement requirements.

The City Commission having been advised of the concerns expressed by residents of the neighborhood relative to the proposed school and park buffer referred this matter to your board for review and comment.

It will be appreciated if your written response in this matter can be returned to this office by March 16, 1977, for inclusion on the City Commission agenda for March 22, 1977.


E. H. Denton
City Manager

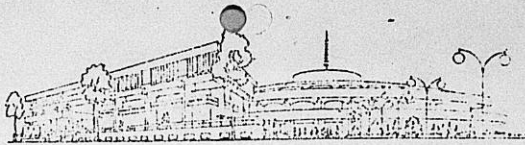
EHD/sw

Distribution:

Tom Allen, Director of Parks
✓ Robert A. Lakin, Director of Planning
David Furnas, Citizen Participation Coordinator
President, PTA, L'Ouverture School

THE URBAN RENEWAL AGENCY
OF THE
WICHITA, KANSAS METROPOLITAN AREA

CITY HALL • 2ND FLOOR • 455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4281



KENNETH H. KITCHEN
EXECUTIVE DIRECTOR

DATE: February 14, 1977
TO: E. H. Denton, City Manager
FROM: Kenneth H. Kitchen, Executive Director
SUBJECT: Agenda Item for City Commission Meeting Scheduled for
February 22, 1977: Restrictive Covenants for Properties
Facing L'Ouverture School and McAdams Park

The Urban Renewal Agency requests to appear before the City Commission to discuss restrictive covenants concerning certain properties facing the L'Ouverture School and McAdams Park in the Central Industrial Corridor, Neighborhood Development Plan, Kansas A-5.

The Central Industrial Corridor is bounded on the south by 13th Street, on the north by 21st Street, on the west by the A. T. & S. F. Railroad and by Interstate 135 on the east.

The Urban Renewal Agency has been active in the area for the past several years in acquiring dilapidated and non-conforming residential properties, relocating the residents, and cleaning the property for resale as industrial property. The MAPC approved a zone change in the area from residential and other uses to "E", light industrial. + BCC

Urban Renewal Agency activities in the area were originally funded under the Neighborhood Development Program and continued under the present Community Development Block Grant Program. The Urban Renewal Agency contract with the City to administer this program stipulates that the City Commission approve all redevelopers and architectural plans for all redevelopment of land in the area purchased with Community Development Block Grant money. The City Commission must also authorize the Mayor to sign the deed conveying the land to the redeveloper.

The L'Ouverture School and McAdams Park are located along the eastern boundary of the Central Industrial Corridor. Several neighborhood groups and C.P.O. Councils have expressed concern that the School and Park were not properly buffered from the industrial uses that would develop across the street from them. The MAPC deferred an alley vacation request by the Urban Renewal Agency until such time as a policy was developed to buffer and/or screen the School and Park from the new industrial development.

Memorandum to E. H. Denton
Page 2
February 14, 1977


A set of restrictive covenants was drawn up by the Urban Renewal Agency Counsel for those properties facing the School and Park and approved at the February 10, 1977 Urban Renewal Agency meeting. These restrictions were designed as a supplement to the existing Urban Renewal Plan Disposition Supplement for the area to further buffer the School and Park.

These restrictive covenants are forwarded to the City Commission as part of the contract between the City of Wichita and the Urban Renewal Agency. Formal action by the City Commission is necessary to execute these restrictive covenants on the land.

The Urban Renewal Agency staff will be available to answer any questions the City Commissioners may have.



KENNETH H. KITCHEN
EXECUTIVE DIRECTOR
URBAN RENEWAL AGENCY



RUSSELL L. BRENNER
DIRECTOR OF COMMUNITY DEVELOPMENT

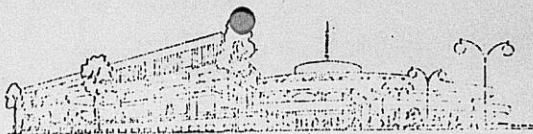
KHK/b1

Attachments

cc: Ray Trail (8)
Wayne Isaac
Urban Renewal Commissioners
✓ Jon Risdal
Russell L. Brenner
Steven L. Potucek

THE URBAN REHEWAL AGENCY
OF THE
WICHITA, KANSAS METROPOLITAN AREA

CITY HALL • 2ND FLOOR • 455 EIGHTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4381



KENNETH H. KITCHEN
EXECUTIVE DIRECTOR

DATE: February 14, 1977
TO: John Dekker, Director of Law
FROM: Kenneth H. Kitchen, Executive Director
SUBJECT: Restrictive Covenants on parts of said blocks facing McAdams Park
on Ohio Street, and said blocks facing L'Ouverture Elementary School
on Mabash, 14th & 15th Streets

At their Regular Meeting, February 10, 1977, the Urban Renewal Agency Board
of Commissioners adopted Resolution No. 77-12, entitled:

RESOLUTION ADOPTING RESTRICTIVE COVENANTS CONCERNING
CERTAIN PROPERTIES FACING THE L'OUVERTURE SCHOOL &
MCADAMS PARK, CENTRAL INDUSTRIAL CORRIDOR ACTIVITY
AREA, NEIGHBORHOOD DEVELOPMENT PARK, KANSAS A-5.

Our Agency Counsel, Phil Mellor, has also approved these covenants. After
reviewing them, if you concur, would you please sign the attached three (3)
copies and return them to our office today as we need to prepare an agenda
item for the City Commission meeting, scheduled February 22, 1977, regarding
this matter.

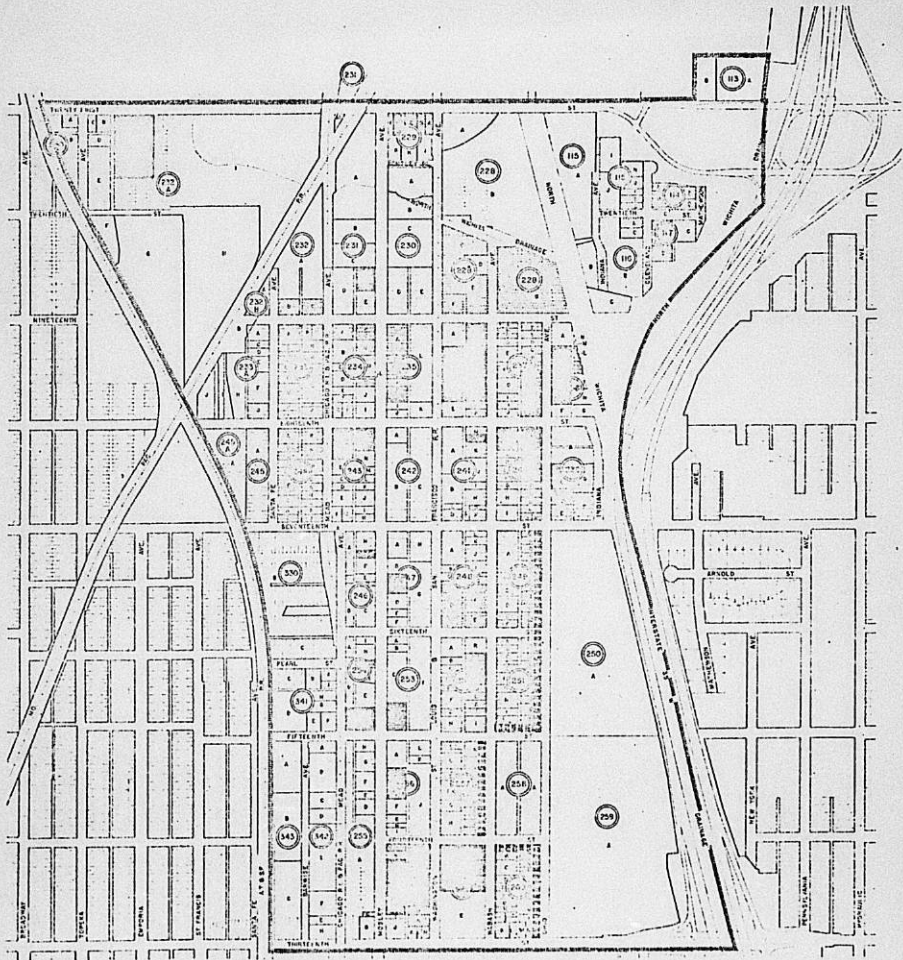
If you have any questions, please contact me or Jon Risdal.

Kenneth H. Kitchen
KENNETH H. KITCHEN
EXECUTIVE DIRECTOR

KHK/sas

cc: Jon Risdal ✓

Attachments



LEGEND

- ◻ PREVIOUSLY ACQUIRED
- ◻ TO BE ACQUIRED
- ◻ NOT TO BE ACQUIRED
- ◻ ACQUIRED AND SOLD

— ACTIVITY AREA BOUNDARY

Area affected by restrictive covenants



**LAND ACQUISITION MAP
CENTRAL INDUSTRIAL CORRIDOR ACTIVITY AREA I
(A-5-2)**

URBAN RENEWAL AGENCY of the WICHITA, KANSAS METROPOLITAN AREA

Prepared by
COTYNE & SMITH CONSULTANTS IN PLANNING, DESIGN AND DEVELOPMENT

THIS MAP IS A PART OF THE CENTRAL INDUSTRIAL CORRIDOR ACTIVITY AREA I (A-5-2) AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE URA.

RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, the City of Wichita, Kansas, is the owner of certain real property in Blocks 2, 3, 6 and 8 of Washington Avenue Addition to the City of Wichita, Sedgwick County, Kansas, and

WHEREAS, it is the desire and purpose of the City of Wichita to impose these restrictive covenants on parts of said blocks which face McAdams Park on Ohio Street, and which face L'Ouverture Elementary School on Wabash, Fourteenth and Fifteenth Streets.

NOW, THEREFORE, the said City of Wichita does hereby enact and adopt these restrictive covenants.

1. Covenants to Run with the Land. These covenants, and each of them, are permanently imposed on real property hereinafter described and shall run with the land and shall be binding upon purchasers of any part of the lands affected from the City of Wichita, their successors and assigns.

2. Lands Affected. These covenants are imposed upon even numbered Lots 2 to 48, inclusive, and Lot 47 in Block 2; even numbered Lots 2 to 48, inclusive in Block 3; Lots 1 and even numbered Lots 2 to 48, inclusive, in Block 6, and even numbered Lots 2 to 48, inclusive, in Block 8, all in Washington Avenue Addition to the City of Wichita, Sedgwick County, Kansas.

3. Building Set Back Required. All buildings, fences and structures of whatever nature hereafter erected on the described lots shall have a minimum set back as follows:

(a) Those lots in Blocks 2, 6 and 8, 20 feet from the property line on Ohio Street;

(b) Lots 47 and 48 in Block 2, 10 feet from the property line on Fourteenth Street;

(c) Those lots in Block 3, 20 feet from the property line on Wabash Street;

(d) Lots 1 and 2 in Block 6, 10 feet from the property line on Fifteenth Street.

4. Use of Set Back Area. The purpose of the set back areas and the use thereof shall be to provide a screen or buffer between the industrial activities at any time conducted on the lands affected from the Park and the School identified above.

5. Submission of Plans. Any purchaser from the City of Wichita, or the successors or assigns of such purchaser, shall, before commencing any construction or development of the property subject to these covenants, submit a plan showing the nature of screening and landscaping to be placed within or adjacent to the set back area.

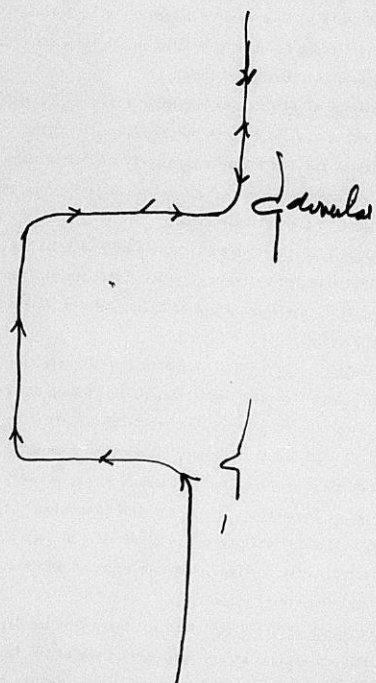
6. Approval of Plans. No construction or industrial activity may occur on the lots affected by these covenants until the plan for screening and landscaping shall have been approved by the Board of Commissioners of the City of Wichita.

7. Limitation on Curb Cuts. Not more than one curb cut for a driveway shall be made for each industrial parcel in each block of the affected area. For the purpose of this provision and all other provisions in these covenants, an industrial parcel is defined as an assemblage of lots conveyed by the City hereafter for development by a single developer.

8. Waiver of Requirements. The Board of Commissioners of the City of Wichita may, without liability to any other owner of property within the lands affected, waive any requirement or covenant herein as it applies to any individual industrial parcel.

9. Maintenance of Set Back. Each purchaser from the City of Wichita, or the successor and assigns of any purchaser of any of the land affected shall maintain the set back area by necessary mowing, pruning, planting, painting or repairs and the like and shall permit no unsightly or dangerous condition to exist. After thirty (30) days written notice of any violation of this covenant, the City may remedy any such dangerous, unsightly or neglected condition and shall be entitled to recover the cost of such remedy from the owner of the property in any manner provided by law.

Removal



10. Not in Limitation of other Restrictions or Regulations. These covenants, and each of them, are conditions imposed in addition to and not in derogation or limitation of any other restrictions as to zoning, platting or land use now or hereafter in effect and the land affected is subject to the terms of the documents entitled "Land Disposition Supplement" dated January 4, 1973, recorded in Book 43 at page 1292 in the records of Sedgwick County, Kansas.

11. Enforcement. These covenants may be enforced by the City of Wichita, by the Board of Park Commissioners of the City of Wichita, or by the Board of Education of Unified School District 259, or by any of them, or by their successors, but may not be enforced by any individual citizen or landowner. Any waiver of enforcement of a violation of these covenants shall not constitute a general waiver of the right of enforcement applied to any future violation. Enforcement of these covenants may be by any appropriate action at law or equity.

IN WITNESS WHEREOF, the Board of Commissioners of the City of Wichita, Kansas, has caused these Restrictive Covenants to be executed by the Mayor and attested by the City Clerk on this ____ day of _____, 1977.

CITY OF WICHITA, KANSAS

ATTEST:

By _____
JAMES M. DONNELL, Mayor

City Clerk

APPROVED:

THE URBAN REHEMAL AGENCY OF THE
WICHITA, KANSAS METROPOLITAN AREA

By _____
W. C. COHEN, JR., Chairman

ATTEST:

Kenneth H. Kitchen, Secretary

Bogwell - Savina

Rebuild tracks on Ohio -

Waffle Divertor

14 Wabac

Screening along Ohio, Wabac, 14th and 15th
no curb cuts.

Complete access control on Ohio (west side)

Wabac across from the school

14 and 15 again to school

$\frac{1}{2}$ ~~divertor~~ ^{divert} divertor on Ohio

Wayne King Divertor system

U.R.A. concrete. 20' screening buffers

Ohio - Wabac across from the school
on 14 and 15 -

15' setback on side streets - 14th and 15th

Delete Item 8 from the concrete.

7-1 Barrier - believe
considerable should be given to
additional gate load.

APPROVED AS TO FORM:

John Decker
JOHN DECKER, Director of Department
of Law, Wichita, Kansas

Phillip Mellor
PHILLIP MELLOR, General Counsel
The Urban Renewal Agency of the
Wichita, Kansas Metropolitan Area

STATE OF KANSAS }
SEDGWICK COUNTY } ss

BE IT REMEMBERED, that on this _____ day of _____ 1977,
before me, a Notary Public in and for said County and State, came JAMES H.
DONNELL, Mayor of the City of Wichita, Kansas, to me personally known to
be the same person who executed the within and foregoing instrument, and duly
acknowledged the execution of the same for and on behalf, and as the act
and deed of said City.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed
my official seal, the day and year last above written.

Notary Public

My appointment expires:

John Risdell O.R.A.

- Park Dept -

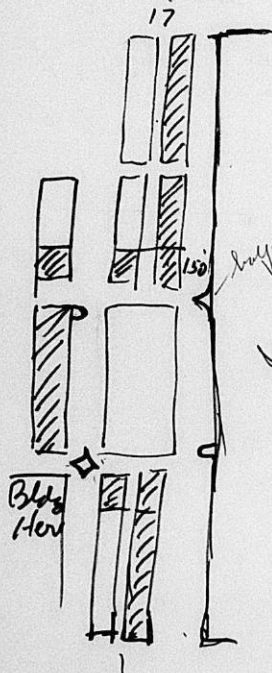
Ohio M made a Park Boulevard thru
chimney track traffic

Would take additional Park land if decides to
them.

Agreed to the 20' buffer.

Risdell - says that each parcel will have
access to Ohio -

Betsy Anderson
Parent at Johnston.



Jo Brown 1650 N. Madison
President of Area.

Bdy of Education little to BCC state's
concern.

Dr Hallsted Director of School Plant
Planning.

Jewell Anderson 1832 N. Poplar.

Remm

Three half street directors

DR 77-8 - 12 "Notice to Interested Parties" mailed to the following
on 3/8/77 for the MAPC meeting for 3/17/77:

Dr. Alvin E. Morris, Supt., U.S. District #259, 428 S. Broadway, 67202
Dr. Richard Holstead, 1400 George Washington Dr., 67211
Tom Allen, Park Board
Dave Furnas, CPO
Noon Nulan, 1109 East 13th St., 67214 (CPO)
Jo M. Brown, 1550 North Madison, 67214
Ben Martin, Jr. 811 N. Madison Ave., 67214 (CPO)
Mr. & Mrs. Eugene Anderson, 1832 N. Poplar, 67214
Mrs. Becky Anderson, 7-10 Beachy, 67206 (PTA member L'Ouverture)
Allen Goodwin, 4102 W. 19th St., 67212
Ken Kitchen, Urban Renewal Agency
Jon Risdal, Urban Renewal Agency

City Manager

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 North Main Street
Wichita, Kansas 67202

March 7, 1977

NOTICE TO INTERESTED PARTIES:

The Wichita-Sedgwick County Metropolitan Area Planning Commission, in the City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, at its meeting on March 17, 1977, which will commence at 1:30 p.m., will consider a referral from the Board of City Commissioners as to whether or not proposed restrictive covenants that have been drafted and approved by the Urban Renewal Agency Board to provide a buffer for L'Ouverture Elementary School and McAdams Park from adjacent industrial properties are satisfactory.

CASE NO. DR 77-8

Consideration of Urban Renewal Agency Restrictive Covenants
for Properties Facing L'Ouverture Elementary School and
McAdams Park.

Generally located between 13th and 17th
Streets North; from Ohio on the East; to
the alley West of Wabash.

You may appear either in person, or by agent or attorney, if you so desire.

Robert A. Lakin
Secretary

Set up DR file | Map# 554A | DR-77-8
Map 5549 | 9 | (21870) asse.
27
1E

Consideration of URA Restrictive
Covenants for properties facing
L'Ouverture School and Van Adams
Park

Schedule for MA PC meeting of
3/17/77

Meeting School Bd -

- all other URA has
that are interested -

US Dist# 259
428 S. Burg, 67202
alvin 2
✓ Dr. ^{Smith} ~~Smith~~ ¹⁷⁵²¹
✓ Dr. ^{Robt} ~~Hollsted~~
1400 Reso, Wash. D.C.
67211

✓ Park Board
to Tom Allen

ICPO

Mrs Anderson
see below

generally located between 17th St on the north,
13th on the South, from Ohio on the East, to the alley
West of Wallace.

- NULAN
- ✓ - Moore Nulan - 1109 E. 13th - 67214
 - ✓ - Jo M Brown (teacher) - 3225 Country Club Pl. 67208
 - ✓ - Ben Smith, Jr. ; Ben 811 N Madison ave 67214
 - ✓ - Mrs and Mrs Eugene Anderson 1832 N. Poplar, 67214
 - ✓ - ^{Mrs} Becky Anderson 7010 Beachy, 67206
 - ✓ - Allen Dordoni 4102 W19, 67212

Mrs. Becky Anderson.

7010 Beachy

Ken Kitchen - Urban Renewal

~~John Kistall~~ " "

Jon Kistall " "

3/4/77

E. H. Denton, City Manager

Robert A. Lakin, Director of Planning

McAdams Park and L'Ouverture School
Restrictive Covenants
(Our file DR 77-8)

At the request of the URA, we have scheduled this matter for the MAPC for its meeting of 3-17-77. When we contacted them, we offered them the choice of 3-3 or 3-17. They preferred the 3-17 date so they would have appeared before the CPO's before appearing before the MAPC.

We can advise your office by memo on 3-18 or 3-21 the specific recommendation of the MAPC. This will be without minutes. If you wish to have minutes, you may wish to defer to 3-29 or 4-5.

Robert A. Lakin, Director of Planning

cc: Ken Kitchen, URA
RAL:ew

3. REQUEST BY URBAN RENEWAL AGENCY TO APPROVE RESTRICTIVE COVENANTS FOR PROPERTIES FACING L'OUVERTURE SCHOOL AND MC ADAMS PARK.

At the meeting of December 7, 1976, the Commission approved a zone change from multiple family to commercial and light industrial between 13th and 17th Streets from Ohio on the east to the alley west of Wabash. The approved zone change provided that no alterations be made to McAdams Park and L'Ouverture Elementary School without notification to the Commission.

The Commission was further advised by the CPO Central Council at the joint meeting in January of concern expressed by citizens relative to a need for the School and Park to be properly buffered from the industrial uses that may develop across the street from them.

A set of restrictive covenants have been drawn up and approved by the Urban Renewal Agency Board. The restrictions are designed to buffer and/or screen the School and Park from new industrial development. The covenants specifically designate the lots and blocks affected and the required building setback and its use. Further, any construction or development plans must be submitted and approved by the Commission. The covenants also provide for waiver, maintenance and enforcement requirements.

The City Manager recommends that the restrictive covenants be referred to the CPO and Planning Commission for recommendation and returned to the City Commission for further consideration.

ACTION:

Refer the restrictive covenants to CPO
and Planning Commission for recommendation.

THE CITY OF WICHITA

OFFICE OF CITY MANAGER

DATE February 28, 1977



TO See Distribution

FROM E. H. Denton, City Manager

DR 77-8

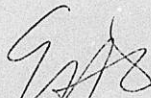
SUBJECT McAdams Park and L'Ouverture School
Restrictive Covenants

On December 7, 1976, the City Commission approved a zone change from multiple family to commercial and light industrial for the property generally between 13th and 17th Streets from Ohio on the east to the alley west of Wabash. The approved zone change provides that no alterations be made to McAdams Park and L'Ouverture Elementary School area without notification to the Commission.

On February 22, 1977, the Commission considered a set of proposed restrictive covenants that had been drafted and approved by the Urban Renewal Agency Board. The covenants are designed to buffer the school and the park from future industrial development. The covenants specifically designate the lots and blocks affected and the building setback and its use. Further, any construction or development plans must be submitted and approved by the Commission. The covenants also provide for waiver, maintenance and enforcement requirements.

The City Commission having been advised of the concerns expressed by residents of the neighborhood relative to the proposed school and park buffer referred this matter to your board for review and comment.

It will be appreciated if your written response in this matter can be returned to this office by March 16, 1977, for inclusion on the City Commission agenda for March 22, 1977.


E. H. Denton
City Manager

EHD/sw
Distribution:

Tom Allen, Director of Parks
✓ Robert A. Lakin, Director of Planning
David Furnas, Citizen Participation Coordinator
President, PTA, L'Ouverture School

THE URBAN RENEWAL AGENCY
OF THE
WICHITA, KANSAS METROPOLITAN AREA

CITY HALL • 2ND FLOOR • 455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4261



KENNETH H. KITCHEN
EXECUTIVE DIRECTOR

DATE: February 14, 1977
TO: E. H. Denton, City Manager
FROM: Kenneth H. Kitchen, Executive Director
SUBJECT: Agenda Item for City Commission Meeting Scheduled for
February 22, 1977: Restrictive Covenants for Properties
Facing L'Ouverture School and McAdams Park

The Urban Renewal Agency requests to appear before the City Commission to discuss restrictive covenants concerning certain properties facing the L'Ouverture School and McAdams Park in the Central Industrial Corridor, Neighborhood Development Plan, Kansas A-5.

The Central Industrial Corridor is bounded on the south by 13th Street, on the north by 21st Street, on the west by the A. T. & S. F. Railroad and by Interstate 135 on the east.

The Urban Renewal Agency has been active in the area for the past several years in acquiring dilapidated and non-conforming residential properties, relocating the residents, and cleaning the property for resale as industrial property. The MAPC approved a zone change in the area from residential and other uses to "E", light industrial. + BCC

Urban Renewal Agency activities in the area were originally funded under the Neighborhood Development Program and continued under the present Community Development Block Grant Program. The Urban Renewal Agency contract with the City to administer this program stipulates that the City Commission approve all redevelopers and architectural plans for all redevelopment of land in the area purchased with Community Development Block Grant money. The City Commission must also authorize the Mayor to sign the deed conveying the land to the redeveloper.

The L'Ouverture School and McAdams Park are located along the eastern boundary of the Central Industrial Corridor. Several neighborhood groups and C.P.O. Councils have expressed concern that the School and Park were not properly buffered from the industrial uses that would develop across the street from them. The MAPC deferred an alley vacation request by the Urban Renewal Agency until such time as a policy was developed to buffer and/or screen the School and Park from the new industrial development.

Memorandum to E. H. Denton
Page 2
February 14, 1977

A set of restrictive covenants was drawn up by the Urban Renewal Agency Counsel for those properties facing the School and Park and approved at the February 10, 1977 Urban Renewal Agency meeting. These restrictions were designed as a supplement to the existing Urban Renewal Plan Disposition Supplement for the area to further buffer the School and Park.

These restrictive covenants are forwarded to the City Commission as part of the contract between the City of Wichita and the Urban Renewal Agency. Formal action by the City Commission is necessary to execute these restrictive covenants on the land.

The Urban Renewal Agency staff will be available to answer any questions the City Commissioners may have.

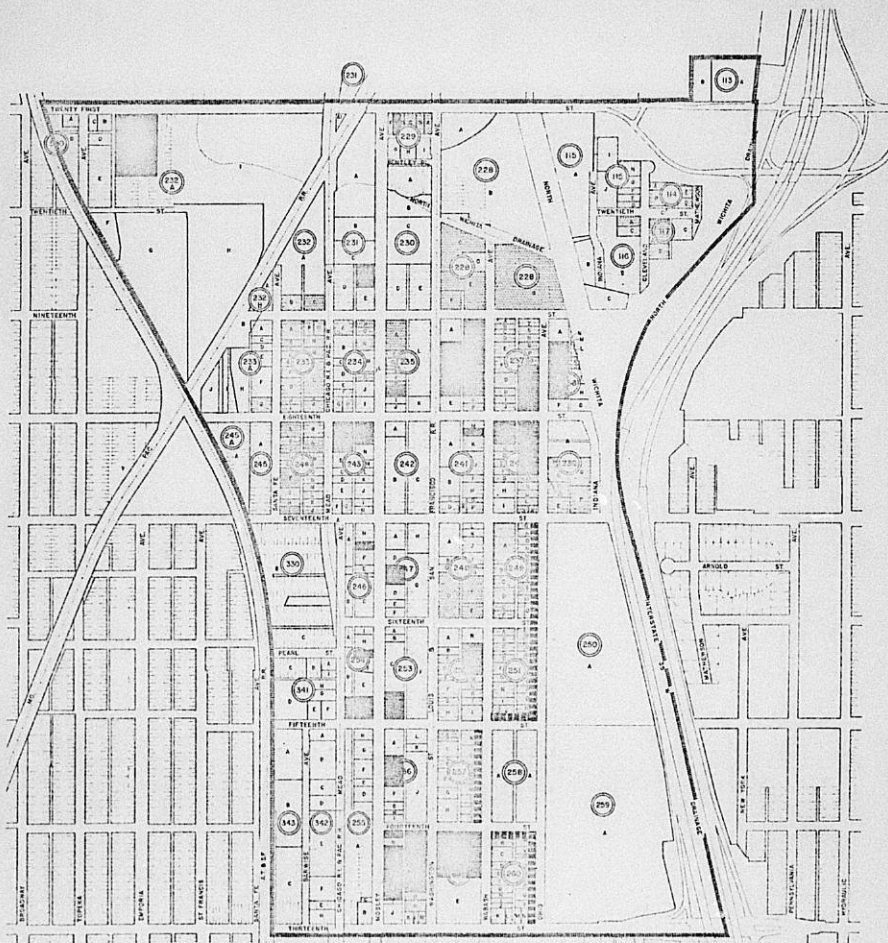

KENNETH H. KITCHEN
EXECUTIVE DIRECTOR
URBAN RENEWAL AGENCY


RUSSELL L. BRENNER
DIRECTOR OF COMMUNITY DEVELOPMENT

KHK/b1

Attachments

cc: Ray Trail (8)
Wayne Isaac
Urban Renewal Commissioners
✓ Don Risdal
Russell L. Brenner
Steven L. Potucek



- LEGEND**
- ▨ PREVIOUSLY ACQUIRED
 - ▤ TO BE ACQUIRED
 - ▥ NOT TO BE ACQUIRED
 - ▧ ACQUIRED AND SOLD
 - ACTIVITY AREA BOUNDARY



**LAND ACQUISITION MAP
CENTRAL INDUSTRIAL CORRIDOR ACTIVITY AREA I
(A-5-2)**

URBAN RENEWAL AGENCY of the WICHITA, KANSAS METROPOLITAN AREA

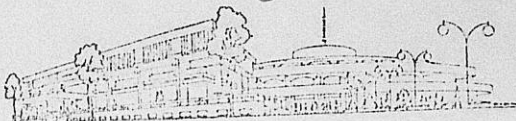
Prepared By
KOLBEN SMITH CORPORATION / CONSULTANTS IN PLANNING, DESIGN AND DEVELOPMENT

THIS MAP IS A PRODUCT OF THE URBAN RENEWAL AGENCY OF THE WICHITA, KANSAS METROPOLITAN AREA. IT IS THE PROPERTY OF THE AGENCY AND IS LOANED TO YOU. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE AGENCY.

▨▨▨▨ Area affected by restrictive covenants

THE URBAN RENEWAL AGENCY
OF THE
WICHITA, KANSAS METROPOLITAN AREA

CITY HALL • 2ND FLOOR • 455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4381



KENNETH H. KITCHEN
EXECUTIVE DIRECTOR

DATE: February 14, 1977
TO: John Dekker, Director of Law
FROM: Kenneth H. Kitchen, Executive Director
SUBJECT: Restrictive Covenants on parts of said blocks facing McAdams Park on Ohio Street, and said blocks facing L'Ouverture Elementary School on Wabash, 14th & 15th Streets

At their Regular Meeting, February 10, 1977, the Urban Renewal Agency Board of Commissioners adopted Resolution No. 77-12, entitled:

RESOLUTION ADOPTING RESTRICTIVE COVENANTS CONCERNING CERTAIN PROPERTIES FACING THE L'OUVERTURE SCHOOL & MCADAMS PARK, CENTRAL INDUSTRIAL CORRIDOR ACTIVITY AREA, NEIGHBORHOOD DEVELOPMENT PARK, KANSAS A-5.

Our Agency Counsel, Phil Mellor, has also approved these covenants. After reviewing them, if you concur, would you please sign the attached three (3) copies and return them to our office today as we need to prepare an agenda item for the City Commission meeting, scheduled February 22, 1977, regarding this matter.

If you have any questions, please contact me or Jon Risdal.

Kenneth H. Kitchen
KENNETH H. KITCHEN
EXECUTIVE DIRECTOR

KHK/sas

cc: Jon Risdal ✓

Attachments

RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, the City of Wichita, Kansas, is the owner of certain real property in Blocks 2, 3, 6 and 8 of Washington Avenue Addition to the City of Wichita, Sedgwick County, Kansas, and

WHEREAS, it is the desire and purpose of the City of Wichita to impose these restrictive covenants on parts of said blocks which face McAdams Park on Ohio Street, and which face L'Ouverture Elementary School on Wabash, Fourteenth and Fifteenth Streets.

NOW, THEREFORE, the said City of Wichita does hereby enact and adopt these restrictive covenants.

1. Covenants to Run with the Land. These covenants, and each of them, are permanently imposed on real property hereinafter described and shall run with the land and shall be binding upon purchasers of any part of the lands affected from the City of Wichita, their successors and assigns.

2. Lands Affected. These covenants are imposed upon even numbered Lots 2 to 48, inclusive, and Lot 47 in Block 2; even numbered Lots 2 to 48, inclusive in Block 3; Lots 1 and even numbered Lots 2 to 48, inclusive, in Block 6, and even numbered Lots 2 to 48, inclusive, in Block 8, all in Washington Avenue Addition to the City of Wichita, Sedgwick County, Kansas.

3. Building Set Back Required. All buildings, fences and structures of whatever nature hereafter erected on the described lots shall have a minimum set back as follows:

(a) Those lots in Blocks 2, 6 and 8, 20 feet from the property line on Ohio Street;

(b) Lots 47 and 48 in Block 2, 10 feet from the property line on Fourteenth Street;

(c) Those lots in Block 3, 20 feet from the property line on Wabash Street;

(d) Lots 1 and 2 in Block 6, 10 feet from the property line on Fifteenth Street.

4. Use of Set Back Area. The purpose of the set back areas and the use thereof shall be to provide a screen or buffer between the industrial activities at any time conducted on the lands affected from the Park and the School identified above.

5. Submission of Plans. Any purchaser from the City of Wichita, or the successors or assigns of such purchaser, shall, before commencing any construction or development of the property subject to these covenants, submit a plan showing the nature of screening and landscaping to be placed within or adjacent to the set back area.

6. Approval of Plans. No construction or industrial activity may occur on the lots affected by these covenants until the plan for screening and landscaping shall have been approved by the Board of Commissioners of the City of Wichita.

7. Limitation on Curb Cuts. Not more than one curb cut for a driveway shall be made for each industrial parcel in each block of the affected area. For the purpose of this provision and all other provisions in these covenants, an industrial parcel is defined as an assemblage of lots conveyed by the City hereafter for development by a single developer.

8. Waiver of Requirements. The Board of Commissioners of the City of Wichita may, without liability to any other owner of property within the lands affected, waive any requirement or covenant herein as it applies to any individual industrial parcel.

9. Maintenance of Set Back. Each purchaser from the City of Wichita, or the successor and assigns of any purchaser of any of the land affected shall maintain the set back area by necessary mowing, pruning, planting, painting or repairs and the like and shall permit no unsightly or dangerous condition to exist. After thirty (30) days written notice of any violation of this covenant, the City may remedy any such dangerous, unsightly or neglected condition and shall be entitled to recover the cost of such remedy from the owner of the property in any manner provided by law.

10. Not in Limitation of other Restrictions or Regulations. These covenants, and each of them, are conditions imposed in addition to and not in derogation or limitation of any other restrictions as to zoning, platting or land use now or hereafter in effect and the land affected is subject to the terms of the documents entitled "Land Disposition Supplement" dated January 4, 1973, recorded in Book 43 at page 1292 in the records of Sedgwick County, Kansas.

11. Enforcement. These covenants may be enforced by the City of Wichita, by the Board of Park Commissioners of the City of Wichita, or by the Board of Education of Unified School District 259, or by any of them, or by their successors, but may not be enforced by any individual citizen or landowner. Any waiver of enforcement of a violation of these covenants shall not constitute a general waiver of the right of enforcement applied to any future violation. Enforcement of these covenants may be by any appropriate action at law or equity.

IN WITNESS WHEREOF, the Board of Commissioners of the City of Wichita, Kansas, has caused these Restrictive Covenants to be executed by the Mayor and attested by the City Clerk on this ____ day of _____, 1977.

CITY OF WICHITA, KANSAS

ATTEST:

By _____
JAMES M. DONNELL, Mayor

City Clerk _____

APPROVED:

THE URBAN RENOVATION AGENCY OF THE
WICHITA, KANSAS METROPOLITAN AREA

By _____
W. C. COHEN, JR., Chairman

ATTEST:

Kenneth H. Kitchen, Secretary

APPROVED AS TO FORM:

John DeBaker
JOHN DEBAKER, Director of Department
of Law, Wichita, Kansas

Phillip Hellyar
PHILLIP HELLYAR, General Counsel
The Urban Renewal Agency of the
Wichita, Kansas Metropolitan Area

STATE OF KANSAS }
SEDGWICK COUNTY } ss

BE IT REMEMBERED, that on this _____ day of _____, 1977,
before me, a Notary Public in and for said County and State, came JAMES H.
DORRILL, Mayor of the City of Wichita, Kansas, to me personally known to
be the same person who executed the within and foregoing instrument, and duly
acknowledged the execution of the same for and on behalf, and as the act
and deed of said City.

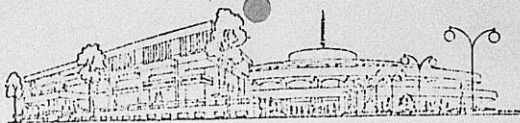
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed
my official seal, the day and year last above written.

Notary Public

My appointment expires:

THE URBAN RENEWAL AGENCY
OF THE
WICHITA, KANSAS METROPOLITAN AREA

CITY HALL • 2ND FLOOR • 455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4381



KENNETH H. KITCHEN
EXECUTIVE DIRECTOR

DATE: February 14, 1977
TO: E. H. Denton, City Manager
FROM: Kenneth H. Kitchen, Executive Director
SUBJECT: Agenda Item for City Commission Meeting Scheduled for February 22, 1977 - Approval of a Redeveloper and Architectural Plans and Authorization for Mayor to Transfer Title for Parcel 257-2A in the Central Industrial Corridor. (Note: This item needs to be placed on the agenda immediately following the item on restrictive covenants in the Central Industrial Corridor.)

The Urban Renewal Agency requests that the City Commission approve Industrial Maintenance Inc. as the redeveloper for the property legally described as the even lots 2-24 inclusive in Block 3, Washington Avenue Addition to the City of Wichita and shown on Urban Renewal Agency disposition maps as Lots I, J, K, L, M and N in Block 257. Enclosed is a copy of a letter from Mark Neisis, President of Industrial Maintenance Inc., describing his business and reasons for wanting to purchase the above property. The bid price (\$.45/sq.ft.) is the amount as established as minimum acquisition price by the Urban Renewal Agency Board.

The Urban Renewal Agency also requests the City Commission to review the architectural plans as submitted by Industrial Maintenance Inc. Enclosed is a copy of a letter from Continental Structures Inc. outlining the specifications for the building. The building will be constructed in conformance with all applicable building codes for the City.

This property faces the L'Overture School and must comply with the Urban Renewal Plan as well as additional restrictive covenants placed on property to insure proper buffering from the School. The redeveloper is requesting a waiver to allow him to construct the required six foot screening fence along Mabash Avenue on the property line as apposed to constructing it on the twenty foot setback line as required by the restrictive covenants. Mr. Neisis stated that the fence as placed on the setback line would prevent him from using the setback area and causing an additional maintenance problem for him. Mr. Neisis stated that he needs to use the area for outside storage of materials. The Urban Renewal Board of Commissioners voted to grant the waiver at their regular meeting on February 10, 1977. The City Commission must now approve the waiver for it to be granted.

E. H. Denton
Page Two
February 14, 1977

As a further condition of the contract between the Urban Renewal Agency and the City of Wichita, it is necessary that the City Commission authorize the Mayor to sign the deed conveying title to the above property and all other properties acquired by Urban Renewal with CDBG funds.

In summary, a motion is necessary from the City Commission to (1) approve Industrial Maintenance Inc. as the redeveloper of Parcel 257-2A in the Central Industrial Corridor, Neighborhood Development Plan, Kansas A-5-2; (2) approve construction plans for Industrial Maintenance Inc. building to be constructed on Parcel 257-2A (with or without granting of the waiver as requested); (3) authorize the Mayor to sign the deed in behalf of the City of Wichita conveying the Parcel 257-2A to Industrial Maintenance Inc.

Urban Renewal Agency staff will be available to answer any questions the Commissioners may have.


KENNETH H. KITCHEN, EXECUTIVE DIRECTOR
URBAN RENEWAL AGENCY


RUSSELL L. BRENNER, DIRECTOR
COMMUNITY DEVELOPMENT

KHK-RLB/jm
Enclosures

cc: Ray Trail (8 copies)
Russell L. Brenner
Wayne Isaac
Urban Renewal Commissioners
✓ Jon H. Risdal
Steven L. Potucek

Industrial Maintenance, Inc.

(316) 267-7933 or 264-5786
1614 University
Wichita, Kansas 67213

JAN 21 1977

1-21-77

Urban Renewal Agency
City Bldg.
Wichita, Kansas

D-257-2A

ATTENTION: Mr. Steve Potucek

Dear Sir:

Industrial Maintenance, Inc. has been in business for 7 years. We are a millwright construction company. Our firm installs new equipment and repairs existing equipment in grain elevators, flour mills and feed mills through out the states of Kansas, Missouri, Nebraska and Oklahoma.

Our shop furnishes the necessary equipment such as elevator legs, air ducting, grain spouting and transitions to do the field jobs.

As of January 1, 1976 we had seven people employed. We have increased our employment to fifteen at this time. At the present rate we are growing, I project we will need to build an addition to these new facilities in a few years. (Approx. 3 years)

We want to purchase property described by Urban Renewal as Parcel 257, lots 1-J-K-L-M-N, located at the N-West corner of Wabash and Fourteenth Street, Wichita, Kansas containing 39,600 sq. ft. and wish to bid \$.45/sq. ft. for a total purchase price of \$17,820.00.



Mark M. Neises,
President



Continental Structures, Inc.

805 SOUTH MAIN WICHITA, KANSAS 67213 (316) 267-4422

January 20, 1977

Mr. Mark Reises
Industrial Maintenance
1551 Barwise
Wichita, Kansas

Dear Mr. Reises:

It is our privilege to quote a Star metal building to you in Wichita, Kansas to the following specifications and conditions:

Size: 80' wide x 120' long with 20' eave height.

Type: SMS4 2 @ 40 1/2/12

Loading: In conformance with the Uniform Building Code the roof live load will be 30 lbs. per S.F. and the wall wind load will be 25 lbs. per S.F. The roof will have a U.L. 90 wind uplift rating.

Cover:

1. Roof cover shall be 26 GA. Dura 80 galvanized panels.
2. Walls will be 26 GA. Dura 80 galvanized panels with 5 year color.

Accessories:

1. Three 3070 x 1 3/4" doors.
2. Two 16' x 16' steel overhead doors with electric operators.
3. Nine 3' x 10' standard skylites.
4. Cutters and down spouts.
5. 7'-3" galvanized liner panel in shop area.

Insulation:

1. Roof and walls shall be insulated with 2" fiberglass blanket insulation with white vinyl facing.

2. All insulation shall have U.L. Flame spread rating of 25 or less.
3. All insulation shall be retained with welded wire netting, except under liner panel and office area.
4. Insulation trim angles shall be provided at each gable end of the building and in all four corners to conceal the exposed edges of the insulation where the insulation meets at these corners.

Interior Offices:

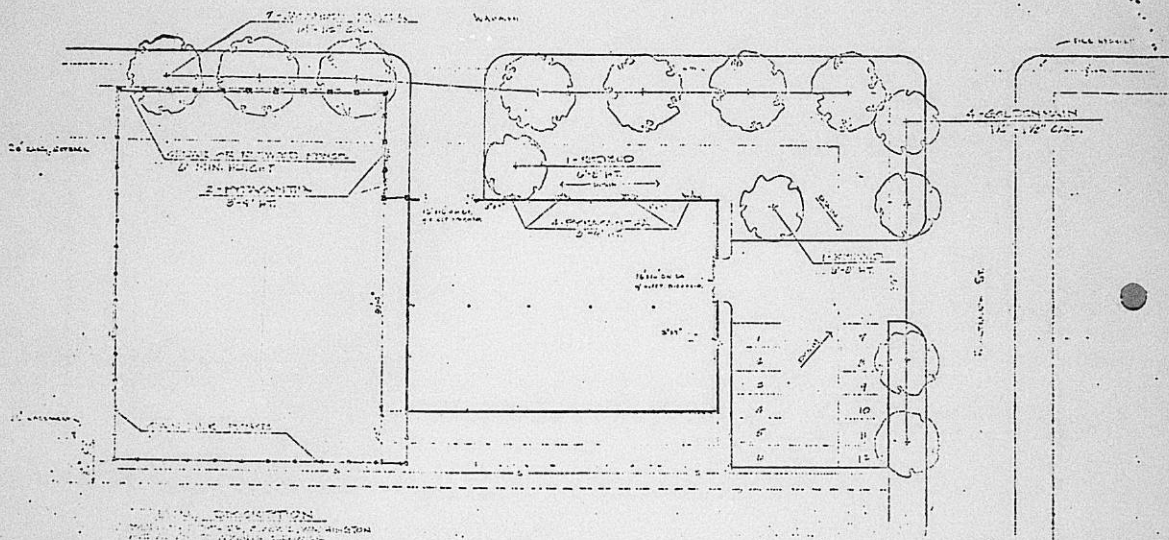
Offices restrooms will be as shown on drawing. Walls will be 2 x 4 studs on 16" centers covered with ½" sheetrock taped, finished and ready for paint. Doors will be prehung hollow cord mahogany. The offices and restrooms will be decked with 2 x 10's on 16" centers and covered with ¾" plywood. Stairs, guard rails, and paint are not figured in this proposal. ¾" batt insulation is figured in office walls and deck area.

Concrete:

The concrete will be 3,000 PSI rock mix. Floor thickness will be 6" thick reinforced with 6 x 6 x 10/10 wire mesh. The footings and foundation will be designed using sound engineering practices to withstand the loads applied to the building. The area 30' x 40' from the building to the east property line will be concrete 6" thick.

Site Work:

Building and parking area will be stripped of grass and trees and filled and compacted to provide property drainage. Two new 30' approaches will be installed and 5 small approaches will be closed as required by the City. The area south of the building will be paved with ¾" asphalt base and 1½" finish asphalt surface. Striping and bumper blocks will be installed as shown on plans.



ALL DIMENSIONS IN FEET AND INCHES
 UNLESS OTHERWISE SPECIFIED
 ALL WALLS 12" THICK UNLESS NOTED OTHERWISE



Architect	
Date	
Project Name	
Sheet No.	
Scale	
Notes	

MICROFILMED
 FROM THE BEST
 AVAILABLE COPY

Electrical:

Electrical will be as shown on plans.

Mechanical:

We propose to furnish material and labor to install a complete plumbing, heating, outside utilities and air conditioning system as per plans and as specified below:

Heat and Air Office:

65,000 BTU heat with 2 ton air with all supply and return air ducts to complete the heating and air system. One exhaust fan in each restroom.

Heat in Shop:

Four 160,000 unit heaters and one 50,000 unit heater all with separate thermostats. The above heating in shop was figured at zero degree outside temperature with a 50 degree inside temperature. Heating and air in office was figured with zero outside temperature and a 72 degree temperature inside.

Plumbing:

Two water closets, two lavatories, one urinal, and one 30 gallon gas water heater. One 54" $\frac{1}{2}$ Bradley wash basin and one drinking fountain. Inside gas piping to heating units.

Outside Utilities:

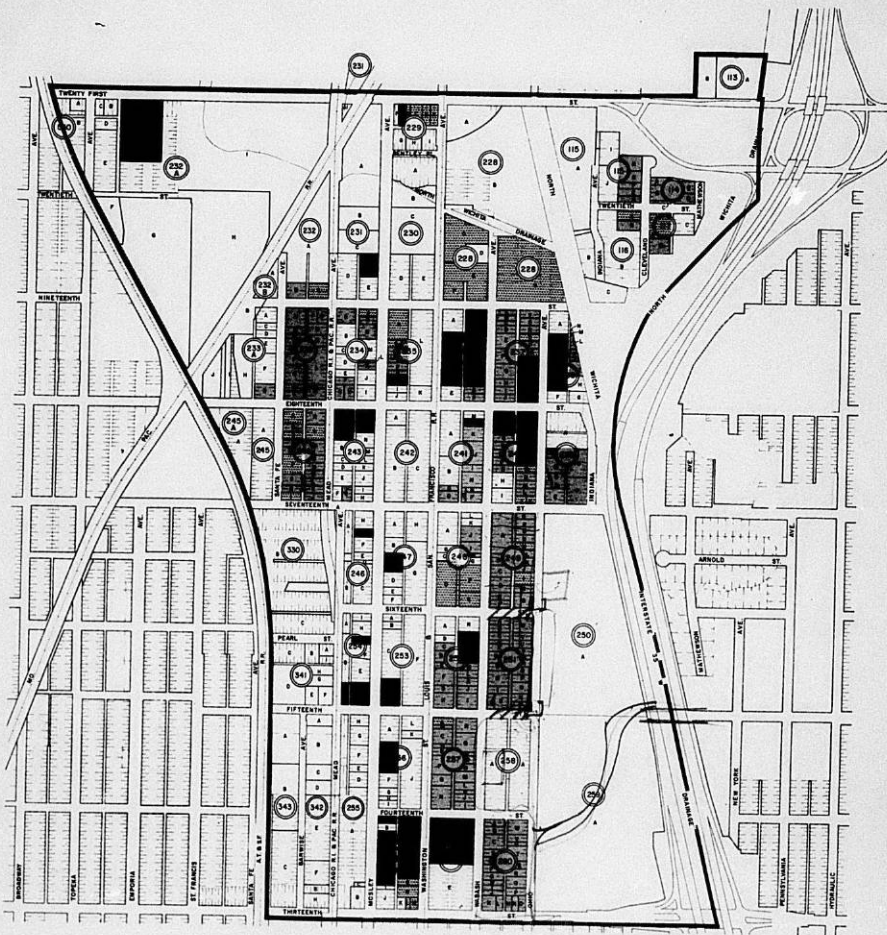
Domestic water service, 1" plastic. 4" Sa. sewer. 2" gas service.

Building Permit:

The cost of the building permit and plans examination fee is included in this proposal.

Insurance:

Continental Structures, Inc. shall furnish Workmen's Compensation Insurance as required by Kansas Law and Public Liability Insurance. Owner shall furnish Builder's Risk Insurance made payable to owner and Continental Structures, Inc. as their interests may appear.



LEGEND

- PREVIOUSLY ACQUIRED
- ▨ TO BE ACQUIRED
- NOT TO BE ACQUIRED
- ▩ ACQUIRED AND SOLD
- ACTIVITY AREA BOUNDARY



**LAND ACQUISITION MAP
CENTRAL INDUSTRIAL CORRIDOR ACTIVITY AREA I
(A-5-2)**

URBAN RENEWAL AGENCY of the WICHITA, KANSAS METROPOLITAN AREA

Prepared by
DOLBEER-EMTH CORPORATION / CONSULTANTS IN PLANNING, DESIGN and DEVELOPMENT

THIS REPRESENTATION OF THE INFORMATION HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A CONTRACT OR A WARRANTY OF ANY KIND. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 North Main Street
Wichita, Kansas 67202

March 7, 1977

NOTICE TO INTERESTED PARTIES:

The Wichita-Sedgwick County Metropolitan Area Planning Commission, in the City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, at its meeting on March 17, 1977, which will commence at 1:30 p.m., will consider a referral from the Board of City Commissioners as to whether or not proposed restrictive covenants that have been drafted and approved by the Urban Renewal Agency Board to provide a buffer for L'Ouverture Elementary School and McAdams Park from adjacent industrial properties are satisfactory.

CASE NO. DR 77-8

Consideration of Urban Renewal Agency Restrictive Covenants
for Properties Facing L'Ouverture Elementary School and
McAdams Park.

Generally located between 13th and 17th
Streets North; from Ohio on the East; to
the alley West of Wabash.

You may appear either in person, or by agent or attorney, if you so desire.

Robert A. Lakin
Secretary

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