

DR64-12 - Consideration of Civic Center Urban Renewal Plan, Project No. Kans. R-19

ACTION

DATE

COMMITTEE

~~9-17-64~~

MAP.C.

Approve ~~8-10-64~~ at
(in conformance with Master Plan)

BCC

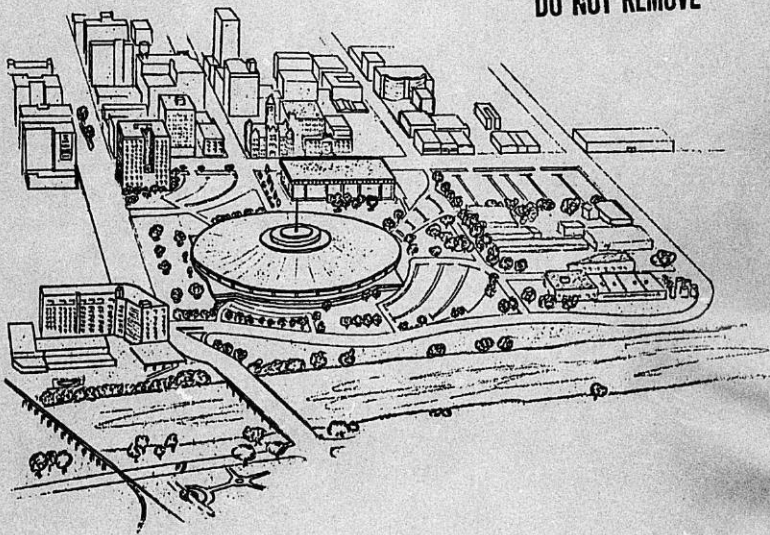
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URBAN RENEWAL PLAN CIVIC CENTER

WICHITA, KANSAS
PROJECT NO. KANS. R-19

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URBAN RENEWAL AGENCY OF THE
WICHITA, KANSAS METROPOLITAN AREA

WICHITA CITY COMMISSION

Vincent L. Bogart, Mayor

John S. Stevens

Carl A. Bell, Jr.

Gerald F. Byrd

William D. Tarrant

URBAN RENEWAL AGENCY

James L. Gardner, Chairman

Kenneth Kitchen, Vice-Chairman

Warner Moore, Treasurer

Don H. Alldritt, Commissioner

John B. Wooley, Commissioner

Administrative Staff

R. C. DesMarteau, Executive Director

Lyle P. Baker, Assistant Director

Jerry L. Cooper, Administrative Assistant

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

PROJECT NO. KANS. R-19
June 25, 1964

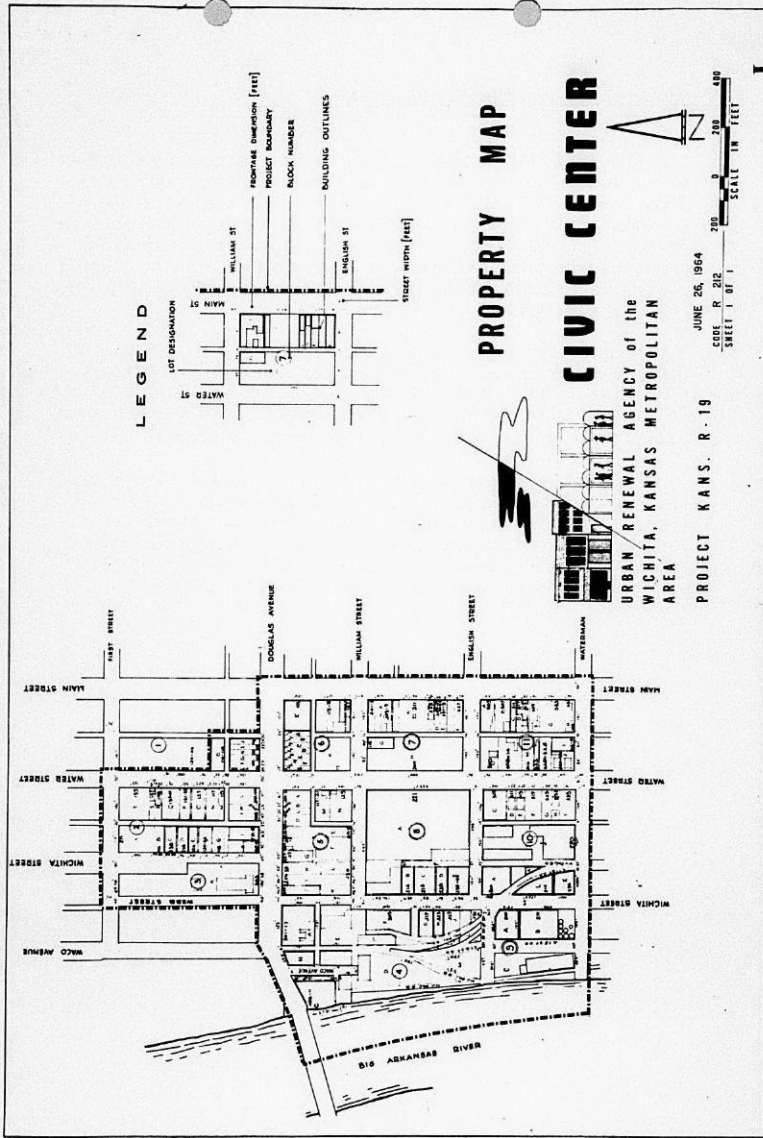
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PART B. DESCRIPTION OF PROJECT

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 along the south line of Waterman Street 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.



PROPERTY MAP

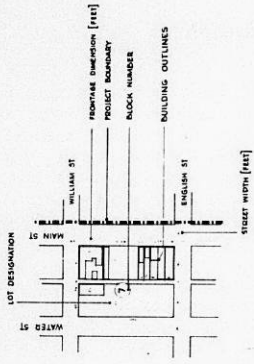
CIVIC CENTER

URBAN RENEWAL AGENCY of the
WICHITA, KANSAS METROPOLITAN
AREA

PROJECT KANS. R. 19

JUNE 26, 1964
SCALE R. 212
SHEET 1 OF 1

LEGEND



I

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 a large office building at the southwest corner of Main and Douglas (Parcel 6-K) and several industrial use properties lying south of English Street in Blocks 9 and 10. Existing uses of these excluded parcels are 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 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, sanitary sewers and storm drainage facilities, as necessary, will be installed in the Project Area in connection with the undertaking of this Plan.

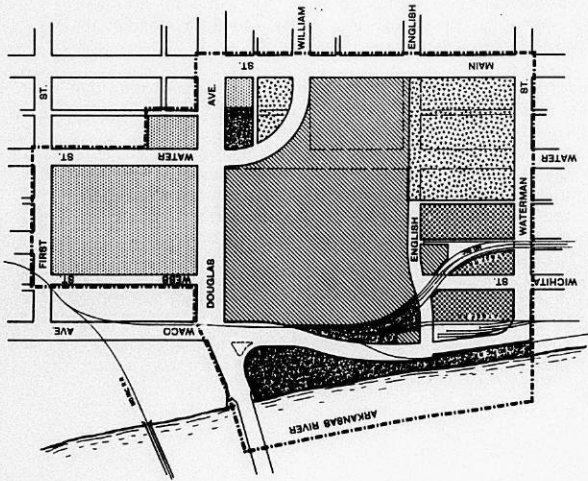
PART C. LAND USE PLAN

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 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 structures



LEGEND

- PROJECT BOUNDARY
- UTILITY EASEMENT
- CENTER LINE OF RAILROAD R/W

LAND USE

- ▨ COMMERCIAL
- ▨ PUBLIC BUILDINGS & RELATED USES
- ▨ PUBLIC OFF-STREET PARKING
- ▨ DEDICATED PARK & PUBLIC OPEN SPACE
- ▨ LIGHT INDUSTRIAL

LAND USE PLAN

CIVIC CENTER

URBAN RENEWAL AGENCY of the
WICHITA, KANSAS METROPOLITAN
AREA

PROJECT KANS. R. 19

JUNE 26, 1964
CODE R 219
SHEET 1 OF 1



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 improvements, 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) Maximum Site Coverage of Structures.
 - (a) Commercial sites having a total land area of 30,000 square feet or less -- 75% of site area.
 - (b) Commercial sites having a land area of more than 30,000 square feet -- 45% of site area at ground level and 65% of site area above ground floor area.
 - (c) Public sites -- 45% of site area.
- (4) Maximum Building Heights. No restrictions under this Plan.
- (5) Minimum Setback from Street Rights-of-Way. Ground floor level - 10 feet; all other floors - none required.
- (6) Minimum Off-Street Parking. One car space for each 500 square feet of gross 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 occupiers of retail space, but final drawings should nevertheless indicate the proposed position of the sign.

- (b) Signs affixed to a building wall shall not extend more than 12 inches from the building wall.
- (c) No hanging sign will be permitted unless affixed immediately beneath a porch or pedestrian canopy. Roof signs are prohibited.
- (d) Any permitted sign may be illuminated from within or without, provided that such lighting shall be limited to a non-flashing type.
- (e) One sign devoted exclusively to the identification of each occupancy of the main floor of a building, or to identify the products or services available on such main floor premises will be permitted on each elevation to which such occupancy abuts, provided that, in addition, multiple-occupancy structures, either retail, commercial or residential, shall be permitted one sign at each entrance identifying the building as a whole.
- (f) Signs advertising building or premises as for sale or for lease shall be limited to one in number for each building, shall not exceed five square feet in area and shall be removed on consummation of the sale or lease.

- (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: Parcel 6-K, 9-A & B, 10-J, K & L.

In addition, only that portion of Parcel 9-C (approximately the west 50 feet thereof) will be acquired as necessary to provide right-of-way as indicated on Plate II - Land Use Plan.

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.

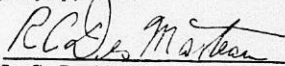
PART E. PROCEDURE FOR CHANGES IN APPROVED PLAN

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 FOREGOING URBAN RENEWAL PLAN FOR THE CIVIC CENTER PROJECT AREA is hereby certified to be a true copy of the Urban Renewal Plan adopted and approved by the Urban Renewal Agency of the Wichita, Kansas Metropolitan Area on the 23rd day of July, 1964.

-8-


R. C. DesMarteau, Secretary

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PROGRAM FOR
RELOCATION

CIVIC CENTER

PROJECT KANS. R-19
WICHITA, KANSAS

URBAN RENEWAL AGENCY OF THE
WICHITA, KANSAS METROPOLITAN AREA

WICHITA CITY COMMISSION

Vincent L. Bogart, Mayor

John S. Stevens

Carl A. Bell, Jr.

Gerald F. Byrd

William D. Tarrant

URBAN RENEWAL AGENCY

James L. Gardner, Chairman

Kenneth Kitchen, Vice-Chairman

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Don H. Alldritt, Commissioner

John B. Wooley, Commissioner

Administrative Staff

R. C. DesMarteau, Executive Director

Lyle P. Baker, Assistant Director

Jerry L. Cooper, Administrative Assistant

PROGRAM FOR RELOCATION OF FAMILIES & BUSINESSES
CIVIC CENTER

1. PROPOSALS FOR RELOCATION

A. Administrative Organization

The Urban Renewal Agency will have sole responsibility for administering relocation operations. Specific relocation responsibility shall be assigned to the Relocation & Management Officer. Two (2) additional staff members will assist the Relocation & Management Officer in these operations.

B. Relocation Standards.

Relocation housing shall conform to the following basic physical standards:

- 1) Be of sound construction and in good repair.
- 2) Contain a flush water closet.
- 3) Contain a kitchen sink, lavatory, and bath or shower; and shall be connected to hot and cold running water.
- 4) Have plumbing fixtures connected to an acceptable sewage system.
- 5) Have safe heating facilities.
- 6) Have a safe and adequate electrical system.
- 7) Have a minimum of one window per room to provide adequate ventilation; and
- 8) Bedroom requirements shall be as follows:
 - a) One-bedroom units for one & three person families.
 - b) Two-bedroom units for four & five person families.
 - c) Three-bedroom units for six & seven person families.
 - d) Four-bedroom units for eight & over person families.

If relocation housing under consideration is a multi-family type dwelling, the same physical standards required for a single-family will apply. However, if exclusive plumbing fixtures are not available, occupants of not more than two units may share a single flush water closet, a single lavatory basin, a single bathtub or shower. Every dwelling unit shall have cooking facilities for the exclusive use of the occupants.

Displacees' ability to pay shall be based on a maximum gross monthly rental (or monthly payment in the case of purchase) which shall be determined as not to exceed twenty-five (25) percent of family income.

The Urban Renewal Agency will offer displacees relocation housing that will not involve an unreasonable or excessive financial burden and which will be generally not less desirable in regard to public utilities and commercial facilities than the area in which they currently reside.

Families temporarily relocated will be provided with dwelling units that are decent, safe and sanitary and in an area not generally less desirable in regard to public utilities and public and commercial facilities than the area in which they currently reside, and at rents or prices within their financial means. Temporary relocation shall be minimized as to both extent and duration, and will be utilized only in cases of families wishing to relocate in new housing which will be provided within the project area or in cases that merit due consideration. Temporary relocation will not diminish the obligations of the Urban Renewal Agency with respect to permanent relocation.

C. Proposals for Obtaining Relocation Housing.

Housing referrals shall be requested from the local real estate operators, rental managers and private individuals. In addition, a daily review of local newspaper rental and sales listings shall be made. With the determination of need and preference of the individual families, a referral list shall be compiled to include size, rent, availability, agent or individual to contact, and any occupancy preference.

With an abundant supply of vacant rental and sales housing available, no deficit in the supply of rehousing needs is expected. To supplement the available supply, Section 221 Mortgage Insurance is available to finance new construction, if necessary.

There has been recently formed in Wichita, an organization known as "Citizens Housing, Inc." There is a non-profit organization created for the sole purpose of providing standard housing to families and individuals displaced by governmental action and at rental rates or purchase prices within the ability of the displacees to pay. Special rehousing problems involving elderly, handicapped and low-income or large families will be resolved with the assistance and advice, as needed, of Citizens Housing, Inc. as well as other municipal departments, social welfare agencies and religious groups available in the community. Coordination between the Urban Renewal Agency and these groups will be the duty of the Relocation & Management Officer and the Relocation Staff.

In addition, we have recently been informed by the District Office of the Federal Housing Administration in Topeka, Kansas (covering the State of Kansas), that FHA will make available to the Urban Renewal Agency, as a relocation resource, units now in ownership of the FHA as a result of repossession, and at rents and purchase prices based solely on the displaced families' ability to pay. The Federal Housing Administration now has an inventory, in the Wichita area, of approximately two thousand (2,000) units. These include two-, three- and four-bedroom dwelling units in single and multi-family structures and a complete diversity of geographic location. Furthermore, FHA has stated that, where necessary, relocation units will be renovated or repaired to meet local standards.

D. Relations with Site Occupants.

As each property is acquired, the occupant thereof will be interviewed in order to determine relocation requirements. An informational notice will be delivered to the site occupant at that time.

Because of its proximity (immediately adjacent) to the Project Area, the main office of the Urban Renewal Agency will also serve as the Relocation Office for the project. Regular business hours are 8:00 o'clock a.m. to 5:00 o'clock p.m., Monday through Friday. In addition, project displacees may schedule interviews with members of the Relocation Staff at any time. In the event of a period of peak activity, a temporary relocation office may be established in an acquired building in the Project Area.

Inspection of all rental and sales units shall be made by the Relocation Staff before referral to site occupants. The Relocation staff shall inspect the dwellings of self-relocated families, if possible,

prior to the move. If such unit is found to be unsatisfactory, the family shall be offered assistance in securing standard accommodations.

Every effort will be made to trace families who move without leaving a new address. In view of the relocation financial assistance available, it is assumed that such action would be uncommon.

Families requiring such assistance, will be referred to the County Welfare Department or other appropriate social agency.

Prospective home buyers will be referred to competent mortgage brokers for assistance in obtaining mortgage financing. FHA Form 3476, Certificate of Eligibility Under Section 221 of the National Housing Act will be made available to prospective buyers.

E. Eviction Policy.

Eviction shall be used by the Urban Renewal Agency only as a last resort and shall be undertaken only under one or more of the following circumstances:

- 1) Failure to pay rent.
- 2) Maintenance of a nuisance or use of the premises for illegal purposes.
- 3) A material breach of the rental agreement.
- 4) Refusal to consider accommodations meeting relocation standards.
- 5) Refusal to admit a relocation interviewer.
- 6) Situations requiring eviction under state or local law.

In all cases, every effort will be made to provide relocation services prior to eviction.

F. Relocation Payments.

Relocation payments shall be made in accordance with the rules and regulations governing relocation payments as prescribed by HHFA. All displaced families, individuals and business concerns will be eligible to receive relocation payments. Claims for relocation payments

must be submitted to the Urban Renewal Agency within six months after the expense has been incurred.

Families and individuals will have the option of receiving reimbursement of relocation expenses on either an actual cost basis (subject to allowable maximum) or on the basis of a fixed relocation payment schedule (See attached "Fixed Relocation Payment Schedule, Form H-6142, and Attachment thereto). Relocation expenses for businesses shall be reimbursed on an actual cost basis (subject to allowable maximum).

G. Services Available to Individuals and Business Concerns.

Relocation services, similar to those offered to families, will be offered to individual displacees as well. Relocation payments to individuals occupying separate housekeeping units will be paid on the same basis as to a family. Other individuals will be reimbursed in accordance with the "Fixed Relocation Payments Schedule". While referral assistance will be made available to business concerns, primary assistance will consist in the payment of moving expenses (or loss of property) incurred by such business concerns.

H. Requirements of State and Local Law.

The relocation program set forth above will satisfy all requirements of State and Local Law.

Housing and Home Finance Agency URBAN RENEWAL ADMINISTRATION FIXED RELOCATION PAYMENTS SCHEDULE (Slum Clearance and Urban Renewal Program)	PROJECT LOCALITY WICHITA, KANSAS	
	PROJECT NAME(S) PARK PLAZA "A" CIVIC CENTER	PROJECT NUMBER(S) KANS. R-17 KANS. R-19

INSTRUCTIONS: Prepare original and 3 copies for HHFA if the schedule is proposed for only one project. Prepare an additional copy for each additional project.

A. TYPE OF SUBMISSION AND APPLICABILITY OF SCHEDULE

- THIS IS THE ORIGINAL SCHEDULE AND IS PROPOSED TO APPLY TO THE PROJECT(S) IDENTIFIED ABOVE.
- THIS IS AN AMENDED SCHEDULE (AMENDING THE ONE APPROVED BY HHFA ON 2-6-63) FOR THE PURPOSE OF:
- REVISING THE AMOUNT OF THE FIXED PAYMENTS.
- ADDING ADDITIONAL PROJECT(S) TO THOSE COVERED BY THE PREVIOUS SCHEDULE. SUCH NEW PROJECT(S) IS ~~CORRE~~ NUMBERED KANS. R-19
- OTHER (Explain)

EXTENDING SCHEDULE TO INCLUDE PROVISION FOR UNITS OF MORE THAN SEVEN ROOMS

B. REQUEST AND SCHEDULE

Approval is requested to pay to eligible individuals and families the fixed amounts of Relocation Payments indicated in the Schedule below. The amounts indicated in the Schedule have been developed, and the Payments will be made, in accordance with the Rules and Regulations Governing Section 106(f) Relocation Payments. Eligible individuals and families will:

BE PAID ONLY THE APPLICABLE APPROVED FIXED AMOUNTS.

BE GIVEN THE OPTION TO CLAIM THE APPLICABLE APPROVED FIXED AMOUNTS OR REIMBURSEMENT FOR ACTUAL MOVING EXPENSE AND ANY DIRECT LOSS OF PROPERTY.

SCHEDULE (SEE ATTACHED)

ITEM	INDIVIDUALS AND FAMILIES OWNING FURNITURE AND OCCUPYING:							INDIVIDUALS NOT OWNING FURNITURE (h)	FAMILIES NOT OWNING FURNITURE (i)
	1 ROOM (a)	2 ROOMS (b)	3 ROOMS (c)	4 ROOMS (d)	5 ROOMS (e)	6 ROOMS (f)	7 ROOMS ¹ (g)		
1. Proposed fixed amount of Relocation Payment	\$ 18	\$ 27	\$ 36	\$ 45	\$ 54	\$ 63	\$ 72	\$ 5	\$ 10
2. Lowest normally available moving cost per hour	\$ 9	\$ 9	\$ 9	\$ 9	\$ 9	\$ 9	\$ 9		
3. Average (i.e., median) number of hours required	2	3	4	5	6	7	8		

¹ Attach separate sheet and continue schedule if provision is to be made for individuals and families occupying more than 7 rooms.

C. BASIS FOR PROPOSED FIXED PAYMENTS (Explain in sufficient detail to justify how the amounts proposed in the Schedule were determined, including the source of the amounts for lowest normally available moving cost per hour and the basis for the estimated average number of hours required. Use additional sheets if needed.)

Estimates were received from six (6) local movers. The average hourly rate and estimate of time per room for local movers was used as the basis for these determinations.

Submitted by:

December 26, 1963

Date

s/ R. C. DesMarteau

Signature of Authorized Officer

URBAN RENEWAL AGENCY OF THE WICHITA,
KANSAS METROPOLITAN AREA

Local Public Agency

R. C. DesMarteau
Executive Director

Title

SPACE BELOW FOR USE OF HHFA

D. APPROVAL

Approval is granted to the Local Public Agency identified above to pay, in accordance with the Rules and Regulations Governing Section 106(f) Relocation Payments and on the basis indicated in Block B, the fixed amounts of Relocation Payments indicated in Line 1 of the Schedule for expenses and losses incurred on or after the date of this approval for the project(s) identified above, except as provided for below:

No exceptions.

HOUSING AND HOME FINANCE ADMINISTRATOR

January 6, 1964

Date

By s/ Leonard E. Church

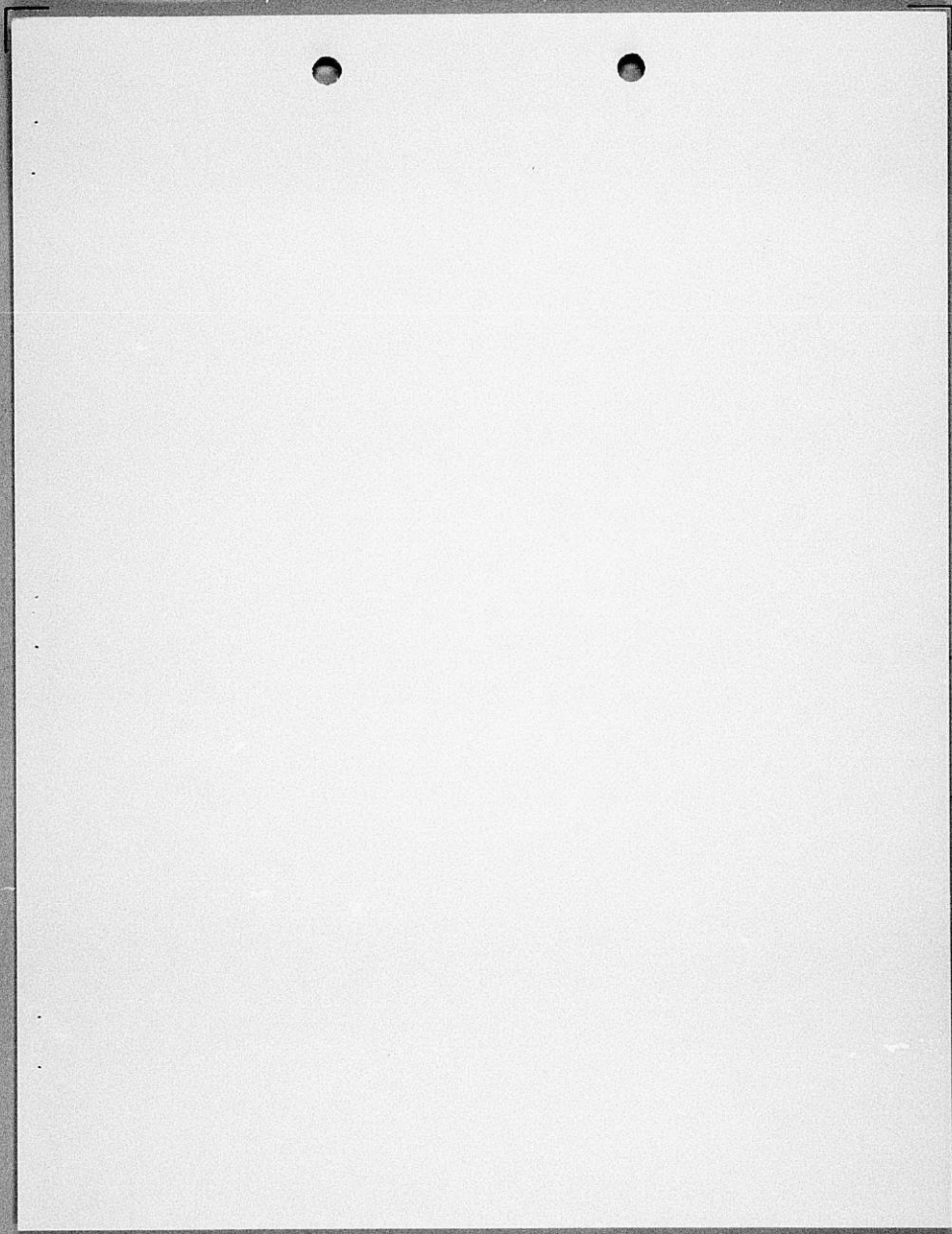
Signature

Regional Director, Urban Renewal Division

Title

ATTACHMENT TO FIXED RELOCATION PAYMENTS SCHEDULE
(FORM H-6142) SUBMITTED BY THE LOCAL PUBLIC AGENCY
ON DECEMBER 26, 1963

	<u>Proposed Fixed Amount of Relocation Payment</u>	<u>Lowest Normally Available Moving Cost Per Hour</u>	<u>Average Number of Hours Required</u>
8 Rooms	\$ 81	\$9	9
9 Rooms	90	9	10
10 Rooms	99	9	11
11 Rooms	108	9	12
12 Rooms	117	9	13
13 Rooms	126	9	14
14 Rooms	135	9	15
15 Rooms	144	9	16
16 Rooms	153	9	17
17 Rooms	162	9	18
18 Rooms	171	9	19
19 Rooms	180	9	20
20 Rooms	189	9	21
21 Rooms	198	9	22



RESOLUTION FINDING CIVIC CENTER 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 Urban Renewal Plan to the Wichita-Sedgwick County Metropolitan Area Planning Commission for its report and recommendations respecting said 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 Urban Renewal Plan for the Project area conforms to said general plan of the locality.

ADOPTED this 20th day of August, 1964.



C. Merritt Winsby
C. Merritt Winsby, Chairman

ATTEST:

C. Bickley Foster
C. Bickley Foster, Secretary