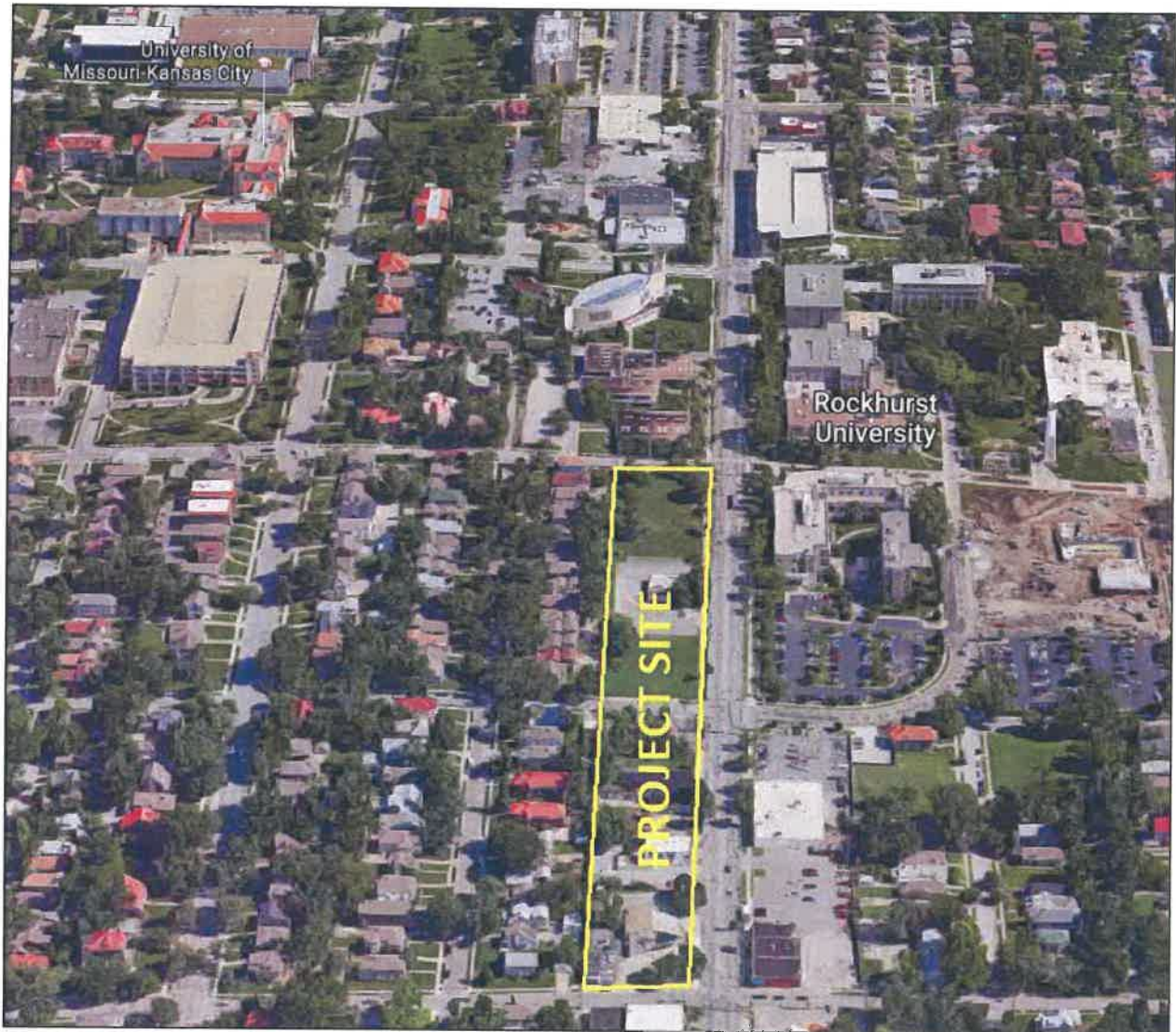




## UNIVERSITY OF MISSOURI SYSTEM REQUEST FOR QUALIFICATIONS

**Proposed Redevelopment of Troost Avenue Property  
5300-5500 Troost Avenue, Kansas City, MO 64110**



February \_\_, 2017

Managed and administered by the University of Missouri – Kansas City

## **EXHIBIT C PROHIBITED USES**

Without the prior written consent of the University, which may be granted or withheld in its sole and subjective discretion, the Lessee shall not use or permit the Leased Premises to be used for:

1. A hot tub or suntan facility.
2. A billiard or pool hall, amusement or video game arcade, game room, bowling alley, skating rink, dance hall or discotheque.
3. A check-cashing, title-loan or pay-day loan facility or operation; provided, however, that the foregoing prohibition shall not be applicable to any automatic teller machine (ATM).
4. A thrift shop, second-hand store, "surplus" store, pawn shop, flea market, "job lot" store or any similar store or operation the principal business of which is selling used or discounted merchandise.
5. A "dollar" store or "discount" store of any type.
6. A fire sale, going-out-of-business, relocation, bankruptcy or similar sale (unless pursuant to a court order) or auction house operation.
7. An adult bookstore of any type (which shall be defined as any one or more of a) A store whose sale or rental of merchandise to the public is limited or restricted to adults because such merchandise deals with or depicts human sexuality, encourages or depicts the degradation of women or depicts unusual violence, or b) An "adult bookstore".
8. An adult video store of any kind, including without limitation, any "adult motion picture theater" or "adult peep show."
9. An establishment selling or exhibiting "obscene" material.
10. An establishment which exhibits either live or by other means to any degree, nude or partially clothed dancers or wait staff.
11. A massage parlor or similar establishment.
12. A salon or other business which provides hair treatments, (haircuts, hair coloring, permanents, etc.), manicures, facials, massages or similar services.
13. A gambling facility or operation, including, but not limited to, off-track or sports betting parlor, table games such as blackjack or poker, slot machines, video poker/blackjack/keno machines or similar devices, or bingo hall.

14. A store the principal business of which is the sale of alcoholic beverages for consumption off premises.
15. A bar or similar business procuring 50% or more of its profits from the sale of alcoholic beverages.
16. An establishment selling or exhibiting drug-related paraphernalia or merchandise or material commonly used or intended for use with or in consumption of any narcotic, dangerous drug or other controlled substance.
17. A store selling guns or other weapons.
18. A tattoo parlor.
19. Manufacturing, industrial, warehousing or other storage facility, assembling, distilling, refining, smelting, rendering, agricultural, wholesaling and similar distribution activities.
20. Motor vehicle, truck, trailer, recreational vehicle or boat sale, leasing, display or body shop repair operation, gasoline or service station, quick lube facility or car wash.
21. A central laundry, dry cleaning plant or laundromat.
22. A pet shop, veterinary hospital or animal raising or boarding facility.
23. A crematory, mortuary or funeral home.
24. A political campaign, lobbying or promotional activity office.
25. A furniture or appliance rental store of any kind.
26. Subsidized housing of any type.
27. Education uses which compete with the University of Missouri-Kansas City.
28. Use or permit the Leased Premises, including without limitation the windows or displays to be used for or in a manner that constitutes: a) Any public or private nuisance, b) Any activity that creates or results in any obnoxious odor, noxious, toxic, caustic or corrosive fuel or gas, dust, dirt or fly ash in excessive quantities, or fire, explosion or other damaging or dangerous hazard, c) Any storage of any asbestos containing materials, petroleum, flammable, explosive, radioactive, or toxic materials, or other substances defined as hazardous wastes, hazardous materials, or hazardous substances under any federal, state, or local law or regulation, except ordinary products commonly used in connection with the Permitted Use and stored in the usual manner and quantities, d) Any dumping, disposing, incinerating or reducing of garbage or refuse (exclusive of dumpsters for the temporary storage of garbage compactors, in each case which are regularly emptied so as to minimize

offensive odors, e) Any mining or drilling for and/or removal of subsurface substances, or  
f) Any use or operation that is contrary to any easements, covenants, or restrictions of record that are applicable to the Leased Premises.

29. Notwithstanding that the Leased Premises otherwise may be exempt from such requirements by virtue of the University owning fee simple title to the Leased Premises and being the authority having jurisdiction over the Leased Premises and the use thereof, use or permit the use of the Leased Premises in violation of or inconsistent with any laws, statutes, ordinances, rules, regulations, and requirements of the City of Kansas City or any other governmental authority, including without limitation all zoning ordinances, building codes and environmental laws, in all cases which otherwise would be applicable to the Leased Premises or the use thereof.

Facilitated Meeting Notes  
5300 and 5400 Block of Troost Development

Question 1: A mixed-use development: Vertical mixed-use vs. horizontal mixed-use?

- Development needs to be consistent and compatible on both sides of the street (aka east and west sides)
- Check with the Rockhurst University master plan to see what they are proposing to build
- Be careful of the houses on Harrison Street between 53<sup>rd</sup> Street to 55<sup>th</sup> Street. Make sure that this development does not build so tall that they are looking down on existing homes.
- What is the Marketability of this space? What are other areas able to currently do compared to this one?
- What is the livability of housing above retail? Will people want to live above certain types of retail?
- Make sure that there is adequate parking for residents and shoppers.

Question 2: Density: Comfort with 1,2,3,4 and 5 story development?

- 5 story – NO
- 4 story – NO
- 3 story – maybe
- 2 story – OK
- 1 story - OK
- Would be nice to have pictures of the area for the next meeting.

Question 3: Housing Types: Apartments? Townhomes? Live/Work?  
Live/Work/Play?

- Who will live there? What are the demographics of the residents you are focusing on? UMKC students? Young Professionals? Families?
- What is the demand for existing housing? What are the current occupancy rates of area housing?
- Would like to see development geared for long term type of resident.
- Might be nice to keep the transient student population localized thus taking pressure off of other single family homes in the area.

Question 4: Retail and Services: What does the community need?

- Is there a need for office space by UMKC? (Bob's response: NO)
- Basic needs type retail (ie grocery store/food outlet/ drug store etc.)
- Ice Cream Shop

- Crestwood Shops are close so be careful not to compete with them or duplicate what they have.
- There are pet owners all over. Some sort of services for pets.
- Dry Cleaners
- A Real Deli - Italian or Jewish – with REAL MEAT not “Mystery Meat”

Question 5: Other Thoughts and Questions?

(None)