

# Longfellow/Dutch Hill Neighborhood Urban Renewal Plan

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CITY PLAN COMMISSION  
RECOMMENDED  
APPROVAL  
SUBJECT TO CONDITIONS

Virginia Walsh  
ASSISTANT SECRETARY

DATE: 9-16-08

## LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY, MISSOURI

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### PLAN APPROVALS:

Sept. 8, 2008 Redevelopment Coordinating Committee

Sept. 16, 2008 City Plan Commission

SEPT. 24, 2008 LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY  
(RES. NO. 9-03-08 & RES. NO. 9-04-08)

PLANNING & ZONING COMMITTEE

CITY COUNCIL (ORD. NO. )

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LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY, MISSOURI

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By Ordinance 16120 of November 21, 1952, the City Council of the City of Kansas City authorized and created the Land Clearance for Redevelopment Authority of Kansas City, Missouri under the Land Clearance for Redevelopment Authority Law, Section 99.300 et. seq. R.S. Mo. Section 99.310 of such Law, the Declaration of Policy, states:

"It is hereby found and declared that there exists in municipalities of the state insanitary, blighted, deteriorated and deteriorating areas which constitute a serious and growing menace injurious to the public health, safety, morals and welfare of the residents of the state; that the existence of these areas contributes substantially and increasingly to the spread of disease and crime, necessitating excessive and disproportionate expenditures of public funds for the preservation of the public health and safety, for crime prevention, correction, prosecution, punishment and the treatment of juvenile delinquency and for the maintenance of adequate police, fire and accident protection and other public services and facilities, constitutes an economic and social liability, substantially impairs or arrests the sound growth of communities and retards the provisions of housing accommodations; that this menace is beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operation of private enterprise without the aids herein provided; that the elimination or prevention of the detrimental conditions in such areas, the acquisition and preparation of land in or necessary to the development, renewal or rehabilitation of such areas and its sale of lease for development, renewal or rehabilitation in accordance with general plans and redevelopment or urban renewal plans of communities and any assistance which may be given by any public body in connection therewith are public uses and purposes for which public money may be expended and private property acquired; and that the necessity in the public interest for the legislative determination; and that certain insanitary, blighted, deteriorated or deteriorating areas, or portions thereof, since the prevailing condition of or decay may make impractical the reclamation of the area by conservation or rehabilitation, but other areas or portions thereof, through the means provided in this law may be susceptible to conservation or rehabilitation in such manner that the conditions and evils herein before enumerated may be eliminated, remedied or prevented, and to the extent feasible, conserved and rehabilitated by the voluntary action and the regulatory process. A municipality, to the greatest extent that it determines to be feasible in carrying out the provisions of this law, shall afford maximum opportunity, consistent with the sound needs of the municipality as a whole, to the redevelopment or rehabilitation or renewal of areas by private enterprise."

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**LONGFELLOW/DUTCH HILL  
NEIGHBORHOOD  
URBAN RENEWAL PLAN  
OF  
KANSAS CITY, JACKSON COUNTY, MISSOURI**

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**LONGFELLOW/DUTCH HILL  
NEIGHBORHOOD  
URBAN RENEWAL PLAN**

**EXECUTIVE SUMMARY**

<b>FUNDER</b>	Longfellow/Dutch Hill Neighborhood Association, Inc.
<b>LOCATION</b>	The Plan Area is generally bound by 27 <sup>th</sup> Street on the north, Troost Avenue on the east, Linwood Boulevard on the south, and Gillham Plaza on the west.
<b>AREA PLAN</b>	Beacon Hill - Longfellow Area Plan
<b>COUNCIL DISTRICT</b>	4th District – Jan Marcason and Beth Gottstein
<b>PROJECT</b>	The intent of the Longfellow/Dutch Hill Neighborhood Urban Renewal Plan is to encourage and assist property owners to maintain and improve the unique architectural and historical characteristics that give the Longfellow/Dutch Hill neighborhood its appeal.
<b>OBJECTIVES</b>	<p>Adoption of the Longfellow/Dutch Hill Neighborhood Urban Renewal Area Plan will:</p> <ul style="list-style-type: none"><li>• Stimulate private investment in the rehabilitation and/or exterior maintenance of single-family homes;</li><li>• Stimulate private investment in the conversion of existing multifamily buildings that had originally been single-family homes into single-family homes;</li><li>• Stimulate private investment in the rehabilitation and/or exterior maintenance of multifamily buildings;</li><li>• Stimulate private investment in the rehabilitation and/or exterior maintenance of commercial buildings.</li><li>• Stimulate private investment in the development of new architecturally-appropriate residences and commercial buildings.</li></ul>
<b>LCRA ASSISTANCE</b>	<p>Assistance anticipated by the Proponent includes:</p> <ul style="list-style-type: none"><li>• Tax Abatement</li><li>• Property Acquisition</li></ul>
<b>BLIGHT STUDY</b>	On behalf of the Authority, Sterrett Urban, LLC documented physical conditions in the Plan Area in December 2007 and January and February 2008 that constituted blighted or insanitary conditions.

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## **I. DESCRIPTION OF THE PROJECT**

This Plan Summary, statement of State, City and Agency Policy implemented by this Plan, and all exhibits hereto, taken together, shall constitute the Longfellow/Dutch Hill Neighborhood Urban Renewal Plan (the “Plan”) for the Longfellow/Dutch Hill Neighborhood Urban Renewal Area.

The Plan is largely located within the Beacon Hill - Longfellow Area Plan (the “Area Plan”) prepared by the City Planning and Development Department of the City of Kansas City, Missouri (the “City”). The Beacon Hill - Longfellow Area Plan (adopted July 15, 1976 by Resolution No. 46714 and last amended December 6, 2007 by Resolution No.071094) recommends:

- Mixed-Use (commercial and residential), Retail Commercial, and Light Industrial uses along the west side of Troost Avenue, between 27<sup>th</sup> and 31<sup>st</sup> Streets;
- Retail Commercial and Medium-Density Residential uses along the north side of 31<sup>st</sup> Street, between Gillham Road and Troost Avenue;
- Retail Commercial, Low-Density Residential, Medium-Density Residential, and Public and Semi-Public Uses in the corridor bound by 27<sup>th</sup> Street on the north, Holmes Street on the east, 31<sup>st</sup> Street on the south, and Gillham Road on the west; and
- Low-Density Residential, some Medium-Density Residential, and Mixed-Use Residential within the central core of the neighborhood.

There are no recommended land uses for the area generally bound by 31<sup>st</sup> Street on the north, Troost Avenue on the east, Linwood Boulevard on the south, and Gillham Plaza on the west as this area is not currently included within any Area Plan.

The Longfellow/Dutch Hill neighborhood, located on the southern edge of greater downtown Kansas City, began developing in the late 19<sup>th</sup> and early-20<sup>th</sup> Century as a prosperous and attractive middle-class neighborhood. The neighborhood was initially home to many Dutch and German immigrants, which explains why part of the neighborhood is known as “Dutch Hill.” Housing choices ranged from modest cottages and large, ornate houses to the colonnade-style apartment buildings common throughout the Midtown area. Neighborhood-oriented businesses developed and flourished in substantial mixed-use buildings along Troost Avenue, 31<sup>st</sup> Street, Gillham Road and Linwood Boulevard. But, as Kansas City began its outward expansion and became more suburban in character, the traditional nature of the Longfellow/Dutch Hill neighborhood became less appealing and a long, slow decline began. Once desirable single-family homes soon became neglected or were transformed in crowded, multifamily structures.

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Many of the once attractive colonnaded apartment buildings slowly deteriorated into dirty and dangerous tenements. Long-established businesses lost their customer bases and were replaced by a series of transient businesses or were torn down after becoming dangerous eyesores. Stagnation and decline were widespread throughout the neighborhood.

The times are, however, changing once again in the Longfellow/Dutch Hill neighborhood. Homebuyers are rediscovering the quality, size, style and value of the older homes common throughout the Longfellow/Dutch Hill neighborhood. The easy access of the neighborhood to downtown, Crown Center, Hospital Hill's institutional uses, and the Country Club Plaza is also an important factor to many residents and businesses. It is within this context that the Plan's proponents seek to encourage and assist the stabilization and revitalization of the Longfellow/Dutch Hill neighborhood. The Plan's proponents recognize that the long period of stagnation and decline has left the neighborhood's residential and commercial building stock with a variety of deferred maintenance problems and inappropriate remodelings. The Plan's proponents believe that assistance from the Land Clearance for Redevelopment Authority (the "Authority"), consisting of real property tax abatement and, potentially, property acquisition assistance, accompanied by rezoning portions of the neighborhood to a lower density residential classification, and leveraged by private resources, will help in the continuing revitalization of the Longfellow/Dutch Hill neighborhood.

The LCRA has considered and determined that the development, land use and building requirements proposed by the Plan for the Longfellow/Dutch Hill Neighborhood Urban Renewal Area is designed with the general public purpose, to accomplish, in harmony or conformance with both the Area Plan, as amended, and the FOCUS Kansas City Plan, the City's adopted comprehensive master plan, a coordinated, adjusted and harmonious development of the community and of its environs. The LCRA has further considered and determined that such development will promote the health, safety, morals, order, convenience, prosperity and the general welfare of the community, in addition to efficiency and economy in the development process. The LCRA has further considered and determined that the planned redevelopment, which will be in conformance with all existing zoning and building codes, will make adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic and other dangers, adequate provision for light and air, the promotion of healthful and convenient population distribution, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities and other requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, the prevention of the recurrence of insanitary and unsafe dwelling accommodations or insanitary

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areas or conditions of blight or deterioration, and the provision of adequate, safe and sanitary dwelling accommodations.

#### **Location**

The Plan is located in the northeastern portion of the 4<sup>th</sup> Council District of the City of Kansas City, Missouri. Refer to Exhibit A-1 for a map of Project Location and Exhibit A-2 for the legal description of the property included in the Project Area.

#### **Conformance to the Comprehensive Plan**

The Plan is largely located within the Beacon Hill - Longfellow Area Plan prepared by the City Planning and Development Department of the City of Kansas City, Missouri (the “City”). The Beacon Hill - Longfellow Area Plan calls for:

- Mixed-Use (commercial and residential), Retail Commercial, and Light Industrial uses along the west side of Troost Avenue, between 27<sup>th</sup> and 31<sup>st</sup> Streets;
- Retail Commercial and Medium-Density Residential uses along the north side of 31<sup>st</sup> Street, between Gillham Road and Troost Avenue;
- Retail Commercial, Low-Density Residential, Medium-Density Residential, and Public and Semi-Public Uses in the corridor bound by 27<sup>th</sup> Street on the north, Holmes Street on the east, 31<sup>st</sup> Street on the south, and Gillham Road on the west; and
- Low-Density Residential, some Medium-Density Residential, and Mixed-Use Residential within the central core of the neighborhood.

There are no recommended land uses for the area generally bound by 31<sup>st</sup> Street on the north, Troost Avenue on the east, Linwood Boulevard on the south, and Gillham Plaza on the west as this area is not currently included within any Area Plan.

The proposed land uses within the Plan Area have changed to reflect the neighborhood’s desire to promote appropriate residential development and densities within the core of the neighborhood, while restricting - but supporting - commercial and mixed-use development along the western, southern and eastern portions of the Plan Area. It is also believed that an amendment of the Beacon Hill - Longfellow Area Plan will be required to expand the boundaries southward to cover the area between 31<sup>st</sup> Street and Linwood Boulevard, which is not included within any Area Plan. It will, therefore, be necessary to amend the Beacon Hill - Longfellow Area Plan to support implementation of this Plan. This Plan will, therefore, be in conformance with the Beacon Hill - Longfellow Area Plan, as amended.

The Plan conforms to the FOCUS Kansas City Plan, the City’s adopted comprehensive master plan, as it will specifically promote the following objectives:

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### ***Reaffirm and Revitalize the Urban Core***

- The Urban Renewal Area is located within the East-Central Core Urbanized Zone, a Development Priority Zone identified in FOCUS.
- Encourage the preservation and adaptive reuse of historically desirable buildings and amenities.
- Adaptive reuse and conservation of existing facilities.
- Use incentive programs to support preservation and reuse efforts.

### ***Utilities and Infrastructure***

- Encourage development where public facilities (water, sewer, streets) already exist.

## **II. FINDINGS**

According to section 99.320(3) R.S.Mo of Missouri's Land Clearance for Redevelopment Statute, a "blighted area" and "insanitary area" are defined as follows:

***Blighted Area:*** *An area which by reason of the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use; and,*

***Insanitary:*** *An area in which there is a predominance of buildings and improvements which by reason of dilapidation, age or obsolescence, inadequate provision for ventilation, light, air, sanitation or open spaces, high density of population and overcrowding of buildings, overcrowding of land, or the existence of conditions which endanger life or property by fire and other causes, or any delinquency and crime or constitutes an economic or social liability and is detrimental to the public health, safety, welfare.*

Pat Sterrett of Sterrett Urban, LLC was retained by the Authority to conduct a blight study of the proposed Longfellow/Dutch Hill Neighborhood Urban Renewal Area. Mr. Sterrett conducted site visits in December 2007 and January and February 2008. Sterrett's report concludes as follows:

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All of the components of the Chapter 99 definitions were present in the proposed Longfellow/Dutch Hill Urban Renewal Area. Although some portions of the Study Area are in adequate or sound condition, there exist deteriorated and substandard conditions throughout the Study Area as a whole, which could lead the legislative body to a finding that the proposed redevelopment area is blighted.

The dominant blighting factors in the proposed redevelopment area include 1) deterioration of site improvements, including primary roofs and walls, life safety elements such as exterior stairs and balconies, deterioration of windows and doors, and the failing of finishes, as well as site deterioration, including unscreened trash areas and the deterioration of parking surfaces, all of which are prevalent throughout the entire Study Area; 2) high incidence of crime in the area; 3) deteriorated public improvements in the Study Area, including uneven or cracked sidewalks; 4) vacancies; 5) deterioration of secondary structures such as garages and sheds throughout the Study Area; and 6) inadequate lot size, resulting in the lack of off-street parking and consequently placing pressure on future development with respect to parking needs. These factors result in unsafe conditions in the proposed redevelopment area, and make redevelopment of the area by private enterprise alone cost prohibitive. Neighborhood and safety issues include vacant buildings, graffiti, trash and vermin, property access and parking layout adjacent to streets, deterioration of aging improvements and public infrastructure, and above-ground utilities. The decline in population and the non-existent growth in construction, particularly in relation to the neighborhoods adjacent to the proposed redevelopment area to the north and west, and high number of delinquent tax payments, indicate blight is present with the proposed Longfellow/Dutch Hill Urban Renewal Area. All of the above combine to create economic underutilization, an inability to generate reasonable taxes, and social liabilities.

See Exhibit H for additional information regarding the blight findings.

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The LCRA staff believed the Urban Renewal Area to be blighted in accordance with the section 99.320(3) R.S.Mo of Missouri's Land Clearance for Redevelopment Statute.

### **III. STATEMENT OF DEVELOPMENT OBJECTIVES**

Local objectives to be achieved through the implementation of this Urban Renewal Plan include the creation of a physical character and environment meeting desirable planning standards and the provision of controlled and orderly mixed-use development in conformance with the building and zoning codes of Kansas City, Missouri.

Development objectives to be met through the adoption of this urban renewal plan include the following items:

- To eliminate the adverse conditions which qualify the redevelopment project area as a blighted area and an insanitary area, within the meaning of the Land Clearance for Redevelopment Authority Law, and to prevent the recurrence of these conditions which constitute an economic and social liability, have impaired the provision of orderly residential development, and which impair the tax base and general welfare of the community.
- To enhance the tax base of the municipality and the other public taxing districts by developing the area to its highest and best use and encouraging private investment in the surrounding areas, thereby increasing tax revenues and corresponding public service to the community.
- To provide, in harmony with the general plan for the community, a coordinated, adjusted and harmonious development of the community and its environs.
- To promote the health, safety, order, convenience, prosperity and the general welfare of the community, as well as efficiency and economy in the process of development and the use of standards and controls which will ensure the sound development of the area.

The specific development objectives to be achieved through the implementation of this Urban Renewal Plan include the following major items:

- Stimulate private investment in the rehabilitation and exterior maintenance of existing single-family homes;

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- Stimulate private investment in the conversion of existing multifamily buildings that had originally been single-family homes back into single-family homes;
  - Stimulate private investment in the rehabilitation and exterior maintenance of existing multi-family buildings;
  - Stimulate private investment in the rehabilitation and exterior maintenance of existing commercial buildings;
  - Stimulate private investment in the construction of appropriately-designed residences and/or commercial buildings;
  - To establish development standards and design review procedures that will be required of all properties utilizing the Authority's incentives.

#### **IV. LAND USE PLAN**

##### **A. Existing Land Use Plan**

Most of the Plan Area lies within the Beacon Hill - Longfellow Area Plan. A portion of the Plan Area, generally bound by 31<sup>st</sup> Street on the north, Troost Avenue on the east, Linwood Boulevard on the south, and Gillham Plaza on the west, is not currently located within the Beacon Hill – Longfellow Area Plan. The Beacon Hill - Longfellow Area Plan, as amended, calls for:

- Mixed-Use (commercial and residential), Retail Commercial, and Light Industrial uses along the west side of Troost Avenue, between 27<sup>th</sup> and 31<sup>st</sup> Streets;
- Retail Commercial and Medium-Density Residential uses along the north side of 31<sup>st</sup> Street, between Gillham Road and Troost Avenue;
- Retail Commercial, Low-Density Residential, Medium-Density Residential, and Public and Semi-Public Uses in the corridor bound by 27<sup>th</sup> Street on the north, Holmes Street on the east, 31<sup>st</sup> Street on the south, and Gillham Road on the west; and
- Low-Density Residential, some Medium-Density Residential, and Mixed-Use Residential within the central core of the neighborhood.

There are no recommended land uses for the area generally bound by 31<sup>st</sup> Street on the north, Troost Avenue on the east, Linwood Boulevard on the south, and Gillham Plaza on the west as this area is not currently included within any Area Plan.

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The actual existing land uses show four functional sub-areas within the neighborhood. Commercial and light industrial uses occupy the Troost Avenue corridor. A mix of residential uses occupies the central core, from 27<sup>th</sup> Street on the north to E. 31<sup>st</sup> Street on the south. A mixture of public and semi-public institutional uses, commercial uses, and residences occupy the western edge along Gillham Road and Cherry Street. The area bound by E. 31<sup>st</sup> Street on the north, Troost Avenue on the east, Linwood Boulevard on the south, and Gillham Plaza on the west is a diverse mixture of commercial and light industrial uses, a variety of residential uses, and institutional uses. For a depiction of these existing land uses, see Exhibit C – Existing Land Use.

**B. Proposed Land Use Plan**

The proposed land uses within the Plan Area have changed to reflect the neighborhood's desire to promote appropriate residential development and densities within the core of the neighborhood, while restricting - but supporting - commercial and mixed-use development along the western, southern and eastern portions of the Plan Area. Within the context of this Plan, Mixed-Use shall mean that a mixture of uses may co-exist within a designated area or within a specific project, but not that each project or property must be a mixture of allowable uses. It will, therefore, be necessary to amend the Beacon Hill - Longfellow Area Plan to support implementation of this Plan. See Exhibit D- Proposed Land Use.

**C. Design Objectives and Controls**

Overall design objectives are hereby established in order to achieve sound and attractive development within the Longfellow/Dutch Hill Neighborhood Urban Renewal Area. Some properties within the Plan Area are listed on the National Register of Historic Places and/or designated local historic districts by Landmarks Commission of the City of Kansas City. Any such properties are subject to architectural review by the Landmarks Commission and shall, therefore, be exempt from design review by the LCRA. All other site and building designs for redevelopment parcels to be assisted by the Authority will be subject to the LCRA "Design Review Process", described in Appendix 1.

**1. Building Design Objectives**

Building materials and color schemes shall be complementary to (as much as possible) those used on adjacent buildings within adjacent block(s). Buildings shall be designed to avoid creation of unarticulated, blank facades and to create architectural style and proportion sympathetic or complementary to

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existing structures so that new construction is an integral element of overall site design. While major changes in building scale shall be avoided whenever possible, some diversity of building scales should also be encouraged.

## **2. Parking Design and Fencing Objectives**

All off-street parking areas for commercial uses to be improved as part of a redevelopment project assisted by the Authority shall conform to the screening requirements of Chapter 52, Article IV of the City of Kansas City's Code of Ordinances. Redevelopers shall maintain parking facilities in an acceptable manner (weed- and litter-free, plantings trimmed and maintained, all required lighting is operable, pavement cracks and defects are sealed or corrected, etc.) in conformance with the Plan.

Chain-link fencing shall only be allowed in the rear yards of any property receiving LCRA assistance, except, however, it shall not be allowed adjacent to any street right-of-way. No privacy fencing taller than four (4)-feet shall be allowed, except when it is directly adjacent to an attached rear deck or patio. All fencing shall be maintained in good condition.

## **3. Signage**

Within the Longfellow/Dutch Hill Neighborhood Urban Renewal Area, in exchange for tax abatement on any tracts owned by the owner or leaseholder of a freestanding outdoor advertising sign, the developer agrees to remove the freestanding outdoor advertising sign prior to the approval of any property tax abatement by the Authority.

## **4. Street, pedestrian walkways and open space objectives**

Each redevelopment proposal will, if required by the Development Services or the Dept. of Parks and Recreation, include provision of Authority-approved streetscape improvements. Such improvements may include sidewalks, street trees (or other approved plantings) with adequate drainage and grates, and well maintained curbs.

## **5. General maintenance:**

General maintenance shall be required of all redevelopment parcels assisted by the Authority and shall include consistent upkeep and repair, removal of debris and litter, trimming of landscape materials, and weed removal. Structures damaged by fire must be repaired, or if repair is deemed infeasible, such structure shall be removed within 60 days of such calamity.

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## **6. Zoning**

The Plan area is currently zoned R2b, R3, R4, R5, C1, C2, C3a2, C3a2P, and M1. See Exhibit E- Existing Zoning for details. The portions of the Plan Area currently zoned R2b, R3, R4, and R5 located within the Plan Area will be rezoned R2b - Two-Family Dwellings in an effort to maintain the existing character and density of the neighborhood; except, however, that existing legal duplexes and multifamily structures shall retain their existing zoning. No other zoning changes are proposed.

While adoption of this Plan will not require other immediate changes in the zoning of the area other than that mentioned above, for purposes of implementation and in order to reinforce its objectives, developers will have to apply to the City for and obtain a URD zoning designation in order to be eligible for the tax abatement benefits of this Plan, only if the project meets either one of the criteria listed below:

1. Any new residential project of five (5) or more units, but excluding any new residential units that are to be constructed within an existing building; or
2. Any project that involves: 1) construction of new buildings, or 2) a building expansion greater than 10% of the gross square footage or 1,000 square feet (whichever is less), for wholly or partially non-residential structures.

The requirements to obtain URD zoning for projects which are smaller than projects described in Nos. 1 and 2 above, or which are subject to review by a Special Review District, the Landmarks Commission, State Historic Preservation Officer and/or the National Park Service shall be waived by the Director of City Development upon the recommendation of the Executive Director of the LCRA. Detached single-family rehabilitation or new construction need not be rezoned to URD. Prior to granting a waiver, the Director of City Development must inform the Planning & Zoning Committee. See Exhibit F- Proposed Zoning.

## **V. URBAN RENEWAL TECHNIQUES TO BE USED TO ACHIEVE PLAN OBJECTIVES**

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With respect to implementation of the Longfellow/Dutch Hill Neighborhood Urban Renewal Plan, the following urban renewal techniques will be used to ensure positive economic and community development:

**A. Tax Abatement**

The LCRA may provide tax abatement or other forms of development assistance within the Area to projects in conformance with this Plan.

The LCRA may grant tax abatement to the following types of projects, provided such projects meet all other guidelines and requirements:

1. owner-occupied single-family residences and duplexes;
2. investor-owned single-family residences and duplexes;
3. multi-family residential that was built as multi-family residential;
4. multi-family residential that was built as a single-family residence but which is a legal non-conforming uses or which will become a legal non-conforming use as a result of an approved project;
5. commercial projects that are located on property that is currently zoned for commercial use; and
6. mixed-use projects that are located on property that is currently zoned for commercial use.

Under no circumstances shall the LCRA approve tax abatement or any other form of assistance for any of the following:

1. single-family residences being converted into multi-family residential;
2. commercial projects expanding into residentially-zoned property; and
3. multi-family residential that was illegally converted from single-family use.

Additionally, the LCRA shall not approve tax abatement or any other form of assistance for group homes, halfway houses, transitional housing or similar uses without the knowledge and consent of the Longfellow Community Association or successor organization.

In an effort to produce significant and visible improvements within the Longfellow/Dutch Hill Neighborhood Urban Renewal Area, the LCRA shall

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require that all redevelopment projects seeking assistance from the LCRA shall meet the following minimum criteria:

7. The removal of blight, but not less than \$5,000 per residential unit or \$10,000 per commercial space, as adjusted accordingly for inflation on the Consumer Price Index throughout the duration of the Plan, must be invested; and
8. At least 25% of the total project cost (value) for each redevelopment project must be for the mitigation of all exterior violations (nuisance and mechanical), or, if none, for exterior improvements visible from the adjacent public right-of-way;
9. All redevelopment projects located within an historic district or which are individually listed on the National Register of Historic Places and/or designated locally by the City of Kansas City's Landmarks Commission must provide a Certificate of Appropriateness from the Landmarks Commission; and
10. All approved redevelopment projects must remain in compliance with the Kansas City, Missouri Code of Ordinances following the removal of blight.

These criteria will ensure that all LCRA-assisted projects will benefit the neighborhood, as well as the individual property owner. All properties receiving assistance from the Authority must remain free of unresolved code violations throughout the term of any such assistance.

A request for development assistance that exceeds standard Chapter 99 tax abatement (frozen assessed valuation of property for 10 years of abatement on the increased valuation of the property") shall be considered as a request to amend this Plan. Please see Section XII - Provisions for Amending the Plan. The Authority will inform the Director of Finance and the Director of City Planning and Development in writing not less than seven (7) days prior to the hearing of such a request by the Authority.

**B. Eminent Domain**

Under the provisions of Section 99.420(4) R.S.Mo., the Authority is granted the power of eminent domain for the purposes of assisting in the implementation of approved redevelopment projects and/or the eradication of

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blight or insanitary conditions. The Authority, therefore, declares its intent to exercise its power of eminent domain within the Longfellow/Dutch Hill Neighborhood Urban Renewal Area to further the purposes and intent of the Plan in response to redevelopment project applications or in an effort to eradicate blight or insanitary conditions. The Authority shall not use its power of eminent domain to acquire owner-occupied residential property. While assisting approved redevelopment projects or eradicating blight or insanitary conditions, the Authority shall, however, limit its use of eminent domain to the acquisition of properties with one or more of the following conditions: repeated and/or unresolved code violations, being included on the City's "dangerous buildings" list, repeated calls for Police service being made to residential rental properties (see Exhibit I for specific guidelines regarding Police calls), a pattern of late payment of real property taxes and/or assessments, abandonment, or such other condition as may be deemed appropriate by the Authority. The proposed use of eminent domain must be approved by the Longfellow Community Association or successor organization prior to the Authority's approval of the use of its power of eminent domain. The Authority shall consider any such request to exercise its power of eminent domain as a major modification of the Plan and shall, therefore, seek the approval of the City Council prior to exercising its power of eminent domain in furtherance of the Plan.

**C. Additional Requirements.**

- Any single-family home or duplex that seeks tax abatement and which is located within a commercially- or industrially-zoned area shall be required to downzone to the same R2b category as the residential areas within the Urban Renewal Area prior to the approval of tax abatement.
- Any proposed multifamily development of three or more units that seeks tax abatement must already be located within an appropriately-zoned area, and have been legally established; the Authority will not provide tax abatement for a multifamily development that requires the rezoning of any property.
- Applicants seeking tax abatement for multi-family residential, commercial, or mixed-use projects must demonstrate that they have met with the Longfellow Community Association or successor organization to discuss their proposed project prior to the Authority's consideration.

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**VI. OTHER PROVISIONS NECESSARY TO MEET REQUIREMENTS OF LAW**

- A. No additional public utilities or recreational and community facilities are envisioned to be required at this time other than those called for in the Plan (curbs, gutters, sidewalks, alleys, lighting etc.). If at the time the development takes place, additional public facilities and/or utilities are deemed to be necessary, it shall be the responsibility of the developer to provide the same. It is anticipated that all water, sanitary and storm sewer, electrical power and telephone connector lines required will be a redeveloper cost associated with the new construction envisioned for each structure.
- B. Any changes in existing streets, street levels or grades, vacations of streets or alleys, or revisions of existing traffic movement patterns that may be required under this Plan will be the responsibility of the Developer and will be carried out according to the City's standards.
- C. No changes in building codes and/or ordinances are required.
- D. That the developer submit, as may be required by the Development Services Office, a storm drainage study to the Development Services Office for approval for the entire development, and that the developer make any improvements as required by the Development Services office.
- E. That the developer submits, as may be required by the Development Services Office, plans for grading, siltation, and erosion control to the Development Services office for approval prior to the commencement of any construction activity.
- F. That the developer obtains a Land Disturbance Permit from the Development Services Offices prior to beginning any construction, grading, clearing or grubbing activities, if the disturbed area exceeds one acre.
- G. That the developer extend sanitary sewer as required by Development Services.
- H. That the developer constructs or repairs curb, gutter and sidewalk as may be required by Development Services.
- I. That the developer submit a street tree planting plan prior to or concurrent with the final plan and/or final plat submittal, secure the approval of the City Forester for street trees planed on right-of-way (with a copy to be submitted to the City Planning and Development Department staff), and agrees to plan in conformance with the plan approved by the City Forester. The plan shall include size, type, species, and

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placement of trees. Residential projects not requiring rezoning or platting must provide street trees as required by the City Forester.

- J. That the developer shall cause the area to be platted and processed in accordance with Chapter 66, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Subdivision Regulations and as may be required by Development Services.

## **VII. Workable Program**

### **A. Workable Program and Rules for Implementation (Background).**

1. On October 4, 2000, pursuant to Section 99.420(5) of the LCRA Law, the Authority adopted, as amended from time to time, The Workable Program of Land Clearance for Redevelopment Authority of Kansas City, Missouri (“Workable Program”), and the Rules for the Implementation of The Workable Program of Land Clearance for Redevelopment Authority of Kansas City, Missouri (“Rules for Implementation”), as a basis upon which to judge future Urban Renewal Plans and any proposed amendments to existing Urban Renewal Plans.
2. Sections 99.320(20) and (21) of the LCRA Law requires that Urban Renewal Plans adopted by the Authority and the City Council comply with the Workable Program.

### **B. Impact of the Workable Program on Applications for Benefits under this Urban Renewal Plan.**

1. The Authority shall not grant to any person (“Applicant”) any of the benefits (“LCRA Benefits”) the Authority has the power to grant under the LCRA Law unless the Authority shall have first determined whether the project proposed by the Applicant (“Project”), for which the Applicant has applied to the Authority for LCRA Benefits, would not be economically viable without the granting of the LCRA Benefits sought by the Applicant.

- C. Each Applicant shall submit an application (“Application”) that shall include a Project budget and sufficient financial information to enable the Authority to determine whether the Project would not be economically viable without the granting of the LCRA Benefits sought by the Applicant. Each Application shall include such

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other information as required by the Workable Program and the Rules for Implementation.

D. Monitoring Urban Renewal Projects under this Urban Renewal Plan.

1. During the life of any LCRA benefits granted by the Authority to an Applicant, the Authority shall monitor the Project to assure that the City realizes the benefits to its tax and employment bases and physical improvements ("Public Benefits") of the Project promised by the Applicant when the LCRA Benefits were granted.
2. In the event the City does not, in the opinion of the Authority, realize the Public Benefits, then the Applicant shall be obligated to pay to the Authority a sum ("Liquidated Public Benefit") equal to the value of the LCRA Benefits which were realized by the recipient of those benefits.
3. If the Applicant shall demonstrate to the satisfaction of the Authority that the Public Benefits have not been realized due to unforeseen economic events, then the Authority may waive repayment of the Liquidated Public Benefit.

## VIII. PROPOSED FINANCING PLAN

The proponents and advocates of this Plan do not have any specific restoration, rehabilitation, or redevelopment projects under consideration at this time. Housing rehabilitation costs typically range from \$80 - \$100 per square foot, although historic rehabilitation costs may be significantly higher for historic homes and multifamily properties. It is not currently possible to estimate the number of residential properties, or their square footage, that may seek the Authority's assistance for rehabilitation or redevelopment projects at this time. Rehab costs for commercial buildings undergoing "gut" rehabs are approximately \$110 or more per square foot; costs per square foot for less extensive commercial rehabilitations are expected to be lower. Although commercial properties represent a small portion of the Plan Area, it is not possible to estimate the number of properties, or their square footage, that may seek the Authority's assistance for rehabilitation or redevelopment projects at this time. The nature, extent or cost of any potential public improvements or projects within the Plan Area has not been identified at this time. Construction plans and detailed cost estimates will be prepared as part of all Redevelopment Project Applications submitted for consideration by the Authority.

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In conformance with Chap. 99.430(7) R.S.Mo., it is anticipated that private funding sources, including traditional debt financing and cash equity, will be used to help finance restoration, rehabilitation, and redevelopment projects within the Longfellow/Dutch Hill Neighborhood Urban Renewal Area. It is possible that public financing sources, such as the U.S. Small Business Administration and/or the EDC Loan Corporation, may be utilized to partially finance individual commercial projects within the Longfellow/Dutch Hill Neighborhood Urban Renewal Area. Federal and State historic preservation investment tax credits, among other similar programs, may also be used to generate equity for some or all of the projects to be undertaken within the Plan Area.

**IX. RELOCATION**

The Land Clearance for Redevelopment Authority, by Resolution 85-25, has a Standardized Relocation Policy (Appendix 2) to be adhered to should relocation be necessary.

**X. AFFIRMATIVE ACTION PLAN**

The Land Clearance for Redevelopment Authority has developed an affirmative action process (Appendix 3) which requires that developers and project contractors submit individual affirmative action plans. All projects approved by LCRA are subject to applicable federal, state and/or City affirmative action regulations, requirements, guidelines and procedures.

**XI. DURATION OF CONTROLS**

The Longfellow/Dutch Hill Neighborhood Urban Renewal Plan shall be effective for a period of fifteen (15) years from the date of passage of the approving ordinance.

**XII. PROVISION FOR AMENDING PLAN**

This Plan may be modified by the Authority, provided that when the proposed modification will substantially change the development of the urban renewal plan as previously approved by the City of Kansas City, Missouri, it must similarly be approved by the City Council.

## RESOLUTION NO. 9-03-08

### **RESOLUTION OF THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY, MISSOURI ("AUTHORITY") APPROVING FINDING OF BLIGHT IN THE PROPOSED LONGFELLOW/DUTCH HILL NEIGHBORHOOD URBAN RENEWAL AREA, AND AUTHORIZING OTHER ACTIONS RELATED THERETO.**

**WHEREAS**, the Authority is a public body corporate and politic created by the Land Clearance for Redevelopment Authority Law, Section 99.300, *et seq.*, of the Revised Statutes of Missouri and is transacting business and exercising the powers granted by the Land Clearance for Redevelopment Authority Law by virtue of Committee Substitute for Ordinance No. 16120, duly passed by the City Council of the City of Kansas City, Missouri, November 21, 1952;

**WHEREAS**, the Authority has prepared or has caused to be prepared the Longfellow/Dutch Hill Neighborhood Blight Study (the "Blight Study") for the Longfellow/Dutch Hill Neighborhood Urban Renewal Plan (the "Plan") which is comprised of the real estate legally described in Exhibit A, attached hereto and incorporated herein;

**WHEREAS**, the Authority has determined, on the basis of investigations and surveys conducted by it or at its direction, that the Plan area is a "blighted" and "insanitary" area within the definition of said quoted terms pursuant to the Land Clearance for Redevelopment Authority Law of Missouri, Section 99.300 through 99.715, inclusive RSMO 1986 (the "Act"); and

**WHEREAS**, the Authority proposes, pursuant to Section 99.430.2 of the Act, to submit its finding of the Plan area as blighted and insanitary and approval of the Blight Study to the City Council of the City of Kansas City Missouri (the "City Council") with a request to declare, by resolution or ordinance the Plan area to be blighted and insanitary area in need of redevelopment and approve the Blight Study in accordance with the provisions of the Act.

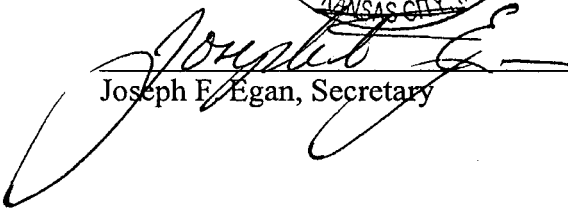
**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Land Clearance for Redevelopment Authority of Kansas City, Missouri, as follows:

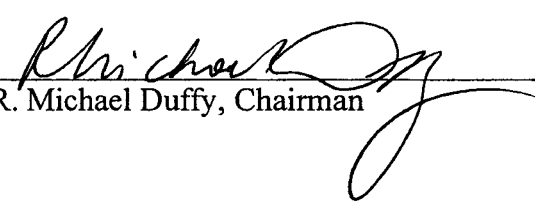
1. The area is a blighted and insanitary area in need of redevelopment and rehabilitation and appropriate for an urban renewal project; and the undertaking by the Authority of surveys and plans for urban renewal projects with respect thereto incorporating, but not limited to, the types of activities contemplated by Section 99.320(22) of the Act is hereby ratified.
2. The findings of the Blight Study will be submitted to the City Council with a request to declare, by resolution or ordinance, the Plan area to be blighted and insanitary area in need of redevelopment and approve the Blight Study in accordance with the provisions of the Act.
3. This Resolution shall take effect immediately.

ADOPTED this 27th day of September, 2009.

ATTEST:



  
Joseph F. Egan, Secretary

  
R. Michael Duffy, Chairman

## **Exhibit A**

### **Legal Description**

A tract of land described as follows: Beginning at the intersection of the centerlines of Gillham Road and E 27th Street, thence east along the centerline of E 27th Street to the centerline of Troost Avenue, thence south along the centerline of Troost Avenue to the centerline of Linwood Boulevard, thence west along the centerline of Linwood Boulevard to the centerline of Gillham Road, thence north along the centerline of Gillham Road to the point of beginning, and excepting the following properties:

#### **Dutch Hill Apartments URA**

Lots 1-3 and Tracts A and B, Dutch Hill Apartment District

#### **Longfellow URA**

All of Lots 1-7, Block 6, Resurvey of Hoelzel's Addition

All of Lots 1-24, Block 1, Coleman's Place and Lots 1 and 2, Springfield Highlands

All of Lots 1-48, Block 2, Coleman's Place

#### **Main 31 Holmes Urban Renewal Area**

All of Lots 1 – 4 and 5 – 17, Irwin and Morrill's Addition

The alley extending approximately 145-feet east from the easterly line of Holmes Street, adjacent to and between the southerly line of Lots 1 – 4 of Irwin and Morrill's Addition and the northerly line of Lot 5 of Irwin and Morrill's Addition.

The alley extending approximately 360-feet south from the northerly line of Lot 13, Logan Place, a subdivision in Kansas City, Jackson County, Missouri, adjacent to and between the easterly line of Lots 5 – 17, Irwin and Morrill's Addition, a subdivision in Kansas City, Jackson County, Missouri and the westerly line of Lots 10 – 13 of Logan Place, a subdivision in Kansas City, Jackson County, Missouri and the westerly line of Lots 22 – 30, George's Addition.

The alley extending approximately 145-feet east from the easterly line of Holmes Street, adjacent to and between the southerly line of Lot 17 and the northerly line of Lots 18 – 21 of Irwin and Morrill's Addition.

#### **Gillham Row PIEA**

The area of approximately 20 acres generally bounded by 28th Street on the north, 31st Street on the south, the eastern one-half block of Holmes Road on the east and Gillham Road on the west, and more specifically described by tax parcel as follows:

2901 Holmes: Lots 1 through 6, Block 1, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2913 Holmes: Vacant lot, Lots 7 through 10, Block 1, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2921 Holmes: Vacant lot, Lot 11, Block 1, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2923 Holmes: Lot 12, Block 1, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2925 Holmes: Lot 12, north 15 feet, Lot 14, Block 1, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2929 Holmes: South 10 feet Lot 14, north 20 feet, Lot 15, Block 1, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2931 Holmes: South 5 feet Lot 15, all of Lot 16, Block 1, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2933 Holmes: Lots 17 through 19, Block 1, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2941 Holmes: Vacant lot, Lots 20 through 22, Block 1, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

706 E. 30th Street: Lots 23 and 24, Block 1, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

703-09 E. 30th Street: Lots 1 and 2, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3005-07-09 Holmes: Lots 3 through 5, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3011 Holmes: Lot 6, north 8 1/3 feet of Lot 7, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3015 Holmes: South 16 2/3 feet of Lot 7, north 16 2/3 feet of Lot 8, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3017 Holmes: South 8 1/3 feet of Lot 8, all of Lot 9, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3019 Holmes: Vacant lot, Lot 10, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3021-23 Holmes: Lots 11, 12, and 13, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3027-29 Holmes: Lots 14 and 15, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3033 Holmes: Lots 16 and 17, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

700A E. 31st Street: Lot 18, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

2930 Holmes: Lot 16, north 8 1/3 feet of Lot 17, Block 2, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2924-26 Holmes: Lots 13 through 15, Block 2, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2916 Holmes: Lots 9 through 12, Block 2, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

All of lots 5 thru 8, Block 2, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

615 E. 29th Street: Lots 1 through 4, Block 2, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

3002-06 Holmes: Lots 24 to 30, inclusive, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

Lot 31, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3018-24 Holmes: All of lots 32 through 36, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3028-30 Holmes Road: Lots 37 through 40, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3034 Holmes: Lot 41 and north one-half of vacated alley lying south of and adjacent to Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

2939 Cherry: All of Lots 29 through 31 and south 15 feet of Lot 32, Block 2, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2931 Cherry: North 10 feet of Lot 32, all of Lot 33, south 5 feet of Lot 34, Block 2, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2929 Cherry: North 20 feet of Lot 34, south 10 feet of Lot 35, Block 2, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2927 Cherry: North 15 feet of Lot 35, south 15 feet of Lot 36, Block 2, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2925 Cherry: North 10 feet of Lot 36, south 20 feet of Lot 37, Block 2, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2923 Cherry: North 5 feet of Lot 37, all of Lot 38, Block 2, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2919 Cherry: Vacant lot, Lot 39, Block 2, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2911-17 Cherry: Vacant lot, Lots 40 through 44, Block 2, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2905 Cherry: Vacant lot, Lots 45 through 48, Block 2, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

606-10 E. 30th Street: Lots 25 through 28, Block 2, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

Lots 53, 54, 55 and south 10 feet of Lot 56, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3025-27 Cherry: North 15 feet of Lot 56 and all of Lots 57 and 58, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3023 Cherry: Lot 59, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3011-21 Cherry: All of Lots 60 through 65, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3001 Cherry: Lots 66, 67, 68, 69 and 70, Blackmars Resurvey, all of Lots 1 through 5, Springfield Highlands, subdivisions in Kansas City, Jackson County, Missouri.

2810-30 Cherry: West 118 feet of Lots 10 through 14, Block 8, Resurvey of Hoelzel's Addition, a subdivision in Kansas City, Jackson County, Missouri.

South 22.5 feet of west 118 feet of Lot 4 and west 118 feet of Lots 5 through 9, Block 8, Resurvey of Hoelzel's Addition, a subdivision in Kansas City, Jackson County, Missouri.

2800-04 Cherry: West 118 Feet of Lots 1 to 3, inclusive, Block 8, and north 2.5 feet of Lot 4, Block 8, Resurvey of Hoelzel's Addition, a subdivision in Kansas City, Jackson County, Missouri.

2928 Cherry: West 122 feet of Lots 15 and 16, Block 3, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2924 Cherry: West 122 feet of Lots 13 and 14, Block 3, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2922 Cherry: West 122 feet of Lot 12, Block 3 Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2920 Cherry: West 122 feet of Lot 11, Block 3, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2918 Cherry: West 122 feet of Lot 10, Block 3, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2916 Cherry: West 122 feet of Lot 9, Block 3, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2908-14 Cherry: West 122 feet of Lots 5 through 8, Block 3, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2900 Cherry: West 122 feet of Lots 1 to 4, inclusive, Block 3, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2949 McGee Trafficway: All of Lot 19, except part in street, all east of McGee Trafficway and west of Cherry Street, Lot 20, Block 3, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2945 McGee Trafficway: West 122 feet of Lots 17 and 18, Block 3, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

All east of McGee Trafficway and west of Cherry Street of Lots 21 through 23, Block 3, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

3006 Cherry: All of Lots 71 through 75, except part in street, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3008 Cherry: All of Lot 76, except east 14 feet in Cherry Street, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3012-14 Cherry: All of Lots 77 and 78, except east 14 feet in Cherry Street, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3016 Cherry: All of Lots 79 and 80, except east 14 feet in Cherry Street, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3024 Cherry: All of Lots 81 through 84, except east 14 feet in Cherry Street, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3028 Cherry: All of Lots 85 and 86, except east 14 feet in Cherry Street, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3030-32 Cherry: All of Lots 87 and 88, except east 14 feet in Cherry Street, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

2805-07 Gillham Road: East 120.5 feet of north 1 foot of Lot 24, east 120.5 feet of Lots 25, 26, 27 and 28, Block 8, Cont of Hoelzel's Addition, a subdivision in Kansas City, Jackson County, Missouri.

2809 Gillham Road: Vacant lot, north 16 2/3 feet of Lot 22, Block 8, all of Lot 23 Block 8, south 24 feet of Lot 24, Block 8, except part in Gillham Rd, Cont of Hoelzel's Addition, a subdivision in Kansas City, Jackson County, Missouri.

2819 Gillham Road: East 120.5 feet of Lots 15 to 21, inclusive, south 8 1/3 feet east 120.5 feet of Lot 22, Block 8, Cont of Hoelzel's Add., a subdivision in Kansas City, Jackson County, Missouri

2939 Gillham Road: Part Lots 30 through 48, Block 3, DAF all north and east of McGee Trafficway of Lots 30 through 24 and east 114.5 feet of Lots 35 thru 48, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri

2945-49 Gillham Road: Lots 25 through 30, Block 3 and also vacated alley lying east and adjacent, except part in right of ways, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

3001-05 Gillham Road, East 120.95 feet of Lots 1 through 4, Bentleys Springfield Addition, a subdivision in Kansas City, Jackson County, Missouri.

3017 Gillham Road: Lot 5 through 10 and north one-half of Lot 11, Bentleys Springfield Addition, a subdivision in Kansas City, Jackson County, Missouri.

3021-31 Gillham Road: South 12.5 feet of Lot 11 and Lots 12 through 17 and north 5 feet of Lot 18, except parts in street, Bentleys Springfield Addition, a subdivision in Kansas City, Jackson County, Missouri.

South 29.3 feet of east 120.95 feet of Lot 18, Bentleys, Springfield Addition, a subdivision in Kansas City, Jackson County, Missouri.

708 E. 31st Street: Lot 19 and east 18.09 feet, measured on south line Lot 20, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

700 E. 31st Street: Vacant lot, west 6.94 feet, measured on south line of Lot 20, all of Lots 21, 22 and 23, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

604-06 E. 31st Street: South 80 feet of west 9.83 feet of Lot 48 and south 80 feet of Lots 49 and 50, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

600-02 E. 31st Street: South 80 feet of Lots 51 and 52, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

518 E. 31st Street: 3036-48 McGee Trafficway: West 29 feet of Lot 89, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

514 E. 31st Street: Lot 90, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

508-10 E. 31st Street: Lots 91, 92 and 93, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

500-506 E. 31st Street: Lots 19 through 22 and east 27.8 feet of Lot 23, Bentleys Springfield Addition, a subdivision in Kansas City, Jackson County, Missouri.

3046 Holmes: Lots 42, 43, 44, 45, 46, and 47 and east 15.17 feet of Lot 48, also south one-half of vacated alley lying north of and adjacent from west line of Holmes Street to west line of Lot 41, extended south, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

2940 Holmes: South 6 2/3 feet of Lot 17, all of Lots 18 through 24, Block 2, Church and Sunday School Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

And the following two properties which lie within the **Beacon Hill Chapter 353 Redevelopment Area**:

1015 E. 27<sup>th</sup> Street/2702 Troost Avenue - 1015 E 27TH ST & 2702 TROOST NE 1/4 NE 1/4 SEC 17 49 33 PRTOF AN UNLABELED TRACT IN BLK 10 OF CONTINUATION OF BEACON HILL BEG 40 FT E & 30 FT S OF NE COR SD 1/4 1/4 TH W ALG S LI 27TH ST 150 FT TH S 100 FT TH E 150 FT TO W LI TROOST TH N ALG SD W LI 100 FT TO BEG

2708 Troost Avenue - NE 1/4 NE 1/4 SEC 17 49 33 PRTOF AN UNLABELED TRACT IN CONTINUATION OF BEACON HILL PRT BLK 10 BEG AT W LI TROOST AVE 100 FT S OF 27TH ST TH W 150 FT TH S 50 FT TH E 150 FT TH N 50 FT TO BEG

containing 155 acres more or less, all in Kansas City, Jackson County, Missouri.

**RESOLUTION NO. 9-04-08**

**RESOLUTION OF THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY, MISSOURI ("AUTHORITY") APPROVING OF THE LONGFELLOW/DUTCH HILL NEIGHBORHOOD URBAN RENEWAL PLAN AND FORWARD TO THE CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL, AND AUTHORIZING OTHER ACTIONS RELATED THERETO.**

**WHEREAS**, the Authority is a public body corporate and politic created by the Land Clearance for Redevelopment Authority Law, Section 99.300, *et seq.*, of the Revised Statutes of Missouri and is transacting business and exercising the powers granted by the Land Clearance for Redevelopment Authority Law by virtue of Committee Substitute for Ordinance No. 16120, duly passed by the City Council of the City of Kansas City, Missouri, November 21, 1952;

**WHEREAS**, the Authority has prepared or has caused to be prepared the Longfellow/Dutch Hill Neighborhood Urban Renewal Plan (the "Plan"), attached hereto and incorporated herein as Exhibit A, for the Longfellow/Dutch Hill Neighborhood Urban Renewal Area (the "Area");

**WHEREAS**, the Authority, on the 24th day of September, 2008, adopted Resolution 9-03-08 recommended that the Area be declared blighted for the area generally bound by 27th Street on the north, Troost Avenue on the east, Linwood Boulevard on the south, and Gillham Plaza on the west;

**WHEREAS**, the Plan is sufficiently complete to indicate its relationship to definite local objectives as to appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements and the proposed land uses and building requirements in the Area and as required by Sections 99.320 (21) and 99.430.1(4) of the Act, and includes that information required by Section 99.430.1(4) of the Act; and

**WHEREAS**, it is desirable and in the public interest that upon the necessary preliminary determinations having been made in accordance with the provisions of Section 99.430 of the Act, that the Plan be adopted and in all respects approved.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Land Clearance for Redevelopment Authority of Kansas City, Missouri, as follows:

1. The Authority, as required by Section 99.430.1(6) of the Act, finds that the Plan, as proposed for the Area, is designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted and harmonious development of the City of Kansas City, Missouri and its environs.
2. The Authority shall transmit copies of this Resolution, together with the results of the investigation and surveys heretofore conducted by it with respect to the Area and copies of the Plan, to the City Council, and that the City Council declare, by resolution or ordinance, the Area to be a blighted and insanitary area in need of rehabilitation and

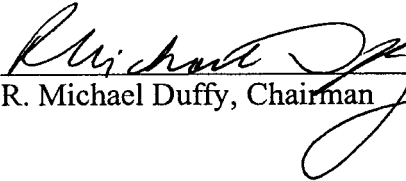
redevelopment, and request the City Council to take such further actions and make such further determinations and approvals by said respective bodies as are necessary to the adoption, approval and implementation of the Plan.

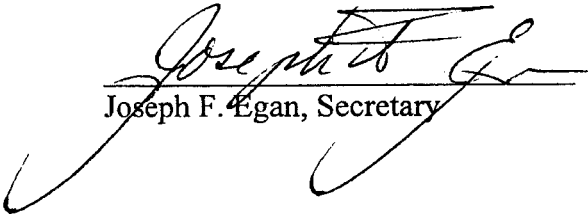
3. This Resolution shall take effect immediately.

ADOPTED this 27th day of September, 2008.



ATTEST:

  
R. Michael Duffy, Chairman

  
Joseph F. Egan, Secretary

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# EXHIBITS

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## **Exhibit A-1**

### **Legal Description**

A tract of land described as follows: Beginning at the intersection of the centerlines of Gillham Road and E 27th Street, thence east along the centerline of E 27th Street to the centerline of Troost Avenue, thence south along the centerline of Troost Avenue to the centerline of Linwood Boulevard, thence west along the centerline of Linwood Boulevard to the centerline of Gillham Road, thence north along the centerline of Gillham Road to the point of beginning,

and excepting the following properties:

#### **Dutch Hill Apartments URA**

Lots 1-3 and Tracts A and B, Dutch Hill Apartment District

#### **Longfellow URA**

All of Lots 1-7, Block 6, Resurvey of Hoelzel's Addition

All of Lots 1-24, Block 1, Coleman's Place and Lots 1 and 2, Springfield Highlands

All of Lots 1-48, Block 2, Coleman's Place

#### **Main 31 Holmes Urban Renewal Area**

All of Lots 1 – 4 and 5 – 17, Irwin and Morrill's Addition

The alley extending approximately 145-feet east from the easterly line of Holmes Street, adjacent to and between the southerly line of Lots 1 – 4 of Irwin and Morrill's Addition and the northerly line of Lot 5 of Irwin and Morrill's Addition

The alley extending approximately 360-feet south from the northerly line of Lot 13, Logan Place, a subdivision in Kansas City, Jackson County, Missouri, adjacent to and between the easterly line of Lots 5 – 17, Irwin and Morrill's Addition, a subdivision in Kansas City, Jackson County, Missouri and the westerly line of Lots 10 – 13 of Logan Place, a subdivision in Kansas City, Jackson County, Missouri and the westerly line of Lots 22 – 30, George's Addition

The alley extending approximately 145-feet east from the easterly line of Holmes Street, adjacent to and between the southerly line of Lot 17 and the northerly line of Lots 18 – 21 of Irwin and Morrill's Addition,

#### **Gillham Row PIEA**

The area of approximately 20 acres generally bounded by 28th Street on the north, 31st Street on the south, the eastern one-half block of Holmes Road on the east and Gillham Road on the west, and more specifically described by tax parcel as follows:

2901 Holmes: Lots 1 through 6, Block 1, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2913 Holmes: Vacant lot, Lots 7 through 10, Block 1, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

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2921 Holmes: Vacant lot, Lot 11, Block 1, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2923 Holmes: Lot 12, Block 1, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2925 Holmes: Lot 12, north 15 feet, Lot 14, Block 1, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2929 Holmes: South 10 feet Lot 14, north 20 feet, Lot 15, Block 1, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2931 Holmes: South 5 feet Lot 15, all of Lot 16, Block 1, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2933 Holmes: Lots 17 through 19, Block 1, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2941 Holmes: Vacant lot, Lots 20 through 22, Block 1, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

706 E. 30th Street: Lots 23 and 24, Block 1, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

703-09 E. 30th Street: Lots 1 and 2, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3005-07-09 Holmes: Lots 3 through 5, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3011 Holmes: Lot 6, north 8 1/3 feet of Lot 7, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3015 Holmes; South 16 2/3 feet of Lot 7, north 16 2/3 feet of Lot 8, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3017 Holmes: South 8 1/3 feet of Lot 8, all of Lot 9, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3019 Holmes: Vacant lot, Lot 10, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3021-23 Holmes: Lots 11, 12, and 13, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3027-29 Holmes: Lots 14 and 15, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3033 Holmes: Lots 16 and 17, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

700A E. 31st Street: Lot 18, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

2930 Holmes: Lot 16, north 8 1/3 feet of Lot 17, Block 2, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2924-26 Holmes: Lots 13 through 15, Block 2, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2916 Holmes: Lots 9 through 12, Block 2, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

All of lots 5 thru 8, Block 2, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

615 E. 29th Street: Lots 1 through 4, Block 2, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

3002-06 Holmes: Lots 24 to 30, inclusive, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

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Lot 31, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3018-24 Holmes: All of lots 32 through 36, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3028-30 Holmes Road: Lots 37 through 40, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3034 Holmes: Lot 41 and north one-half of vacated alley lying south of and adjacent to Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

2939 Cherry: All of Lots 29 through 31 and south 15 feet of Lot 32, Block 2, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2931 Cherry: North 10 feet of Lot 32, all of Lot 33, south 5 feet of Lot 34, Block 2, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2929 Cherry: North 20 feet of Lot 34, south 10 feet of Lot 35, Block 2, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2927 Cherry: North 15 feet of Lot 35, south 15 feet of Lot 36, Block 2, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2925 Cherry: North 10 feet of Lot 36, south 20 feet of Lot 37, Block 2, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2923 Cherry: North 5 feet of Lot 37, all of Lot 38, Block 2, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2919 Cherry: Vacant lot, Lot 39, Block 2, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2911-17 Cherry: Vacant lot, Lots 40 through 44, Block 2, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2905 Cherry: Vacant lot, Lots 45 through 48, Block 2, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

606-10 E. 30th Street: Lots 25 through 28, Block 2, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

Lots 53, 54, 55 and south 10 feet of Lot 56, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3025-27 Cherry: North 15 feet of Lot 56 and all of Lots 57 and 58, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3023 Cherry: Lot 59, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3011-21 Cherry: All of Lots 60 through 65, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3001 Cherry: Lots 66, 67, 68, 69 and 70, Blackmars Resurvey, all of Lots 1 through 5, Springfield Highlands, subdivisions in Kansas City, Jackson County, Missouri.

2810-30 Cherry: West 118 feet of Lots 10 through 14, Block 8, Resurvey of Hoelzel's Addition, a subdivision in Kansas City, Jackson County, Missouri.

South 22.5 feet of west 118 feet of Lot 4 and west 118 feet of Lots 5 through 9, Block 8, Resurvey of Hoelzel's Addition, a subdivision in Kansas City, Jackson County, Missouri.

2800-04 Cherry: West 118 Feet of Lots 1 to 3, inclusive, Block 8, and north 2.5 feet of Lot 4, Block 8, Resurvey of Hoelzel's Addition, a subdivision in Kansas City, Jackson County, Missouri.

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2928 Cherry: West 122 feet of Lots 15 and 16, Block 3, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2924 Cherry: West 122 feet of Lots 13 and 14, Block 3, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2922 Cherry: West 122 feet of Lot 12, Block 3 Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2920 Cherry: West 122 feet of Lot 11, Block 3, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2918 Cherry: West 122 feet of Lot 10, Block 3, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2916 Cherry: West 122 feet of Lot 9, Block 3, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2908-14 Cherry: West 122 feet of Lots 5 through 8, Block 3, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2900 Cherry: West 122 feet of Lots 1 to 4, inclusive, Block 3, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2949 McGee Trafficway: All of Lot 19, except part in street, all east of McGee Trafficway and west of Cherry Street, Lot 20, Block 3, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2945 McGee Trafficway: West 122 feet of Lots 17 and 18, Block 3, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

All east of McGee Trafficway and west of Cherry Street of Lots 21 through 23, Block 3, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

3006 Cherry: All of Lots 71 through 75, except part in street, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3008 Cherry: All of Lot 76, except east 14 feet in Cherry Street, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3012-14 Cherry: All of Lots 77 and 78, except east 14 feet in Cherry Street, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3016 Cherry: All of Lots 79 and 80, except east 14 feet in Cherry Street, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3024 Cherry: All of Lots 81 through 84, except east 14 feet in Cherry Street, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3028 Cherry: All of Lots 85 and 86, except east 14 feet in Cherry Street, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3030-32 Cherry: All of Lots 87 and 88, except east 14 feet in Cherry Street, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

2805-07 Gillham Road: East 120.5 feet of north 1 foot of Lot 24, east 120.5 feet of Lots 25, 26, 27 and 28, Block 8, Cont of Hoelzel's Addition, a subdivision in Kansas City, Jackson County, Missouri.

2809 Gillham Road: Vacant lot, north 16 2/3 feet of Lot 22, Block 8, all of Lot 23 Block 8, south 24 feet of Lot 24, Block 8, except part in Gillham Rd, Cont of Hoelzel's Addition, a subdivision in Kansas City, Jackson County, Missouri.

2819 Gillham Road: East 120.5 feet of Lots 15 to 21, inclusive, south 8 1/3 feet east 120.5 feet of Lot 22, Block 8, Cont of Hoelzel's Add., a subdivision in Kansas City, Jackson County, Missouri

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2939 Gillham Road: Part Lots 30 through 48, Block 3, DAF all north and east of McGee Trafficway of Lots 30 through 24 and east 114.5 feet of Lots 35 thru 48, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri

2945-49 Gillham Road: Lots 25 through 30, Block 3 and also vacated alley lying east and adjacent, except part in right of ways, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

3001-05 Gillham Road, East 120.95 feet of Lots 1 through 4, Bentleys Springfield Addition, a subdivision in Kansas City, Jackson County, Missouri.

3017 Gillham Road: Lot 5 through 10 and north one-half of Lot 11, Bentleys Springfield Addition, a subdivision in Kansas City, Jackson County, Missouri.

3021-31 Gillham Road: South 12.5 feet of Lot 11 and Lots 12 through 17 and north 5 feet of Lot 18, except parts in street, Bentleys Springfield Addition, a subdivision in Kansas City, Jackson County, Missouri.

South 29.3 feet of east 120.95 feet of Lot 18, Bentleys, Springfield Addition, a subdivision in Kansas City, Jackson County, Missouri.

708 E. 31st Street: Lot 19 and east 18.09 feet, measured on south line Lot 20, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

700 E. 31st Street: Vacant lot, west 6.94 feet, measured on south line of Lot 20, all of Lots 21, 22 and 23, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

604-06 E. 31st Street: South 80 feet of west 9.83 feet of Lot 48 and south 80 feet of Lots 49 and 50, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

600-02 E. 31st Street: South 80 feet of Lots 51 and 52, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

518 E. 31st Street: 3036-48 McGee Trafficway: West 29 feet of Lot 89, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

514 E. 31st Street: Lot 90, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

508-10 E. 31st Street: Lots 91, 92 and 93, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

500-506 E. 31st Street: Lots 19 through 22 and east 27.8 feet of Lot 23, Bentleys Springfield Addition, a subdivision in Kansas City, Jackson County, Missouri.

3046 Holmes: Lots 42, 43, 44, 45, 46, and 47 and east 15.17 feet of Lot 48, also south one-half of vacated alley lying north of and adjacent from west line of Holmes Street to west line of Lot 41, extended south, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

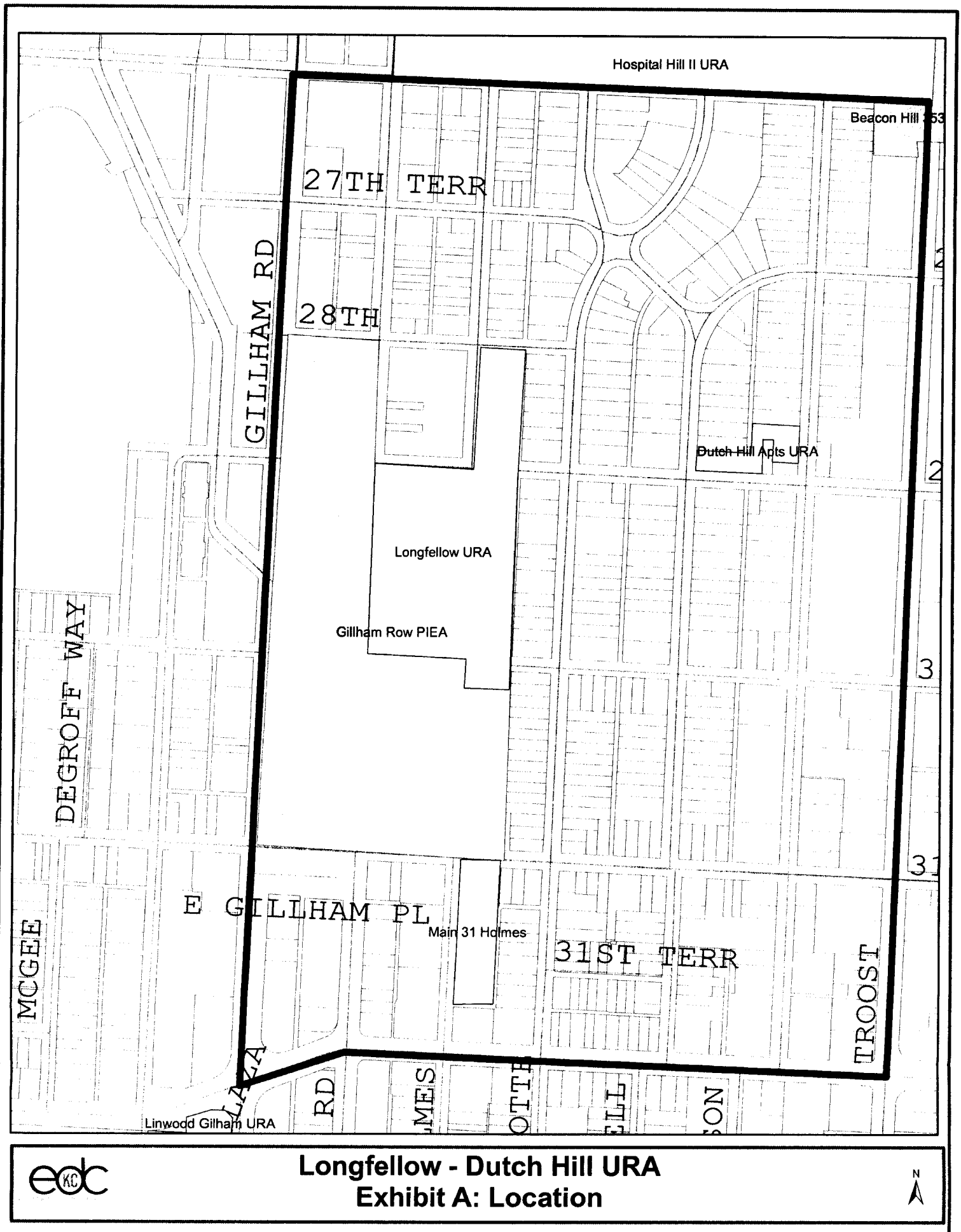
2940 Holmes: South 6 2/3 feet of Lot 17, all of Lots 18 through 24, Block 2, Church and Sunday School Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

And the following two properties which lie within the **Beacon Hill Chapter 353 Redevelopment Area**:

1015 E. 27<sup>th</sup> Street/2702 Troost Avenue - 1015 E 27TH ST & 2702 TROOST NE 1/4 NE 1/4 SEC 17 49 33 PRT OF AN UNLABELED TRACT IN BLK 10 OF CONTINUATION OF BEACON HILL BEG 40 FT E & 30 FT S OF NE COR SD 1/4 1/4 TH W ALG S LI 27TH ST 150 FT TH S 100 FT TH E 150 FT TO W LI TROOST TH N ALG SD W LI 100 FT TO BEG

2708 Troost Avenue - NE 1/4 NE 1/4 SEC 17 49 33 PRT OF AN UNLABELED TRACT IN CONTINUATION OF BEACON HILL PRT BLK 10 BEG AT W LI TROOST AVE 100 FT S OF 27TH ST TH W 150 FT TH S 50 FT TH E 150 FT TH N 50 FT TO BEG

containing 155 acres more or less, all in Kansas City, Jackson County, Missouri.






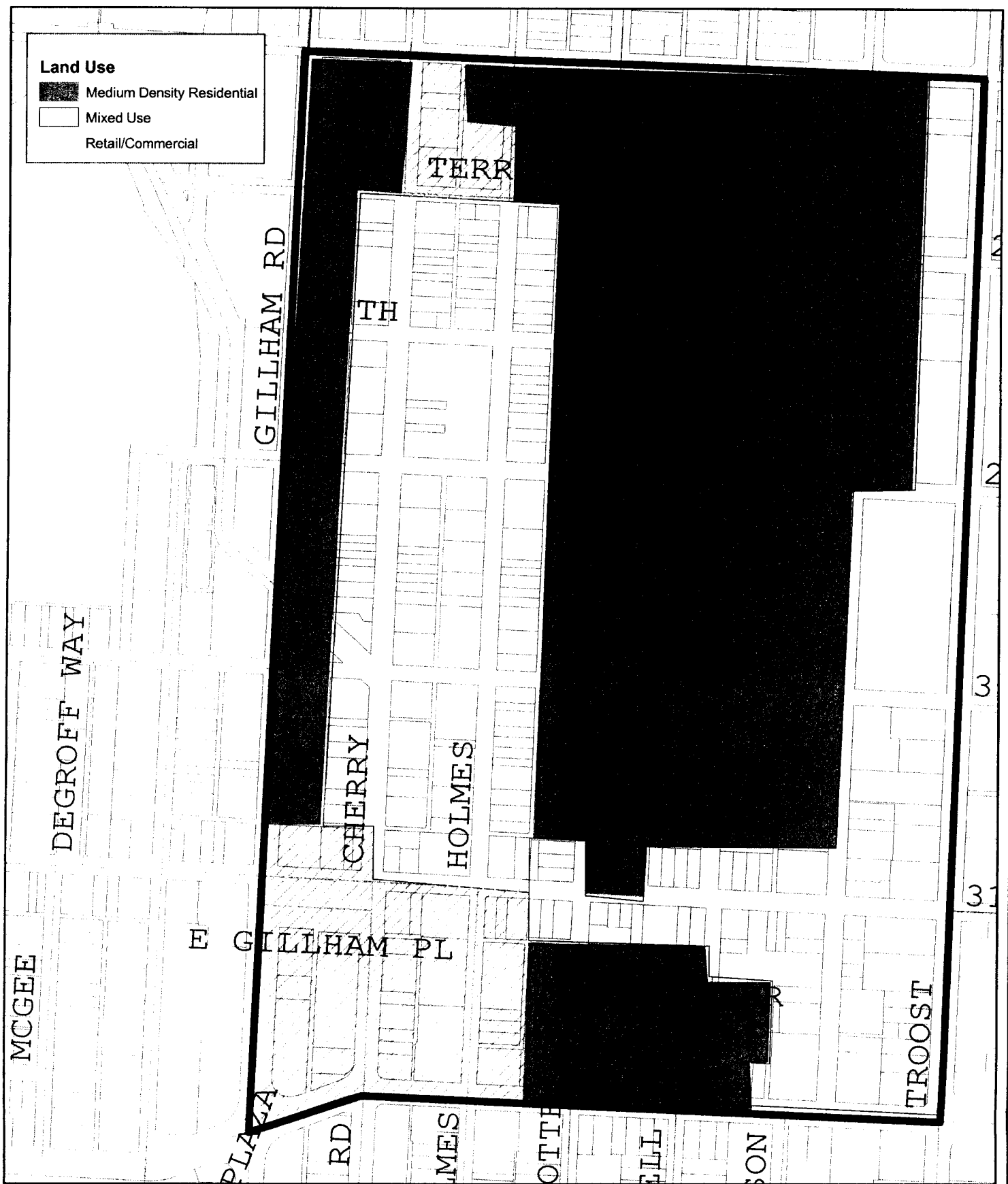
**Exhibit B**  
**Aerial Site Photograph**

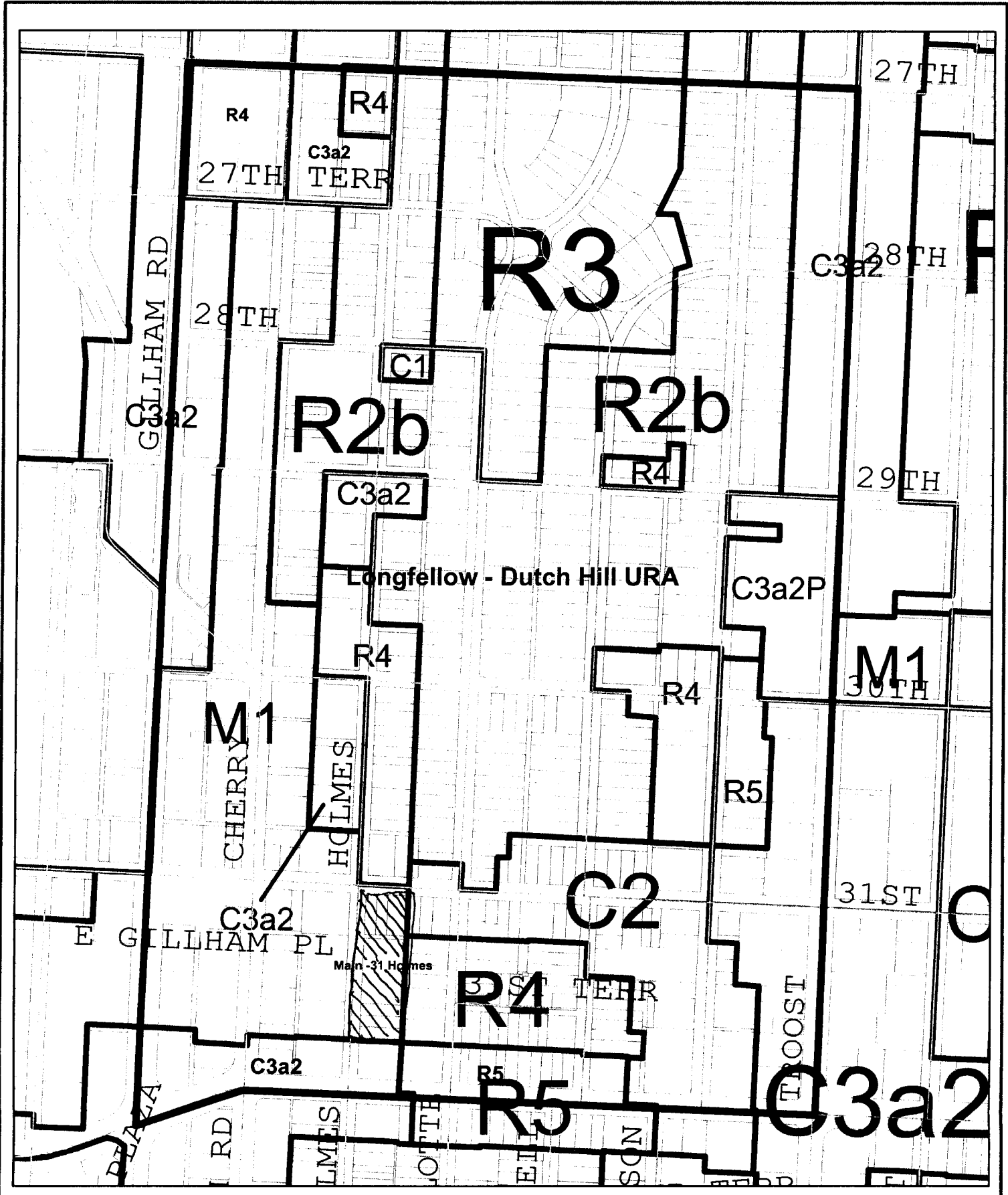


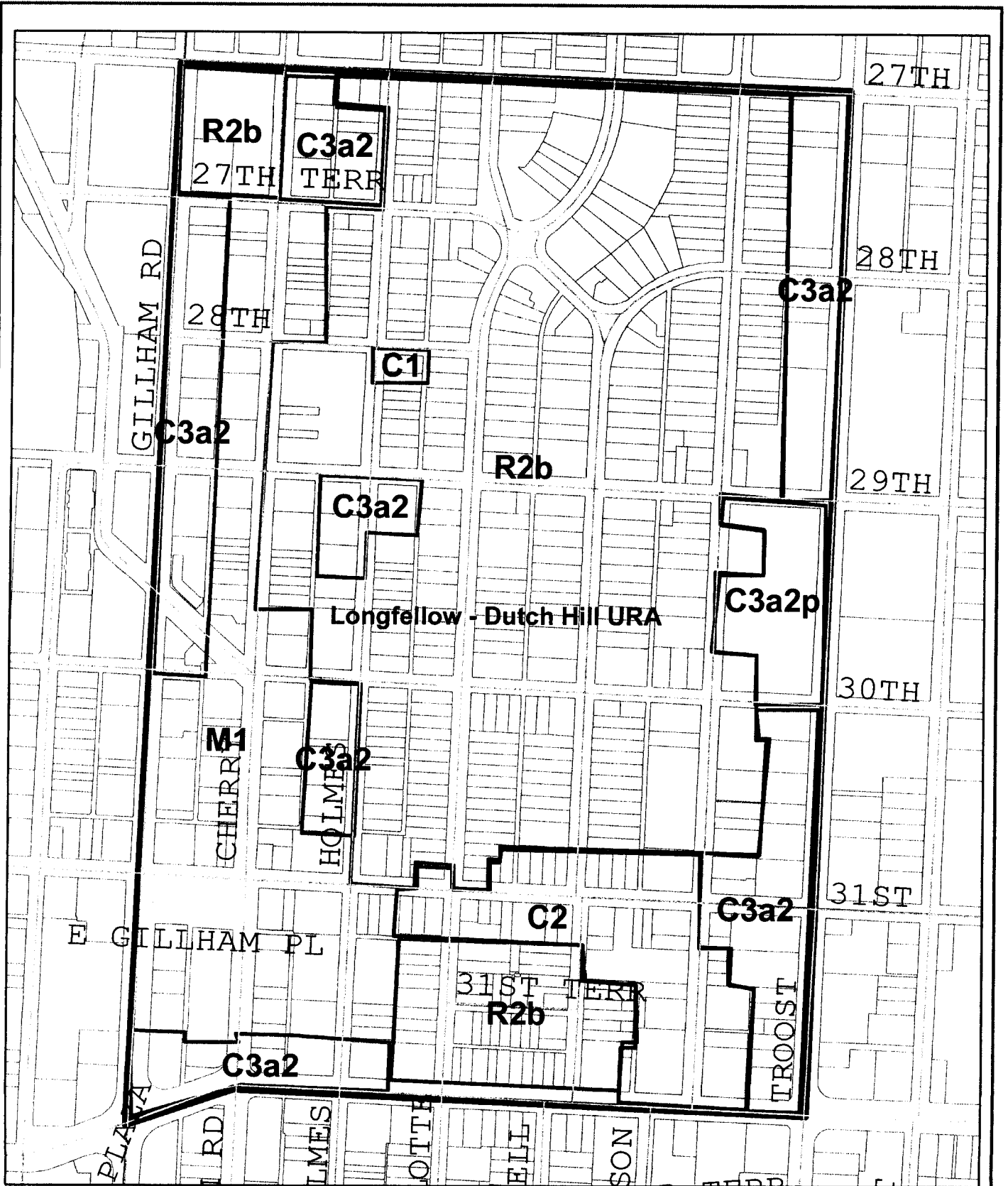


**Land Use**

-  Medium Density Residential
-  Mixed Use
-  Retail/Commercial







**Longfellow - Dutch Hill URA**  
**Exhibit F: Proposed Zoning**



uses and where they may present problems of fumes, noise, and traffic for adjacent residential areas.

### C. OPEN SPACE LAND USE

In order to encourage a greater sense of community and social contact, a neighborhood park is appropriate for Longfellow. A neighborhood park in the interior of the community will allow children to play in the neighborhood at a central location close to home, and a park will provide beautiful needed open space in an area of the neighborhood that currently has little access to open space. A park will also foster a sense of community as local community groups and residents can aid in the maintenance and surveillance of their neighborhood park. A neighborhood park is appropriate for the triangle bounded by 27<sup>th</sup> Street, Campbell Street, and Charlotte Street. Since funding is uncertain, the land use plan proposes low-density residential uses for this location. The recommendations of low-density residential uses permits the development of a park, or in the alternative, low-density residential uses if the neighborhood cannot secure the park's development. The local community groups should continue to request from the Parks, Recreation, and Boulevards Department the development of a park and continue to seek to obtain the funding for improvements. These community groups should coordinate their activities with the Parks, Recreation, and Boulevards Department.

## III. ORGANIZATION

By organizing themselves into neighborhood associations, the owners and residents of multifamily dwellings, triplexes, duplexes, and single-family houses can help to preserve the character of the neighborhood and to provide a pleasant living atmosphere for apartment dwellers and homeowners. Owners and residents can achieve this by upgrading and maintaining their properties through additional landscaping and exterior improvements, such as repainting or fixing broken windows. Residents can also promote the beauty of the neighborhood by developing a park that can be enjoyed by the entire neighborhood. In addition, owners and residents can improve the neighborhood by encouraging a diversity of residential uses that provides housing opportunities for homeowners and renters alike. If all residents maintain their properties and help to promote a positive image of the neighborhood, then everyone can receive the benefits of a tidy, cohesive and safe neighborhood. Having a pleasant, visually aesthetic, diverse, and organized community will make Longfellow a more pleasant, interesting, and safe place to live.

## IV. URBAN DESIGN GUIDELINES FOR THE LONGFELLOW NEIGHBORHOOD

To maintain the historical quality and architectural character of the neighborhood and to encourage compatible quality development in the neighborhood, developers and property owners should follow urban design guidelines for the neighborhood. These guidelines include architectural building style and construction materials, landscaping and fencing; building setbacks; screening residential uses; building placement, bulk, and massing controls; and signage controls.

### A. RESIDENTIAL USES

#### 1. *Architectural Building Style and Construction Materials*

Any new residential units should be of a similar architectural character and design as the existing dwellings.

- a. New dwellings should include front porches with awnings, bay windows, and pitched roofs similar to existing roofs, which are common architectural features in the neighborhood.
- b. The exteriors of new dwellings should be earth tone colors, including shades of red, brown, and yellow, which are the predominant exterior colors in the neighborhood.
- c. New dwellings should be no taller than three stories for multifamily residential buildings and no taller than two and one-half stories for duplex and single-family dwellings.
- d. The shirt-waist architectural style of brick or stone on the ground floor and a wood frame on the second and third floors is common in the neighborhood. New dwellings should reflect this predominant architectural style by having brick, stone or stucco on the front facade, which is visible from the street, and by having a wood frame on the second and third floors. Non-urban construction materials such as imitation *masonry*, metal panels or concrete panels should be discouraged.
- e. Awnings and entrances of residential buildings should be white or earth tones and constructed of brick or stucco, as is predominant in the neighborhood.

2. *Landscaping and Fencing*

Any new residential units should be adequately buffered from adjacent residential units.

- a. The owner or developer of a new multi-family dwelling should plant a combination of deciduous and evergreen trees around any off-street parking areas in an attempt to obscure the view of the parking lot from the street and from adjacent residences, and the owner or developer should place a solid fence, preferably constructed of masonry, at the rear of the property to buffer it from adjacent uses.
- b. Any fence along the street frontage of a new dwelling should be constructed of wrought iron, rather than of wood. The design of new dwellings should discourage the use of chain-link fences in the front of the property.
- c. Privacy fences in the side and rear yards away from the street frontage can be constructed of wood.
- d. The owner should plant and maintain the ground cover on a lot as it becomes vacant.

3. *Building Setbacks*

Any new residential units should be of compatible with the setbacks of existing dwellings and should hide from view any accessory uses.

- a. New residential units should relate to the placement of existing buildings by observing the predominant front-, rear-, and side-yard setbacks.
- b. The design of new dwellings should reflect the design of existing dwellings by encouraging the placement of the garage or parking area at the rear of the building, with the main access off of an alley or a narrow driveway. Alleys are a part of the historical character of the neighborhood and are necessary for access, so alleys should be preserved. Alleys should not be vacated. Garage access off of an alley at the rear

of the building is the preferred location of parking. Variances to allow the construction of a garage at the rear of the property may be required from time to time and would be appropriate for maintaining the character of the area.

## B. COMMERCIAL AND INDUSTRIAL USES

Any new, redevelopment, or expansion of commercial and industrial uses should minimize external negative impacts on residential areas.

### 1. *Screening Residential Uses*

- a. Residential uses should be buffered from commercial and industrial uses by screening. The screening should be located on the commercial or industrial property and maintained by the owner, and should consist of a solid wall or fence constructed with such durable materials as masonry or heavy wood. Plywood, chain-link, woven wire, barbed wire, and transparent materials are not acceptable.
- b. The solid wall or fence should be at least six (6) feet in height.
- c. Commercial and industrial uses should provide and maintain a landscaped buffer of deciduous and evergreen trees and shrubs along the wall or fence within the property on any boundary adjacent to a residential use, in order to visually screen the non-residential uses so they may not negatively impact the residential uses.
- d. Any lights or outdoor speakers used for commercial and industrial buildings, parking areas, and storage areas should be arranged in order to reflect the light and transmit the noise away from adjacent residential areas. Glare should be kept to a minimum through the use of cut-off fixtures or other devices, and noise should be minimized through the use of low-noise level lights.

### 2. *Landscaping*

Any new, redevelopment, or expansion of commercial or industrial uses should have adequate landscaping in order to improve the appearance and hide from view any accessory use.

- a. Surface parking areas should be landscaped both on the interior and perimeter of the parking area within the property lines. Deciduous trees or evergreen trees and shrubs should be planted at regular intervals in the interior and on the perimeter of the parking area in order to landscape at least 10% of the total square footage of the parking area. There should be at least one tree for every 10 parking spaces in the interior of the parking area in order to break up the rows of spaces.
- b. If a surface parking area is located along street frontage, an additional decorative wall, a berm, or a solid landscaped screen of evergreen trees and shrubs or raised planters at least four (4) feet in height should be constructed or planted along the street frontage.
- c. Parking structures should be screened with evergreen trees that have a mature height of twenty (20) feet or greater in order to screen these structures from view.
- d. Storage areas should be entirely enclosed within a solid wall or fence at least six (6) feet in height and should be landscaped with evergreen trees or shrubs. The

wall or fence should be constructed with masonry or heavy wood, as plywood and transparent materials are not acceptable.

3. *Setbacks*

Any new, redevelopment, or expansion of commercial or industrial uses should have setbacks from the street and residential uses in order to provide for a consistent development pattern and to ensure a sufficient buffer between incompatible uses.

- a. Any commercial or industrial use located adjacent to residential uses should have a front yard setback consistent with the established building line of adjacent residential structures.
- b. Any commercial or industrial structure, when adjacent to a residential use, should have a setback of at least twenty (20) feet. This setback should include screening and landscaping as discussed under Screening Residential Uses.

4. *Building Placement and Access, Bulk, and Massing Controls*

Any new, redevelopment, or expansion of commercial or industrial uses should be compatible with surrounding development and minimize commercial traffic in adjacent residential areas.

- a. Parking areas should be located at the rear of the property or to the side of a building.
- b. Access to commercial and industrial uses should be from arterial streets only. Curb cuts should be limited to arterial streets only.
- c. Commercial uses should provide adequate off-street parking in accordance with the amount required in the Zoning Ordinance.
- d. Construction materials should blend with materials on nearby residential uses. Commercial rehabilitation should use materials that match the original building materials. Imitation masonry, metal panels, concrete panels, or plywood should be discouraged on commercial buildings.
- e. Generally, office or retail development adjacent to residential zoning districts should not exceed forty-five (45) feet in height.

5. *Signage*

Commercial and industrial signage should provide a clear, easily understandable, coordinated method of *identifying*, and giving directions that is complementary to and not in conflict with adjacent uses.

- a. Signage should be constructed with durable, long-lasting materials such as concrete, masonry, stone, or heavy metal. Materials such as plywood or painted masonry are discouraged.
- b. Monument signs are encouraged. Pylon signs and off-site advertising signs are not permitted.
- c. Landscaping of monument signs is encouraged. Landscaped materials include trees, shrubs, groundcovers, and flowering plants.

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# **Exhibit H**

## **Blight Findings**

**Longfellow/Dutch Hill Redevelopment Area**

**Blight Study**

Land Clearance for Redevelopment Authority  
Kansas City, Missouri  
**February 19, 2008**

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## Longfellow/Dutch Hill Redevelopment Area

# Blight Study

Land Clearance for Redevelopment Authority  
Kansas City, Missouri  
February 19, 2008

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<b>Section III:</b>	<b>Determination of Blight Study Conditions</b>  Defective or Inadequate Street Layout Unsanitary or Unsafe Conditions Deterioration of Site Improvements Improper Subdivision or Obsolete Platting Endangerment of Life or Property by Fire and Other Causes Hindrance to Housing Accommodation Economic or Social Liability
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## Section I

### Introduction

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The following report, the Longfellow/Dutch Hill Redevelopment Area Blight Study, was completed in February 2008. The proposed redevelopment area is located in Kansas City, Missouri and generally bound by 27<sup>th</sup> Street on the north, Troost Avenue and Harrison on the east, Linwood Boulevard on the south, and Gillham Road and the north-south alley between Charlotte and Holmes on the west. A finding of blight had previously been found by the City of Kansas City for the Dutch Hill Apartments redevelopment area by Ordinance No. 060753 on August 3, 2006. That area, located on the northeast corner of 29th Street and Campbell Street, running east along the north side of 29th Street and including two parcels on the west side of Harrison Street in the Longfellow/Dutch Hill neighborhood south of the Children's Mercy Hospital/Truman Medical Center campus and southeast of Crown Center, is not included in the Longfellow/Dutch Hill Redevelopment Area and thus is not included in this study.

In the event redevelopment activities may require the Land Clearance for Redevelopment Authority of Kansas City, Missouri to use eminent domain to acquire certain properties within the proposed Redevelopment Area, the purpose of this work was two-fold: 1) to analyze conditions located within the proposed Longfellow/Dutch Hill Redevelopment Area so as to determine if the Redevelopment Area qualifies as a "blighted area," a requirement of establishing an urban renewal area under Chapter 99 of the Missouri Revised Statutes; and 2) to satisfy the requirements of RSMo. 523.274.1, which states the following:

*Where eminent domain authority is based upon a determination that a defined area is blighted, the condemning authority shall individually consider each parcel of property in the defined area with regard to whether the property meets the relevant statutory definition of blight. If the condemning authority finds a preponderance of the defined redevelopment area is blighted, it may proceed with condemnation of any parcels in such area.*

The consultant visited the proposed redevelopment area on several occasions in December 2007 and in January and February of 2008. The effective date of this study is February 19, 2008.

The proposed redevelopment area encompasses 404 tax parcels and approximately 107 acres, or 0.17 square miles.

The proposed redevelopment area consists of a portion of the Longfellow/Dutch Hill neighborhood. Traditionally the Longfellow neighborhood is defined as that area bounded by 25<sup>th</sup> Street on the north, Troost Avenue on the east, 31<sup>st</sup> Street on the south, and Wyandotte on the west, and originally was a suburb of Kansas City. The neighborhood was originally developed and platted around the turn of the twentieth century, with a number of homes having been built as early as the 1880s. The neighborhood was initially home to Dutch and German middle class immigrants (hence part of the neighborhood is known as “Dutch Hill”), and William Rockhill Nelson developed a portion of the neighborhood to be used for employee housing.

The neighborhood was viewed as quite stable with many large single-family homes until the post-war housing shortage forced many property owners to subdivide their homes into apartments. As the suburbs developed, the population soon followed.

The population today remains rather transient. Within the four census tract blocks that comprise the proposed redevelopment area, the number of residents having lived in the same structure five years prior according to the 2000 U.S. Census ranges from 32% to 52%. Much of the neighborhood also consists of home renters rather than home owners. According to the 2000 U.S. Census, 62% of the residences in Longfellow today are rented, and the median contract rent ranged between \$372 and \$405 in the two census tracts that the study area is a part of, compared to \$445 for the city as a whole. In addition, the median value of an owned residence ranged between \$69,000 and \$80,100 in 1999, compared to \$83,300 for the city. The median household income in 1990 in Longfellow ranged between \$15,870 and \$12,404, well below the median income for Kansas City of \$26,713. Those numbers improved somewhat in 2000, as the median income in Longfellow ranged between \$27,277 and \$28,529, while the city’s median income rose to \$37,198.

The dominant features of the neighborhood include regional destinations such as Liberty Memorial, Crown Center and Hallmark Cards, and the local neighborhood Union Hill and Union Cemetery to the west. Hospital Hill is located to the north and is developed with regional healthcare institutions. Other important features include Our Lady of Sorrows Parish and the Tabernacle Baptist Church. Other important landmarks, particularly within the proposed redevelopment area, include the Nazarene Publishing House facilities on Troost, Save Development Corporation on Harrison, the Women’s Atheneum on Linwood, and Longfellow Elementary School at 2830 Holmes. Important traffic corridors through the proposed redevelopment area include 27<sup>th</sup> Street, 31<sup>st</sup> Street, Linwood Boulevard, Troost Avenue, and Charlotte. 31<sup>st</sup> Street is a primary arterial that serves as an edge or barrier that exists between the Longfellow neighborhood and a higher-density commercial/residential district that lies north of Linwood.

### **Definitions**

Chapter 99.300 of the Missouri Revised Statutes entitled “Land Clearance for Redevelopment Law” allows for the creation of the “Land Clearance for Redevelopment Authority” within a municipality and empowers the authority to submit redevelopment plans to the city. However, “an authority shall not prepare a redevelopment or an urban renewal plan for a land clearance or urban renewal project area unless the governing body of the community in which the area is located has declared, by resolution or ordinance, the area to be a blighted, or insanitary area in need of redevelopment or in need of rehabilitation” (RSMo. Ch. 99.430(2)).

Redevelopment and investment within the proposed Redevelopment Area may be accomplished through the implementation of an urban renewal process, specifically under Chapter 99 of the Missouri Revised Statutes through the City’s Land Clearance for Redevelopment Authority. The first step in this process is to determine if the proposed Redevelopment Area qualifies as a “blighted area” or “insanitary area” eligible for urban renewal. The determination that an area constitutes a blighted area or insanitary area is a conclusion attributable to the presence of one or more physical, environmental, and social factors. For purposes of the study, the definition of a blighted area is premised upon the definition articulated in Chapter 99 of the Missouri Revised Statutes (RSMo. 99.320), as follows:

*“Blighted area”, an area which, by reason of the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use.*

Per Chapter 99 of the Missouri Revised Statutes (RSMo. 99.320), the definition of insanitary area is as follows:

*“Insanitary area”, an area in which there is a predominance of buildings and improvements which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air sanitation or open spaces, high density of population and overcrowding of buildings, overcrowding of land, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare.*

Since these definitions are a general overview pertaining to all sites, it is important to clarify their intention as it applies to the proposed Redevelopment Area. According to state law, it is unnecessary for every condition of blight to be present in order to be eligible as an urban renewal area. Rather, an area can be qualified as blighted or insanitary when as few as one or more conditions are present. The conditions need not be present in each parcel, but must be found in the study area as a whole. With this understanding, the Blight Study presents an overview of factors within the Blight Study Area including a review of physical conditions sufficient to make a determination of blight. The “Summary of Findings” provides conclusions regarding the analysis and presence of blight in key areas; however, the Kansas City, Missouri City Council will make a final determination of blight or of an insanitary area for the entire study area based on the extent to which conditions constitute a liability for the Study Area.

## **Chapter 99 Redevelopment Rights**

### **Tax Abatement**

Per Chapter 99 of the Missouri Revised Statutes, the Land Clearance for Redevelopment Authority (LCRA) in Kansas City has the authority to grant tax abatement for property improvements within urban renewal areas. For the ten years following improvements, increases in property taxes due to those improvements are 100% abated. Property taxes on the assessed value of the property before new construction or rehabilitation continue to be paid at their original rate to the appropriate taxing districts.

### **Bond Financing**

The LCRA has the authority to issue bonds to assist with the financing of approved projects within redevelopment areas. The LCRA also has the authority to refund bonds for the purpose of paying or retiring bonds previously issued by the LCRA. The LCRA may issue bonds exclusively from the income, proceeds, and revenues of the land clearance project financed with the proceeds of the bonds or from the proceeds of any of its land clearance projects.

### **Property Acquisition**

The LCRA may assist approved projects with property acquisition. The LCRA may acquire properties, coordinate relocation benefits and assistance, and make use of its powers of eminent domain, when necessary. Such powers are available to the LCRA, per RSMo. 99.460(1) “...after the adoption by it of a resolution declaring that the acquisition of the real property described therein is necessary for such purposes.”

## **Study Methodology**

The Blight Study includes a detailed analysis of site, building, and public improvement deterioration, as well as dangers from environmental contamination. Qualifying blight conditions throughout the study area were identified and analyzed on a parcel-by-parcel basis to produce charts and maps showing blight conditions present in the study area.

Field investigations were conducted to document physical conditions within the categories of blight set out in the state statute. Pertinent Geographic Information Systems (GIS) data was obtained through the City and Jackson County and analyzed. Additional supplemental and updated information was obtained through meetings with City staff and Longfellow/Dutch Hill neighborhood residents and various reports and studies prepared or commissioned by City staff.

### **Previous Blight Determinations**

No previous blight determinations have been found within the Study Area. As previously stated, the Study Area does not include the Dutch Hill Apartments redevelopment area, which was found to be blighted. The blighting factors included 1) vacant structures; 2) some porch concrete slabs have dropped and show corroding; 3) extensive deterioration, wood rot, missing sections and peeling paint; 4) warped flooring, old vinyl tile, holes in walls, deteriorating ceilings, inoperative or missing plumbing, electrical and HVAC; and 5) leaking roofs, water damage, missing mortar and evidence of a buried foundation. The Study Area surrounds the Dutch Hill Apartments Urban Renewal Area.

### **Adjoining Areas**

To the west of the Study Area the Union Hill neighborhood contains the Union Hill Tax Increment Financing Plan that encompasses almost 100% of the Union Hill neighborhood, and is the only residential neighborhood in Kansas City in which Residential Super Tax Increment Financing was approved by the City. In addition the Union Hill neighborhood also contains the Union Hill 353 Plan. The Gillham Row mixed-use development located to the west of the Study Area is the subject of the Gillham Row PIEA Redevelopment Plan. To the north is Crown Center and the Crown Center 353 Plan, and east of Crown Center is the Hospital Hill 353 Plan, the Hospital Hill Urban Renewal Area, and the Hospital Hill II Urban Renewal Area. Immediately north of the Study Area is the Longfellow Heights 353 Plan and the Longfellow Urban Renewal Area. To the north and east is the Jazz District Tax Increment Financing Plan and the Jazz District 353 Plan. To the south and west is the Midtown Tax Increment Financing Plan and the Linwood-Gillham Urban Renewal Area. All of these adjoining areas were determined to be blighted prior to designation as TIF, PIEA, Chapter 353, or LCRA areas.

### **Legal Description**

The proposed redevelopment area will consist of four hundred and five property parcels. Specific legal descriptions of all parcels within the proposed redevelopment area are included in the appendix.

### **Ownership**

The proposed redevelopment area contains four hundred four (405) property parcels. Four hundred four of the parcels are identified by the Jackson County Assessor's office.

The Street Parcel (public right-of-way owned by the City of Kansas City, Missouri or Missouri Department of Transportation) is not identified on the Assessor's record. A complete listing of the tax parcels identified by the Jackson County Assessor is included in the appendix.

Redevelopment plans don't exist for each of these properties, and what plans do exist are in various stages of development.

### **Report Format**

The Blight Study is presented in three sections and an Appendix. Section I presents an overview of the project, a definition of "blight," and the study methodology. Section II presents a description of the Study Area and an overview of existing conditions. Section III defines the primary categories of blight and documents conditions which are present within each category and provides a conclusion derived from the research.

The Appendix includes a map and chart of parcels exhibiting the various blighting conditions, and a parcel-by-parcel synthesis of qualifying conditions found during the field survey, including a map of each parcel and photographs for nearly all of the individual parcels.



## **Section II**

### **Area Overview and Description**

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#### **PROPERTY DATA**

##### **Location & Access**

The proposed Longfellow/Dutch Hill Urban Renewal Area encompasses that portion of the Longfellow neighborhood generally bound by 27<sup>th</sup> Street on the north, Troost Avenue and Harrison on the east, Linwood Boulevard on the south, and Gillham Road and the north-south alley between Charlotte and Holmes on the west. The secondary arterial 27<sup>th</sup> Street serves as a “soft” boundary or barrier on the north edge of the Study Area, as the mixed residential area continues to the north to approximately 25<sup>th</sup> Street, where it borders the institutional healthcare uses of Hospital Hill.

The eastern boundary of the Study Area is largely Troost Avenue, a secondary arterial according to the City’s Major Street Plan but used to funnel traffic from Midtown and the southern neighborhoods of Kansas City to the Central Business District. The highest level of ridership on the public transportation system is on Troost Avenue but currently service stops at Hospital Hill. In the past, and certainly by some people today, Troost Avenue has served as a racial boundary in Kansas City, in which residents living east of Troost Avenue were/are predominantly African-American. As such due to its level of traffic, its width, its past success as a commercial corridor and current attempts to revitalize the corridor, and socio-cultural issues associated with the corridor it is viewed as a barrier and a boundary on the eastern edge of the Longfellow neighborhood and of the Study Area.

To the south 31<sup>st</sup> Street is a primary arterial that provides direct access to U.S. 71 (Bruce R. Watkins Drive) to the east, and as such, in addition to the presence of commercial uses located on both sides of 31<sup>st</sup> Street, the street is viewed as a boundary/barrier on the south of the Longfellow neighborhood. Further to the south is Linwood Boulevard, another secondary arterial that serves the Study Area and that forms the southern edge of the Study Area. Of the three north-south streets in the Study Area that intersect Linwood Boulevard, only one, Charlotte, continues south. The predominant land uses on Linwood Boulevard, dense multi-family developments and a mix of neighborhood and regional commercial uses serve as a boundary to the Study Area on the south.

To the west is Gillham Road, a primary arterial, and the southern edge of Crown Center, a regional mixed-use center. As the boundary of the Study Area shifts eastward as you move south the boundary changes to the north-south alley between Holmes and Charlotte, and to the west of this area is an area developed primarily with commercial and light industrial uses that serves as a boundary for the Longfellow neighborhood and the Study Area.

All of the Study Area is located within one-quarter mile of public transit. Major transit lines include Troost Avenue, 27<sup>th</sup> Street, 31<sup>st</sup> Street, Linwood Boulevard, and Gillham Road. Bus service is expected to be extended on Troost Avenue from Hospital Hill to downtown in the near future, and the Kansas City Area Transportation Authority is currently in the process of securing funds to implement a Bus Rapid Transit line on Troost Avenue.

Although the Longfellow neighborhood is bordered by several arterials that restrict pedestrian access to neighboring areas, much of the neighborhood and the Study Area are actually bordered by other non-residential land uses that continue to expand and are regional in nature, such as Crown Center and Hospital Hill. Due to the strong street infrastructure that borders the Study Area, access is excellent to the adjoining areas and regional infrastructure system, including Interstate 70, Interstate 35, and U.S. 71. The 22<sup>nd</sup> Street Connector to the north also provides excellent linkage to areas within the central city.

The streets noted above, the secondary and primary arterials, are two-way streets. The streets serving the interior of the Study Area are a mix of one-way and two-way streets that at times serve to slow traffic but in some instances, such as on Charlotte, serves to speed traffic through the area in a north-south direction on the western edge of the Study Area. Some of the signage for the one-way streets can be confusing (or appears to be missing) near the two roundabouts in the north-central portion of the Study Area. There is one off-set intersection at 31<sup>st</sup> Street and Campbell. All intersections within the Study Area are controlled by traffic signs, with the exception of the intersections of 31<sup>st</sup> Street/Charlotte, 31<sup>st</sup> Street/Harrison, Linwood Boulevard/Charlotte, 27<sup>th</sup> Street/Gillham Road, 27<sup>th</sup> Street/Holmes, and 27<sup>th</sup> Street/Charlotte, all of which are controlled by traffic signals.

Access to individual properties is primarily good. Off-street parking within the proposed redevelopment area is limited, but access to that parking is good by means of alleys throughout the neighborhood, with the exception of a few blocks in the northeastern portion of the Study Area. Curbside parking is utilized throughout all of the Study Area. A number of multi-family properties around the area of 28<sup>th</sup> and Campbell do not have off-street parking and thus there is quite a bit of pressure placed on curb-side parking in those areas.

### **Land Area**

According to calculations from city GIS maps, the redevelopment expansion area contains a total of approximately 107 acres. The north-south streets of Gillham, Holmes, Charlotte, Campbell, and Harrison, all have dedicated public right-of-way ranging from as little as 50' to as much as 60', with the streets usually having 56' or 60' within the proposed redevelopment area. Cherry, another north-south street, has a dedicated public right-of-way of 70', and Troost Avenue, a north-south arterial, has a dedicated right-of-way of 80'. The alleys likewise are not uniform in width, and range between 10' and 15' throughout the proposed redevelopment area. 31<sup>st</sup> Street has a right-of-way width of 60' and Linwood Boulevard has a right-of-way width of 80'. 27<sup>th</sup> Street has a public right-of-way of 55' for much of its length, with the exception of that segment of the road near Troost Avenue, where it widens to 70'. The east-west residential streets are usually one-way and range between 50' and 60', although 31<sup>st</sup> Terrace is only 18' wide. Parking is allowed on all streets within the proposed redevelopment area with the exception of 27<sup>th</sup> Street and Gillham Road.

### **Topography**

The City's GIS maps illustrate topography in the area undulates throughout the proposed redevelopment area, although it does tend to generally slope upward toward the east (toward Troost Avenue) and upward to the south (toward Linwood Boulevard). The difference in elevation between the northern and southern boundaries of the proposed redevelopment area is approximately 8 feet on the west and approximately 30 feet on the east. The area slopes upward from west to east by approximately 30 feet toward the south edge of the proposed redevelopment area, while the area slopes upward from west to east by only eight feet along the northern edge of the redevelopment area. The lowest point is located at the intersection of Gillham and 28<sup>th</sup> Street.

According to the same GIS map, no portion of the proposed redevelopment area lies within the 100-year or 500-year floodplain.

Approximately the northern half of the proposed redevelopment area lies within the Turkey Creek watershed basin, and the southern half of the area lies within the Brush Creek watershed basin.

### **Easements**

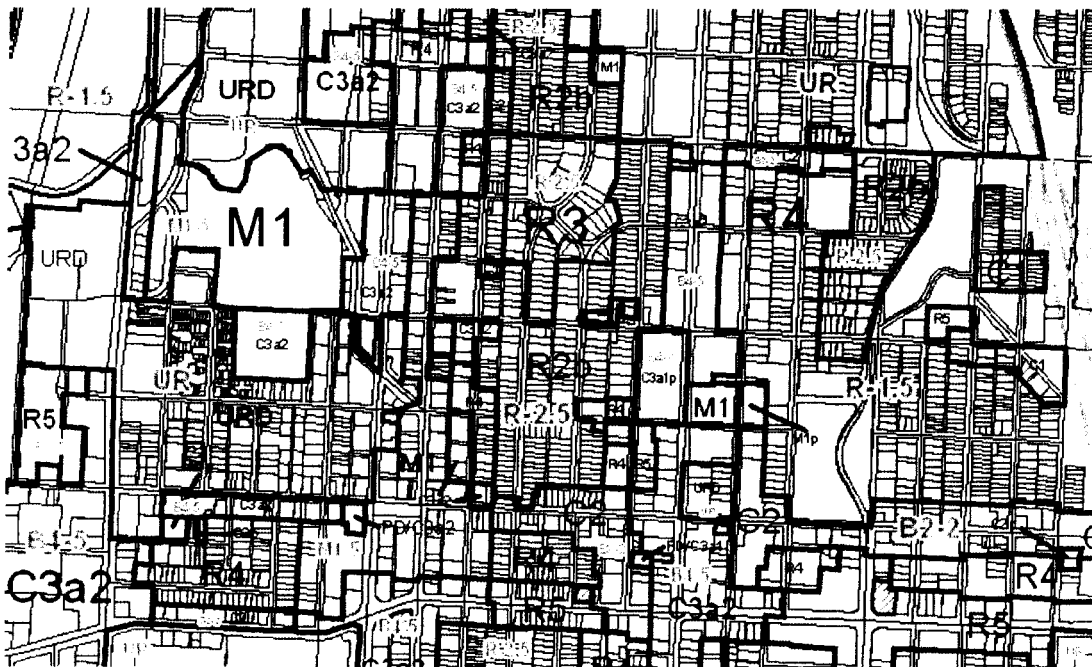
County records obtained by the consultant did not indicate any easements, encumbrances, or restrictions that might be detrimental to value.

### **Utilities**

All utilities are available to the properties located within the proposed redevelopment area. However, it should be noted that much of the utility infrastructure is quite old and in need of repair or upgrade. Power throughout the area is generally above ground and unsightly.

### **Zoning**

The proposed redevelopment area has a wide variety of zoning, including R2b-Two-Family Dwellings, R3-Low Density Low Apartments, R4-Low Apartment District, R5-High Apartment District, C2-Local Retail Business District, C3a1p-Intermediate Business (low buildings) Limited District, C3a2-Intermediate Business (high buildings) District, M1-Light Industrial District and PD-Planned Development, Overlay. A zoning map is included below.



### **Environmental**

The consultant is unaware of any environmental contamination within the proposed redevelopment area.

### **Real Estate Taxes**

A five-year history of the assessed values within the proposed redevelopment area is included in the appendix.

The foregoing figures are the Assessor's opinion of Market Value and the resulting assessed value for each of the properties within the proposed expansion area. All

property is supposed to be re-assessed in odd-numbered years, except that new construction (including remodeling) can be assessed in any year.

To determine assessed value, the assessment ration for commercial properties is 32%. The real estate levy for 2007 in the proposed redevelopment area is \$7.9101 per \$100 of assessed valuation. An additional \$1.437 per \$100 is assessed on commercial property only (the Merchants and Manufacturers replacement tax). For 2007, the redevelopment area generated \$622,851 in real estate taxes, or a small \$0.13 per square foot of property.

Of the 404 tax parcels, 7 (1.7%) are delinquent due to the parcel being in bankruptcy, and 27 (6.7%) have been delinquent for multiple years. Another 41 parcels are delinquent, but because the parcels are not in bankruptcy nor have they been delinquent for multiple years it is difficult to determine if the taxes are delinquent due to slow payment from the mortgage lender or if the tax payments are delinquent due to personal financial issues. At the very least one can make a reasonable assumption that 8.4% of the tax parcels are indeed delinquent, and perhaps as much as 18.6% of the tax payments in the Study Area may be delinquent. Of the \$622,851 in tax revenue due the taxing jurisdictions in 2007, the 75 delinquent tax payments amount to \$64,882, or 10.4% of the amount billed.

### **Improvements**

The consultant was unable to inspect the interior of any of the buildings located within the proposed redevelopment area. The Study Area contains a wide variety of residential uses – single family and multi-family, including duplexes, triplexes, and sixplexes. Many of the multi-family options found in the neighborhood were constructed to serve renters, although as mentioned previously, many single-family homes were converted to multi-family residences after World War II. The houses are of varied styles, including Mansard, Queen Anne, and builder's vernacular, and the vast majority of the structures were constructed prior to World War II. Off-street parking is usually insufficient for the multi-family dwellings and thus pressure on curb-side parking is high, especially in the area around 28<sup>th</sup> and Campbell. The off-street parking in the Study Area that does exist is accessed well enough via a network of alleys. It is along the alleys that the majority of deteriorated site and structure improvements can be observed. The most common blighting factors observed in the Study Area included roof and wall deterioration (the majority of structures in the Study Area need roof repairs, both minor and major), deterioration of fascia, doors, and windows, and deterioration of ancillary structures. The failure of exterior finishes was also a problem, as was the tuck-pointing and repair of masonry walls. In addition, many of the parking surfaces throughout the Study Area were not built to code or had deteriorated badly. Trash areas were rarely screened throughout the Study Area. Many of the multi-family dwellings, especially the triplexes and sixplexes, exhibited badly deteriorating balconies and stairs, usually located on the back of the property.

The Study Area also has some commercial buildings, primarily located along Troost Avenue, a few on 27<sup>th</sup> Street, and on both sides of 31<sup>st</sup> Street. Most of the commercial structures were vacant and in very poor condition. Other commercial and light industrial

structures can be found in the northwestern portion of the Study Area clustered around Cherry and 27<sup>th</sup> Terrace. These buildings were generally in fair to good condition, although the parking layouts were usually very poor.

The Study Area also contains a number of vacant parcels. Most of those parcels are clustered together in a few locations within the Study Area, including an area north of 28<sup>th</sup> Street and Campbell, north of 29<sup>th</sup> Street on Campbell, immediately north of 30<sup>th</sup> Street between Campbell and Harrison, the east side of Harrison north of 29<sup>th</sup> Street, and almost an entire half block on the west side of Harrison between 31<sup>st</sup> Street and Linwood Boulevard.

The Study Area contains one school, Longfellow Elementary School, in excellent condition although the platting is poor and a recycling dumpster is kept on curbside on Cherry.

The Study Area also contains one structure on the Kansas City Landmark Register, the Women's Atheneum, located at Linwood Boulevard and Campbell.

Although the infrastructure network throughout the Study Area is quite strong, curbs, gutters, and sidewalks are especially in need of repair throughout the Study Area, particularly north of 31<sup>st</sup> Street. Sidewalk repairs are most needed where street trees have been planted. The tree roots are causing the sidewalks to heave and break. The broken sidewalks make it dangerous for people to traverse the area and impossible for those who are handicapped.

### **Billboards**

There are two billboards located within the proposed redevelopment area, both in that area south of 31<sup>st</sup> Street. The exact locations are detailed in the field survey located in the appendix.

## **Longfellow/Dutch Hill Neighborhood**

### **Location & Access**

The Longfellow/Dutch Hill Neighborhood is just south of Crown Center and Hospital Hill and is one of the first suburbs located south of the Central Business District. The community enjoys terrific access to the interstate highway system and the local and regional network of streets and highways. This neighborhood is bounded by 25<sup>th</sup> Street on the north, 31<sup>st</sup> Street on the south, Troost Avenue on the east, and Gillham Road on the west. That part of the Study Area located south of 31<sup>st</sup> Street is in the North Hyde Park Neighborhood.

The main entryways into Longfellow/Dutch Hill are 31<sup>st</sup> Street, 29<sup>th</sup> Street, and 27<sup>th</sup> Street from the east, 31<sup>st</sup> Street and 27<sup>th</sup> Street from the west, and Gillham Road, Charlotte, and Troost Avenue from the north and Gillham Road and Troost Avenue from



network of secondary and primary arterials in the area can make pedestrian access more of a challenge.

### Neighborhood Demographics

The age and urban core location of Longfellow give rise to a mixed set of demographics. The following provides population, households and income trends for the census tracts that comprise the neighborhood (U.S. Census Bureau; Census Tract 43 contains the proposed redevelopment area north of 31<sup>st</sup> Street and Census Tract 49 contains the proposed redevelopment area south of 31<sup>st</sup> Street).

Census Tract	Historical Population Figures				Projected 2010
	1970	1980	1990	2000	
43.0	4,225	2,925	1,961	2,018	2,335
Decennial chg.		-30.8%	-33.0%	+2.9%	+15.7%
chg. from '70			-53.6%	-52.2%	-44.7%

Census Tract	Historical Population Figures				Projected 2010
	1970	1980	1990	2000	
49.0	3,799	2,686	1,875	1,237	694
Decennial chg.		-29.3%	-30.2%	-34.0%	-43.9%
chg. from '70			-50.6%	-67.4%	-81.7%

Census Tract	Historical Households				Projected 2010
	1970	1980	1990	2000	
43.0	1,988	1,371	792	843	1,035
Decennial chg.		-31.0%	-42.2%	+6.4%	+22.8%
chg. from '70			-60.2%	-57.6%	-47.9%

Census Tract	Historical Households				Projected 2010
	1970	1980	1990	2000	
49.0	1,846	1,279	958	558	298
Decennial chg.		-30.7%	-25.1%	-41.8%	-46.6%
chg. from '70			-48.1%	-69.8%	-83.9%

Census Tract	Median Household Income	
	1990	2000
43.0	\$15,870	\$28,529
chg.		+79.8%

Census Tract	Median Household Income	
	1990	2000
49.0	\$12,404	\$27,277
chg.		+119.9%

The census figures indicate population and household declines in the Longfellow neighborhood since 1970. The loss in population between 1970 and 2000 was 52.2% in census tract 43 and 67.4% in census tract 49, while households declined 57.6% in census tract 43 and 69.8% in census tract 49 during the same period. Median household income increased 79.8% in census tract 43 and 119.9% in census tract 49 between 1990 and 2000. The median household income for the City of Kansas City only increased 39.3% over the same period, from \$26,713 in 1990 to \$37,198 in 2000.

The Mid-America Regional Council (MARC) – the metropolitan planning organization – forecast for 2010 (the forecast was updated last in 2004) suggests an increase in population in census tract 43 by 15.7% since 2000. The forecast for census tract 49 is much different, with continued declines in population by 43.9% from 2000. The number of households in census tract 43 is also expected to increase by 22.8% in 2010, and decline by another 83.9% in census tract 49.

Although census tract 43 is projected to begin reversing its population and household decline between 2000 and 2010, it is difficult to predict what kind of impact such an increase will have on the census tract and on the Study Area. Although census tract 43 experienced a population increase between 1990 and 2000, albeit not as great as that projected between 1990 and 2000, the vacancy rate for all housing units in the census tract remained extremely high in 2000 at 18.0%, compared to 9.9% for the City and 22.0% in census tract 49. In addition, it should be noted that with the population increase in census tract 43 between 1990 and 2000, the number of housing units in the area declined approximately 23%, which, according to census data, was largely the result of the removal of rental units from the area. There was a minor increase in owner-occupied homes. The increased population was largely attributed to renters, and combined with the loss of rental housing units, the median contract rent in census tract 43 increased 80% between 1990 and 2000, as opposed to 37.3% for the City. The median value of an owner-occupied home in census tract 43 increased at the same rate when compared to the City as a whole between 1990 and 2000. A population and household increase may or not provide the economic stimulus in the neighborhood to encourage additional investment. The redevelopment of the Study Area could assist in reversing the downward population trend within part of the area and provide incentive for more widespread investment throughout the entire Study Area.

### **Unemployment**

The last known employment statistics for Longfellow is from the 2000 Census, which indicates the Longfellow area to be depressed. The unemployment rate for Longfellow in Census Tract 43 in 1999 was 13.0%, about triple the 4.3% unemployment rate for the metropolitan area, and more than double the 6.3% unemployment rate for the City of Kansas City, Missouri. The unemployment rate was only slightly better in Census Tract 49 south of 31<sup>st</sup> Street, where the unemployment rate in 1999 was 12.0%.

### **Area Development**

#### **Adjoining Development**

The Longfellow/Dutch Hill neighborhood, due to the strong boundary of 31<sup>st</sup> Street, is usually thought of as part of a cluster of urban neighborhoods that form the southern edge of the City's downtown. That southern edge also includes Crown Center, Hospital Hill, Union Hill, and Liberty Memorial/Penn Valley Park/Union Station. The proposed redevelopment area is located in the southeastern portion of the Crown Center District and is often simply referred to as Longfellow. The area is bordered on the north by the 22<sup>nd</sup> Street Connector which continues to experience continued expansion by Truman Medical Center and UMKC on Hospital Hill, and in the last ten years saw residential redevelopment in the form of approximately 300 units of rental housing in Longfellow Heights, a development located immediately north of the Study Area along Troost Avenue. To the east is Troost Avenue, and to the northeast is the planned Beacon Hill redevelopment which will eventually provide much more housing and needed amenities to the area, but the project has been delayed for more than ten years. Along Troost are commercial land uses, usually regional in nature, meaning that they attract people from outside the area. Recent investment has typically been made by social, non-profit organizations such as Operation Breakthrough. To the immediate west is the Union Hill neighborhood which has experienced tremendous investment over the past twenty years. Also to the west is Union Cemetery and a number of surface parking lots that serve Crown Center (namely Hallmark Cards). To the south is the North Hyde Park neighborhood, which has experienced some rehabilitation of housing in the area, thanks in large part to a rehabilitation program made possible by the Midtown Marketplace development and the Tax Increment Financing Commission, but like Longfellow, has not experienced the kind of reinvestment seen in Union Hill, Crown Center, Hospital Hill, Crossroads, or Downtown.

#### **Area Development and Trend**

The area trend is stable to improving. Residents of Longfellow/Dutch Hill, per a FOCUS Neighborhood Assessment Report that was conducted in 1998 (the last time the neighborhood was surveyed about the condition of the neighborhood), characterized the neighborhood (defined as including the proposed expansion area) as "stabilization." The City's Planning and Development Department defines stabilization as meaning that the neighborhood does offer some amenities, however, due to the age of the neighborhood there are problems with some of the infrastructure, vacant properties, and homes and

businesses that need maintenance and upkeep. Two of the three main concerns identified by the assessment participants included: 1) addressing basic needs of safety and education, with the action steps of developing and implementing programs to screen renters; develop and implement a mobile crime watch program; and 2) maintain quality places to live, including improving property maintenance through a long-term commitment to renovation projects that work in the neighborhood; pick up trash and have more frequent leaf and brush collection; and take better care of government-owned lots.

Redevelopment activity with respect to housing within the Longfellow/Dutch Hill neighborhood has been on the rise over the past ten years during a period of great economic expansion in general, but is only a very small fraction of the activity occurring in the Downtown area, defined as that area between the Missouri River and 31<sup>st</sup> Street, and between State Line Road and Maple Boulevard. Interest in Longfellow began to rise initially with the redevelopment of the eastern edge of Union Hill. Two mixed-use, but predominantly residential, developments have encouraged some to look at investing in Longfellow – Founders at Union Hill and Gillham Row. The eastern edge of Union Hill, according to data published by the Downtown Council, has experienced almost \$66 million of investment in mixed-use development, including the development of neighborhood-oriented services, about 400 for sale residential units and 340 rental units. The first project of any significant size is now underway in Longfellow, the Dutch Hill Apartments, which will restore several buildings north of 29<sup>th</sup> Street between Campbell and Harrison and will provide 36 rental units. The total project cost is approximately \$2.5 million. Also of note has been the expressed interest of a local architect, Kevin Klinkenberg, to develop Longfellow Court, a residential development consisting of two single family homes and 16 condos in duplexes and fourplexes on that vacant ground located north of 30<sup>th</sup> Street between Campbell and Harrison Streets. The estimated project cost is \$3 million.

Commercial investment has also lagged in Longfellow/Dutch Hill when compared to Union Hill, Crown Center, Hospital Hill, Crossroads, and Downtown since 2000. To be fair, much of the commercial investment in those areas surrounding the Longfellow area is regional in nature, and the commercial investment within the Longfellow area is neighborhood-oriented. But the majority of commercial structures that are located predominantly on the edge of the neighborhood are vacant, have experienced companies in financial difficulty and the relocation of company functions outside the neighborhood area. The whole of Downtown, meanwhile, has experienced more than \$4 billion of investment, including a new arena, entertainment district, and world headquarters for H&R Block, among many other projects, and Union Hill, located immediately to the west, has experienced growth in neighborhood services adjacent to its recently completed residential projects in the Gillham Road area.

### **Section III**

#### **Determination of Study Area Conditions**

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Significant findings of the Longfellow/Dutch Hill Redevelopment Area Blight Study are presented in this discussion which follows. These findings are based on a review of documents and reports, interviews, field surveys, and analyses conducted in December of 2007 and January and February of 2008. The field surveys occurred at various times throughout a two-month period and at different times of the day in order to observe a variety of conditions. Properties and buildings, along with public improvements adjacent to the properties, were evaluated and deficiencies noted. As previously explained, the purpose of this study was to determine whether conditions as defined by RSMo. 99 of the Missouri State Statute exist in the Study Area. The principal categories reported here and in line with the statute include: defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, and the existence of conditions which endanger life or property by fire and other causes. The Appendix section of this report includes a table exhibiting the conditions of each property, and a parcel-by-parcel synthesis of qualifying conditions found during the field survey.

#### **Blight Defined**

As presented in Section I, blight is defined as follows:

“Blighted area”, an area which, by reason of the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals or welfare in its present condition and use; (RSMo. Ch. 99.320(3)).

Chapter 99 of the Missouri Revised Statutes also emphasizes redevelopment of “insanitary areas” which are defined as follows:

“Insanitary area”, an area in which there is a predominance of buildings and improvements which, by reason of dilapidation, deterioration, age or

obsolescence, inadequate provision for ventilation, light, air, sanitation or open spaces, high density of population and overcrowding of buildings, overcrowding of land, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime or constitutes an economic or social liability and is detrimental to the public health, safety, morals or welfare; (RSMo. Ch. 99.320(9)).

Several court cases provide additional direction in the consideration of blight:

- The courts have determined that it is not necessary for an area to be what commonly would be considered a “slum” in order to be blighted. *Parking Systems, Inc. v. Kansas City Downtown Redevelopment Corporation*, 518 S.W.2d 11, 15 (Mo. 1974)
- An otherwise viable use of a property may be considered blighted if it is an economic underutilization of the property. *Crestwood Commons Redevelopment Corporation v. 66 Drive-In, Inc.*, 812 S.W.2d 903, 910 (MO.App.E.D. 1991).
- It is not necessary for every property within an area designated as blighted to conform to the blight definition. A preponderance of blight conditions is adequate to designate an area for redevelopment. *Maryland Plaza Redevelopment Corporation v. Greenberg*, 594 S.W.2d 284, 288 (MO.App.E.D. 1979).

### **Component 1: Defective or Inadequate Street Layout**

Conditions typically associated with defective or inadequate street layout include poor vehicular access and/or internal circulation; substandard driveway definition and parking layout (e.g. lack of curb cuts, awkward entrance and exit points); offset or irregular intersections; and substandard or nonexistent pedestrian circulation.

As noted above there are several conditions used to determine whether a Study Area is blighted based on defective or inadequate street layout. During numerous on-site investigations and field surveys, these conditions were observed throughout the Study Area. Properties limited to on-street parking only (a few clusters of residential properties located in different areas of the neighborhood) were flagged as having excessive lot coverage, or inadequate lot size, rather than inadequate street layout. However, properties that had a small adjacent parking lot with awkward or dangerous access to and from the street were considered to have defective or inadequate street layout.

Examples of this condition are illustrated below. Of the 404 parcels surveyed in the study area, 66 exhibited defective or inadequate street layout. Most of the properties

satisfying this criterion for blight are multi-family residences located in the interior of the proposed redevelopment area and largely north of 29<sup>th</sup> Street. In addition, several of those commercial properties in the northwestern portion of the proposed redevelopment area also satisfied this criterion due to no clear entry or exit onto the property exists.

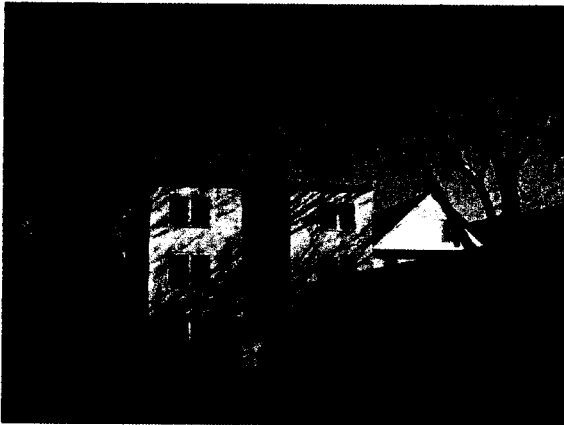
Of the 404 parcels surveyed, there was one offset intersection, located at 31<sup>st</sup> Street and Campbell. And there are two “roundabouts” on 28<sup>th</sup> Street at Charlotte and at Campbell that can be confusing due to a lack of signage regarding the one-way and two-way streets that feed those intersections. Another important indicator of defective or inadequate street layout is high levels of traffic accidents. According to records from the Kansas City, Missouri Police Department, no intersections within the Redevelopment Area exhibited a high number of accidents.



*2734 Cherry – Substandard driveway definition, parking layout*



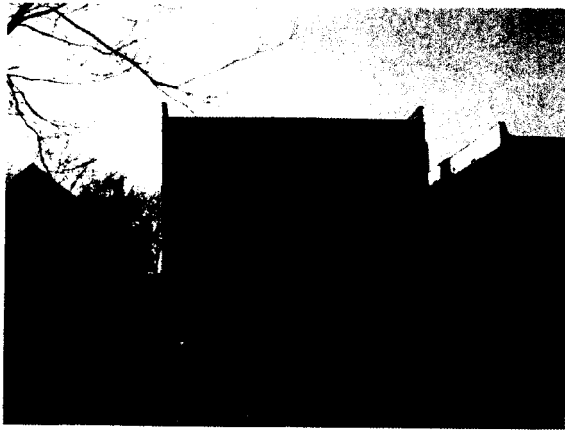
*2730 Holmes – Substandard driveway definition, poor internal circulation, substandard parking layout*



*2830 Harrison – Poor internal circulation, substandard parking layout*



*2734 Charlotte – Poor vehicular access and internal circulation, substandard parking layout*



*2805 Charlotte – Poor internal circulation, substandard parking layout*

## **Component 2: Improper Subdivision or Obsolete Platting**

There are specific conditions that can be used to determine whether a Study Area is blighted based on improper subdivision or obsolete platting. Among these conditions are faulty lot shape and/or layout, inadequate lot size, poor access, as well as conformity of use. On-site investigations and field surveys, and review of public records suggest these conditions can be found throughout the Study Area. Of the 404 parcels contained within the proposed redevelopment area, 44 exhibit improper subdivision or obsolete platting.

The majority of residential lots within the Study Area are smaller than 0.25 acres and have a lot width less than fifty feet. Normally, these would be considered to be of inadequate size to permit sound development and redevelopment. However, because of the desire expressed to preserve the historic precedent for mixed residential uses at a relatively low density as expressed in the Beacon Hill/Longfellow Area Plan, and to do so in order to preserve the eclectic nature of the neighborhood, this criterion was ignored in the present analysis.

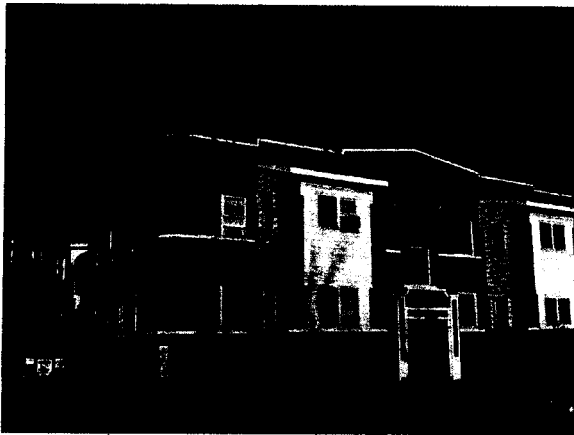
Lot layout is deemed to be faulty if the configuration relative to the street is contrary to what is desired for development. Lot shape is considered faulty if the shape is unusual to an extent that it deters or constrains development options. Platting within the Study Area was relatively regimented and tended to avoid such irregularities. Most of the parcels satisfying this criterion were located south of 31<sup>st</sup> Street between the commercial properties fronting 31<sup>st</sup> Street and the residential properties fronting 31<sup>st</sup> Terrace.

Most of the parcels north of 31<sup>st</sup> Street that are residential in nature and that satisfied this blight criterion did so based on the lack of adequate off-street parking, primarily due to inadequate lot size, or excessive lot coverage. A number of residences, and some commercial structures, cover if not the entire parcel a significant portion of the parcel such that off-street parking cannot be accommodated.

The photographs below illustrate examples of improper subdivision or obsolete platting in the expansion area.



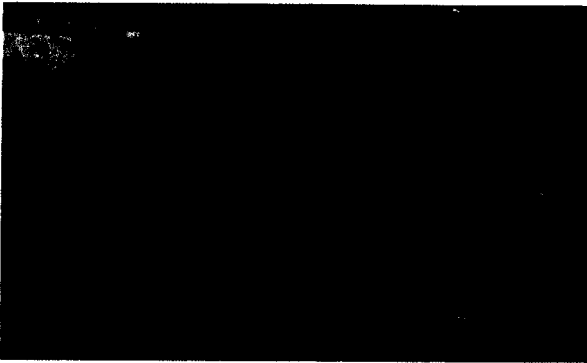
*905 E. 28<sup>th</sup> Street – Irregular lot shape and inadequate lot size results in no off-street parking*



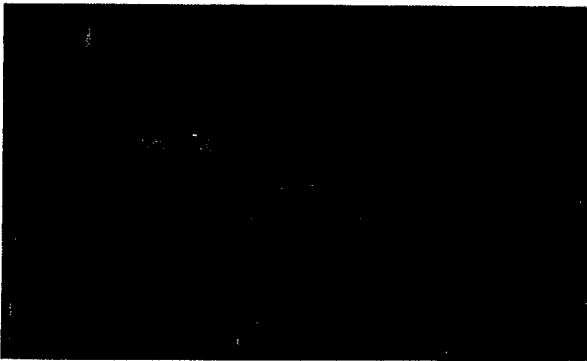
*900 E. 28<sup>th</sup> Street – Inadequate lot size (no off-street parking)*



*809 E. 31<sup>st</sup> Street – Inadequate lot size (no off-street parking to accommodate building use)*



*816 E. 31<sup>st</sup> Terrace & 814 E. 31<sup>st</sup> Terrace – Poor Access (no access via public right-of-way)*



*3119 Campbell – 3127 Campbell (seven tax parcels) – Poor Access (no access via public right-of-way)*

### **Component 3: Unsanitary or Unsafe Conditions**

There are several locations within the Study Area exhibiting unsafe or unsanitary conditions. The most prevalent Study Area conditions considered unsafe or unsanitary include: poorly lit or unlit areas and the existence of trash/debris and weeds. Of the 404 parcels contained in the proposed redevelopment area, 103 met this criterion.

Poorly lit areas are prevalent in the Study Area, particularly in large vacant parcels, parking lots in front of or behind older businesses, and commercial parcels in general. Most of these parcels are found south of 31<sup>st</sup> Street, but vacant parcels can be found throughout the entire Study Area.

No separate environmental assessments were done for this Blight Study, and no known environmental contamination exists in the Study Area. However, the Missouri Department of Natural Resources did provide assistance in remediating a site immediately north of the Study Area involving the Longfellow Heights multi-family development, due to the presence of Total Petroleum Hydrocarbons (TPH), lead, PHA compounds, asbestos in demolition debris that had been buried on the site, and

underground heating oil tanks. Due to the age of the structures within the Study Area it is reasonable to expect that there would be some presence of asbestos, lead (paint), and heating oil tanks. However, this report does not assume that any of the properties located within the Study Area contain any amount of environmental contamination.

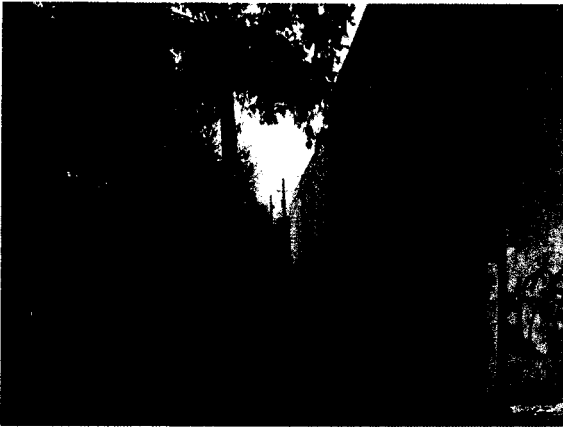
The existence of trash, debris, and weeds can be found throughout the study area. Examples are shown below and detailed in the field inventory.



*JA29-840-02-26-00-0-00-000 – Weeds, trash/debris, unlit area*



*JA29-840-02-32-00-0-00-000 – Weeds, trash/debris, unlit area*



*3110 Charlotte – Graffiti, weeds*



*811 E. 31<sup>st</sup> Street – Trash/debris*

#### **Component 4: Deterioration of Site Improvements**

The condition of deterioration of site improvements was primarily established through field survey work and observation of exterior physical conditions among 404 parcels within the Study Area. No interior inspections were conducted. Building deterioration rating criteria considered included the following: primary structure (roof, walls,

foundation); secondary structure (fascia/soffits, gutters/downspouts, exterior finishes, windows and doors, stairways/fire escapes); and exterior structure (mechanical equipment, loading areas, fences/walls/gates, other structures).

Although structural deterioration is most pronounced and obvious at certain vacant structures in the Study Area, examples of this condition can be found within properties throughout the Study Area. The most common examples of structural deterioration found in the Study Area involved poorly maintained exterior finishes, fascia deterioration, window deterioration, deterioration of walls (particularly the need to make repairs to masonry walls), and deterioration of fences. Many properties were observed to have outbuildings in disrepair, and very few residential decks or balconies were not in need of repair. A majority of properties were also found to have roof deterioration. Other Study Area structural problems, though less common, include deterioration of loading areas (especially in the commercial area in the northwestern portion of the Study Area), gutters, and stairways. Examples of properties affected by structural deterioration in the expansion area are shown in the photos below.



*803 E. 27<sup>th</sup> Street – door and window deterioration; wall deterioration; finishes failing*



*2744 Holmes – roof deterioration; wall, door, and window deterioration; finishes failing; fence deterioration; stairs deteriorated; neighboring residence leaning on north side of roof*



*901 E. 28<sup>th</sup> Street – stairs deteriorating; balconies deteriorating; fascia deteriorating; finishes failing*



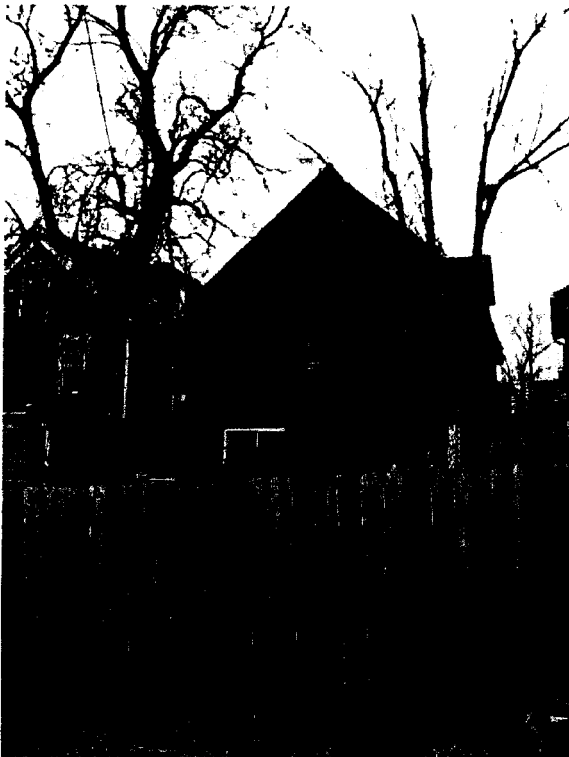
*811 E. 31<sup>st</sup> Street – wall and roof deterioration; door and window deterioration; fascia deterioration; finishes failing*



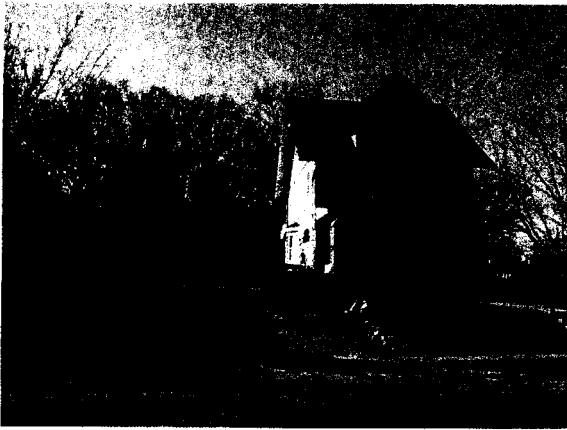
*911 E. 31<sup>st</sup> Street – wall deterioration; door and window deterioration; finishes failing; mechanical equipment deteriorating; fascia and downspouts deteriorating*



*3024 Charlotte – roof deterioration; finishes failing; fascia deterioration; window deterioration*



*809 E. 31<sup>st</sup> Terrace – wall deterioration; door, window, and finishes deterioration; finishes failing*



*2710 Harrison – roof deterioration; fascia deterioration; parking surface deterioration*

In addition to structural deterioration, a variety of blight conditions were observed within the Study Area related to the deterioration of the site and non-primary improvements. These conditions which negatively affect the appearance and utilization of the area, most commonly include parking surface deterioration and unscreened trash areas. Several sites were found to suffer from general site neglect, site maintenance problems, and a lack of landscaping. Although this condition was most prevalent in older properties, examples of site deterioration problems are found throughout the Study Area, as shown in the photographs below and detailed in the field inventory.

Altogether, 259 of the 404 parcels within the Study Area satisfy the criterion for deterioration of site improvements.



*JA 29-810-14-02-00-0-00-000 – deterioration of parking surfaces; unscreened trash area*



*3129 Charlotte – deterioration of parking surfaces*



*2710 Holmes – deterioration of parking surfaces and unscreened trash areas*



*2737 Gillham Rd. – deterioration of parking surfaces; deterioration of retaining wall*

### **Component 5: Existence of Conditions which Endanger Life or Property by Fire and Other Causes**

Fire safety information pertaining to the parcels in the Study Area was not gathered for this Blight Study as the data was not available.

A high incidence of reported crime, as measured by levels of police calls for dangerous or threatening situations, would be considered an indicator of Danger to Life or Property for this analysis. The data obtained from the Kansas City, Missouri Police Department does not include calls made to specific properties. The data is for violent crimes and property crimes in the Longfellow neighborhood, which includes an area slightly larger than the Study Area. When one calculates the crime rate per 100,000 residents, the overall crime rate in the area is less than that of the patrol division with respect to property crimes, of which the Longfellow neighborhood is a part of (the Central Patrol Division consists of approximately 73,000 people residing in the urban core), but higher than that of the City of Kansas City as a whole. The Longfellow neighborhood exhibits a higher crime rate per 100,000 residents with respect to violent crimes than both the division and City in all four categories with the exception of robbery, in which the crime rate in Longfellow is less than that of both the division and the City.

In 2006 Longfellow had higher rates of murder, rape, assault, and auto theft than the division and the City as a whole, and higher rates than the City with respect to burglary and larceny. The only crime not higher than either the City or division in 2006 was robbery, as illustrated in the table below.

A number of factors discussed in the study are thus judged to endanger life by fire or other causes.

**2006 Crime Rates per 100,000 Residents**

	City	Division	Longfellow
Murder	23.1	20.5	<b>29.7</b>
Rape	72.1	113.7	<b>148.6</b>
Robbery	459.2	956.2	356.5
Assault	897.0	1,298.6	<b>1,723.2</b>
Burglary	1,662.3	2,015.1	<b>1,752.9</b>
Larceny	4,085.7	7,117.8	<b>4,634.8</b>
Auto Theft	1,237.9	2,328.8	<b>1,307.2</b>

### **Component 6: Hindrance to Housing Accommodation**

The intent of this component of the blight definition appears to deal with the natural process of growth and development of a neighborhood. The proposed redevelopment

area lies just south of the Central Business District with relatively easy access to U.S. 71 and the interstate system, and is easily accessed by two major arterials, Linwood Boulevard and Troost Avenue. While a great deal of activity is taking place within the Union Hill, Gillham Row, and Crown Center areas immediately to the north and to the west, very little development and redevelopment is taking place in the Study Area. According to the Downtown Council's housing report, since 2000 approximately \$69 million of investment has been made with respect to new and renovated residential dwellings, resulting in approximately 400 for-sale residences and 375 apartments in close proximity to the Study Area. All of those improvements received assistance from the City in the form of tax abatement. The investment includes the Dutch Hill Apartments, a \$2.5 million investment that will restore 36 rental units. The Dutch Hill Apartments are surrounded by the proposed Longfellow/Dutch Hill redevelopment area and are not a part of this study.

The high cost of construction and renovation, the age of the structures, the deferred maintenance and subsequent deterioration of many primary and secondary structural improvements, the deterioration of site improvements throughout the Study Area, the high crime rate, and the lack of neighborhood services within a close proximity to the Study Area have all hindered redevelopment and development within the proposed redevelopment area.

#### **Component 7: Economic or Social Liability**

Section 74-2 of the Kansas City, Missouri Code, entitled "Urban Redevelopment," notes the following economic characteristics of blighted areas:

- Reduced or negligible income;
- Impaired economic value;
- Depreciated values;
- Impaired investments;
- Negligible income

The Missouri Supreme Court has determined that "the concept of urban redevelopment has gone far beyond 'slum clearance' and the concept of economic underutilization is a valid one." Previously it was shown that the present condition of the Study Area generates \$622,851 annually in real estate taxes from more than 107 acres of improvements and vacant lots, which amounts to a low \$0.13 per square foot of land. The assessed valuation of the properties has been relatively stagnant recently, although assessments were raised in 2003 to make up for a lack of increased assessments over the past 10 years.

The redevelopment of the area has been hindered by several dominating factors, including the age of the structures, vacancies, high crime rates, and in particular the deterioration of site and building improvements. These are costs that are prohibitive for a private sector developer (or property owner) to take on independently. As stated in the

amended Beacon Hill/Longfellow Area Plan, the expense of such improvements would be so high as to cause rents to rise and force out many of the people currently living in the neighborhood. The stated goal of the neighborhood and of the Area Plan is to prevent such displacement from occurring, but doing nothing will only result in further deterioration of building and site improvements, forcing current residents to look elsewhere for similarly priced housing. In order to retain current residents, owners and renters alike, some form of external financial assistance will be required in order to make redevelopment of the Study Area economically feasible, much like the investments that have been made and those that have been planned in the adjoining neighborhoods and immediate proximity.

Redevelopment of the proposed redevelopment area would result in new employment opportunities in the area. The potential increase in activity would also generate new sales, personal property, employment, and utility taxes.

Economic underutilization – evidenced by poor occupancy, deteriorating structures, and tax delinquencies – in this centrally located neighborhood indicates the proposed redevelopment area is blighted.

The proposed redevelopment area also exhibits many traits that create social liabilities, such as high crime rates. The Longfellow neighborhood area exhibits these traits as discussed previously in the study.

## **Conclusion**

All of the components of the Chapter 99 definitions were present in the proposed Longfellow/Dutch Hill Urban Renewal Area. Although some portions of the Study Area are in adequate or sound condition, there exist deteriorated and substandard conditions throughout the Study Area as a whole, which could lead the legislative body to a finding that the proposed redevelopment area is blighted.

The dominant blighting factors in the proposed redevelopment area include 1) deterioration of site improvements, including primary roofs and walls, life safety elements such as exterior stairs and balconies, deterioration of windows and doors, and the failing of finishes, as well as site deterioration, including unscreened trash areas and the deterioration of parking surfaces, all of which are prevalent throughout the entire Study Area; 2) high incidence of crime in the area; 3) deteriorated public improvements in the Study Area, including uneven or cracked sidewalks; 4) vacancies; 5) deterioration of secondary structures such as garages and sheds throughout the Study Area; and 6) inadequate lot size, resulting in the lack of off-street parking and consequently placing pressure on future development with respect to parking needs. These factors result in unsafe conditions in the proposed redevelopment area, and make redevelopment of the area by private enterprise alone cost prohibitive. Neighborhood and safety issues include

vacant buildings, graffiti, trash and vermin, property access and parking layout adjacent to streets, deterioration of aging improvements and public infrastructure, and above-ground utilities. The decline in population and the non-existent growth in construction, particularly in relation to the neighborhoods adjacent to the proposed redevelopment area to the north and west, and high number of delinquent tax payments, indicate blight is present within the proposed Longfellow/Dutch Hill Urban Renewal Area. All of the above combine to create economic underutilization, an inability to generate reasonable taxes, and social liabilities.

Therefore, the consultant has determined that the proposed Longfellow/Dutch Hill Urban Renewal Area of Kansas City, Missouri, as of February 19, 2008, is a “blighted area” according to the definition provided in Missouri’s Land Clearance for Redevelopment Law in the Missouri Revised Statutes (RSMo. Ch. 99) and is a menace to the health, safety, morals, and welfare of the city.

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# APPENDICES

## DESIGN REVIEW PROCESS

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

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

Required submission will occur at three stages in the preparation of the redevelopment proposal. Additional informal reviews at the request of either the Redeveloper or the Authority Staff are encouraged. It is the intention of the Authority Staff that once approval has been given of a submission stage, further review will be limited to consideration of a development or refinement of previous approved submission, or to new elements which were not present in previous submissions.

The formal stages of submission follow:

### 1. SCHEMATIC DESIGN

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

- a) Site plan at any appropriate scale (1" = 100' and 1" = 40' are preferred scales); emphasizing general relationships of proposed and existing buildings, walls and open space, including that mutually defined by buildings on adjacent parcels and across streets. The general location of walks, driveways, parking, service areas, roads and major landscape features, in addition to the buildings, should be shown. Where relevant, site sections showing height relationships with proposed and adjacent buildings shall be provided.

- b) Building plans, elevations and sections at any appropriate scale, showing organization of functions and spaces. These drawings need not be more detailed than sufficient to indicate general architectural character and proposed finish materials.
- c) All sketches, diagrams and other materials relevant to the proposal which were used by the architect during his initial study and which will help clarify the architect's problem and his solution to it.
- d) Written statement of proposal, including total square footage, F.A.R., number of parking spaces, structural system and principal building materials and estimated costs.
- e) Proposed time schedule for the following submissions and estimated construction time.

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

## 2. DESIGN DEVELOPMENT

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

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

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

### **3. FINAL WORKING DRAWINGS AND SPECIFICATIONS**

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

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

Once FINAL WORKING DRAWINGS AND SPECIFICATIONS have been approved and construction started, the only items subject to an additional review will be request for change orders in the construction. The Redeveloper is strictly required to construct the project in accordance with all details of the approved drawings. Permission to make changes from such approved drawings must be requested by the Redeveloper in writing to the Executive Director or Assistant Executive Director, who, in turn, will reply in writing, giving his/her approval or disapproval of the changes. No changes in the work are to be undertaken until such approval has been obtained.

## STANDARDIZED RELOCATION POLICY

Resolution No. 87-25

WHEREAS, the Land Clearance for Redevelopment Authority of Kansas City, Missouri (the "Authority") has the power to prepare Plans and provide reasonable assistance for the relocation of families displaced from a land clearance project area of an urban renewal project area, to the extent essential for acquiring possession of and clearing or renewing the area or parts thereof; and

WHEREAS, the Authority desires to adopt a standardized relocation policy to be included henceforth in all urban renewal plans.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY, MISSOURI, as follows:

1. Henceforth, all urban renewal plans approved by the Authority shall contain the following provisions:

### **Relocation Plan.**

a) Definitions. The following terms, whenever used or referred to herein, shall have the following meanings:

i) Designated Occupants. "Designated Occupants" shall mean handicapped, displaced occupants and those who are 65 years of age or older at the time of the notice to vacate, or who have an income less than the average median income for the metropolitan areas as certified annually by the Director of City Development based upon the standards established by the Department of Housing & Community Development.

ii) Displaced Business. "Displaced Business" shall mean any business that moves from real property within the development area as a result of the acquisition of such property, as a result of written notice to vacate such property, or in connection with the demolition, alteration or repair of said property, by any person who subsequently seeks tax abatement pursuant to R.S. Mo. 99.700, et seq., as amended.

iii) Displaced Occupant. "Displaced Occupant" shall mean any occupant who moves from real property within the development area as a result of the acquisition of such property, as a result of written notice to vacate such property, or in connection with the demolition, alteration or

repair of said property, by any person who subsequently seeks tax abatement pursuant to R.S. Mo. 99.700, et seq., as amended.

iv) Handicapped Occupant. "Handicapped Occupant" shall mean any occupant who is deaf, legally blind or orthopedically disabled to the extent that acquisition of other residence presents a greater burden than other occupants would encounter or that modification to the residence would be necessary.

v) Occupant. "Occupant" shall mean a residential occupant of a building having lawful possession thereof, and further shall include any person in lawful possession, whether related by blood or marriage to any other occupant.

vi) Person. "Person" shall mean any individual, firm, partnership, joint adventure, association, corporation and any life insurance company organized under the laws of, or admitted to do business in the State of Missouri, undertaking a redevelopment project in an urban renewal area, whether organized for profit or not, estate, trust, business trust, receiver or trustee appointed by any state or federal court, syndicate, or any other group or combination acting as a unit, and shall include the male as well as the female gender and the plural as well as the singular number.

(b) Plan Requirement. Every person approved by the Authority as a developer of property in furtherance of an urban renewal plan shall submit to the Authority a relocation plan as part of the developer's redevelopment plan.

(c) Contents of Plan. The relocation plan shall provide for the following:

(i) Payments of all displaced occupants and displaced businesses in occupancy at least ninety (90) days prior to the date said displaced occupant or said displaced business is required to vacate the premises by the developer, its assigns or any person seeking tax abatement pursuant to R.S. Mo. 99.700, et seq., as amended; and

(ii) Program for identifying needs of displaced occupants and displaced businesses with special consideration given to income, age, size of family, nature of business, availability of suitable replacement facilities, and vacancy rates of affordable facilities; and

(iii) Program for referrals of displaced occupants and displaced businesses with provisions for a minimum of three (3) suitable referral sites, a minimum of ninety (90) days notice of referral sites for handicapped displaced businesses, prior to the date such displaced occupant or displaced business is required to vacate the premises; and

arrangements for transportation to inspect referral sites to be provided to designated occupants.

(iv) Every displaced occupant and every displaced business shall be given a ninety (90) day notice to vacate; provided, however, that the developer may elect to reduce the notice time to sixty (60) days if the developer extends the relocation payments and benefits set forth in subsections (d), (e) and (f) below to any displaced occupant or displaced business affected by said reduction in time.

(d) Payments to Occupants. All displaced occupants eligible for payments under subsection (c)i hereof shall be provided with relocation payments based upon one of the following, at the option of the occupant:

(i) A \$500.00 payment to be paid at least thirty (30) days prior to the date the occupant is required to vacate the premises; or

(ii) Actual reasonable costs of relocation including actual moving costs, utility deposits, key deposits, storage of personal property up to one month, utility transfer and connection fees, and other initial rehousing deposits including first and last month's rent and security deposit.

(e) Handicapped displaced occupant allowance. In addition to the payments provided in subsection (d) hereof, an additional relocation payment shall be provided to handicapped displaced occupants which shall equal the amount, if any, necessary to adapt a replacement dwelling to substantially conform with the accessibility and usability of such occupant's prior residence, such amount not to exceed four hundred dollars (\$400.00).

(f) Payment to Business. All displaced businesses eligible for payments under subsection (c)i hereof shall be provided with relocation payments based upon the following, at the option of the business:

(i) A \$1,500.00 payment to be paid at least thirty (30) days prior to the date the business is required to vacate the premises; or

(ii) Actual costs of moving, including costs for packing, crating, disconnecting, dismantling, reassembling and installing all personal equipment and costs for relettering signs and replacement stationary.

(g) Waiver of Payments. Any occupant who is also the owner of premises and any business may waive their relocation payments set out above as part of the negotiations for acquisition of the interest held by said occupant or business. Said waiver shall be in writing and filed with the Authority.

(h) Notice of Relocation Benefits. All occupants and businesses eligible for relocation benefits hereunder shall be notified in writing of the availability of such relocation payments and assistance, such notice to be given concurrent with the notice of referral sites required by subsection (c)iii hereof.

(i) Persons Bound by the Plan. Any developer, its assigns or transferees, is required to comply with the provisions hereof and shall certify such compliance to the Executive Director of the Authority. Such certification shall include, among other things, the addresses of all occupied residential buildings and structures within the redevelopment plan area and the names and addresses of occupants and businesses displaced by the developer and specific relocation benefits provided to each occupant and business, as well as a sample notice provided each occupant and business. No person shall be entitled to the tax abatement provisions of R.S. Mo. 99.700, et seq., as amended, if said person has failed to comply with the relocation benefits provided herein.

(j) Minimum requirements. The requirements set out herein shall be considered minimums standards. In reviewing any proposed redevelopment plan, the Authority shall determine the adequacy of the proposal and may require additional elements to be provided therein.

2. Prior to resolutions of the Authority adopting the provisions of the Uniform Relocation Assistance and Real Properties Acquisition Policy Act of 1970, 42 U.S.C. 4621, et seq., as amended, and its implementing regulations, shall henceforth be applicable only to federally-assisted projects in which the Authority acquires real property by exercising its power of eminent domain or to projects acquired for the same public use through the same procedures and which are being purchased solely through expenditure of state or local funds.

3. This Resolution shall take effect immediately.

ADOPTED THIS 25th DAY OF March, 1987.

## **AFFIRMATIVE ACTION PROCESS**

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

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

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

### **STEP I**

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

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

#### **A. Equal Opportunity Requirements.**

1. Each redeveloper is required to complete an affirmative action plan. The plan is to be completed based upon the known information available to the redeveloper before initial submission to the Authority's Board of Commissioners to consider their proposal to acquire and develop Authority land.
2. Pre-Award Commitments - The developer is to disclose to the Equal Employment Officer, in writing, any pre-award commitments to contractors or suppliers.
3. Equal Employment Opportunity Packet - Affirmative Action Plans (developers, general contractors, subcontractors), Good Faith Effort and Minority Resources, Executive Order #11246, Chapter IV - Contractor's Responsibilities, Minimum Wage for Each Job Classification Requirements, Authority Board Policies.

4. Contractor's Responsibility under Section 26.228 of the Code of General Ordinances of the City of Kansas City, Missouri, which requires the development of an affirmative action program.

## **STEP II REDEVELOPER SUBMISSION FOR BOARD APPROVAL**

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

## **STEP III REDEVELOPER SUBMISSION FOR FINAL BOARD APPROVAL**

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

This letter will clarify the steps the redeveloper intends to take in order to make his commitment of minority participation a reality, and the instructions he has given his general contractor on methods to ensure these steps are implemented.

**THE WORKABLE PROGRAM  
OF  
LAND CLEARANCE FOR REDEVELOPMENT  
AUTHORITY OF KANSAS CITY, MISSOURI**

**RECITALS**

A. Land Clearance for Redevelopment Authority of Kansas City, Missouri (the "Authority") is a public body corporate and politic created by the Land Clearance for Redevelopment Authority Law, RSMo, 99.300, *et seq.* ("LCRA Law"), and is transacting business and exercising the powers granted by the LCRA Law by virtue of Committee Substitute for Ordinance No. 16120, passed by the City Council of Kansas City, Missouri ("City Council") on November 21, 1952.

B. The Authority exists under the LCRA Law to eliminate and prevent the development or spread of insanitary, blighted, deteriorated or deteriorating areas within the City of Kansas City, Missouri ("City").

C. The Authority achieves its purposes by providing certain economic incentives and benefits ("LCRA Benefits") to developers who redevelop areas of the City that are blighted or likely to become blighted. The major LCRA Benefits are: property acquisition, environmental remediation, demolition of existing structures, relocation programs, tax abatement, the issuance of taxable and tax-exempt revenue bonds, and the acquisition of project-related personal property without the imposition of state sales tax ("Sales Tax Exemption").

D. The LCRA Law, Section 99.420 (5), authorizes the Authority to prepare a Workable Program.

E. Workable Program is defined in LCRA Law, Section 99.320 (23), as:

"An official plan of action, as it exists from time to time, for effectively dealing with the problem in insanitary, blighted, deteriorated or deteriorating areas within the community and for the establishment and preservation of a well-planned community with well-organized residential neighborhoods of decent homes and suitable living environment for adequate family life, for utilizing appropriate private and public resources to eliminate and prevent the development or spread of insanitary, blighted deteriorated or deteriorating areas, to encourage needed urban rehabilitation, to provide for the redevelopment of blighted, insanitary, deteriorated and deteriorating areas, or to undertake such of the aforesaid activities or other feasible community activities as may be suitably employed to achieve the objectives of such a program.

F. The Authority's "area of operation" (as defined in the LCRA Law) is the City.

G. In carrying out its responsibilities under the LCRA Law the Authority has, from time-to-time, recommended that the City Council adopt, and the City Council has adopted, various urban renewal and/or redevelopment plans (together referred to as "Urban Renewal Plans").

H. The Authority expects to continue to recommend that the City adopt and/or amend Urban Renewal Plans necessary to the redevelopment of blighted and insanitary areas of the City.

I. The LCRA Law, Section 99.320 (20) and (21), requires Urban Renewal Plans to "... be in compliance with a workable program."

J. The Authority has adopted this Workable Program, pursuant to which it intends to judge future Urban Renewal Plans and any proposed amendments to existing Urban Renewal Plans.

K. The City, by Committee Substitute for Resolution No. 971268, adopted October 30, 1997, approved The Kansas City Missouri FOCUS Plan ("FOCUS") to guide the development and growth of the City, including but not limited to the economic development of the City.

L. The Authority has reviewed FOCUS and intends that this Workable Program, to the extent permitted by the LCRA Law, be consistent with FOCUS, and as the Authority implements this Workable Program, it intends to do so in a manner consistent with FOCUS.

M. Capitalized terms used in this Workable Program shall have the meanings indicated. Other terms used shall have the meanings found in the LCRA Law.

## **THE WORKABLE PROGRAM**

This Workable Program, as initially adopted and as amended from time to time by the Authority, shall include such components as are deemed necessary or desirable to achieve the purposes and goals of the Authority.

### **1.0 Impact of LCRA Benefits on Development.**

1.1 All urban renewal and redevelopment plans (together referred to as "Urban Renewal Plans") shall provide that the Authority shall not grant to any person ("Applicant") any of the LCRA Benefits unless the Authority shall have first determined whether the project proposed by the Applicant ("Project"), for which the Applicant has applied to the Authority for LCRA Benefits, would not be economically viable without the granting of the LCRA Benefits sought by the Applicant.

1.2 Before the Authority considers granting LCRA Benefits under an Urban Renewal Plan adopted pursuant to the LCRA Law, the Applicant shall first submit an application ("Application") that shall include analysis of the Project as required by this Workable Program. The Urban Renewal Plans shall require that each

Application include a Project budget and sufficient financial information to enable the Authority to determine whether the Project would not be economically viable without the granting of the LCRA Benefits sought by the Applicant.

- 1.3 Applications shall include commitments from the private sector evidencing private financing for the Project, in the form of private lender commitments and/or commitments for private equity participation ("Private Commitments"). The Private Commitments shall be submitted as part of the Application in a form approved by the Authority.
- 1.4 Except as otherwise provided in this Workable Program, LCRA Benefits shall be granted to the Applicant for a Project only to the extent the Authority deems the LCRA Benefits necessary in order to fill a Gap in Financing and to make the Project financially feasible. For the purpose of this Workable Program, a "Gap in Financing" is that public assistance that is necessary to fill the financial "gap," which is the difference between the Project's total development cost and the amount of the Project's cost which is supportable by private equity and debt under conventional investment standards. The LCRA will not conduct Gap in Financing analysis for the following Projects:
  - (a) Residential development of less than twenty-five (25) units; and
  - (b) Commercial development costs totaling less than \$1 million.
- 1.5 LCRA Benefits may be used as an incentive in situations where a non-income producing property or property that cannot be readily converted to a rental property is adding substantial employment to a blighted area. The LCRA Board will take into consideration the criteria listed in the Workable Program Rules in examining the use of tax abatement for a business. The abatement will generally be limited in duration and impact on the affected taxing jurisdictions and targeted based on FOCUS priorities.
- 1.6 If an Applicant requests tax abatement for a proposed Project, preference shall be given to the real property tax abatement ("Statutory Tax Abatement") available under RSMo, 99.700; however, the Authority may, in its sole discretion, provide for real or personal property tax abatement by acquiring property and leasing that property to an Applicant ("Purchase/Lease Exemption").

**2.0 Compliance with FOCUS.** The Authority shall review the Application and compare the proposed Project with FOCUS to determine whether the Project is consistent with the purposes and goals of FOCUS, and LCRA Benefits shall be granted only if the Authority finds the Project to be consistent with the purposes and goals of FOCUS.

### **3.0 Assuring the Realization of Public Benefits.**

- 3.1 Urban Renewal Plans, and redevelopment agreements ("Redevelopment Contracts") entered into between the Authority and Applicants for Projects to be developed pursuant to an Urban Renewal Plan, shall require that during the life of

any LCRA Benefits granted by the Authority to an Applicant, the Authority shall monitor the Project to assure that the City realizes the benefits to its tax and employment bases and physical improvements ("Public Benefits") of the Project promised by the Applicant when the LCRA Benefits were granted.

3.2 Urban Renewal Plans and Redevelopment Contracts shall provide that in the event the City does not, in the opinion of the Authority, realize the Public Benefits, then the Applicant shall be obligated to pay to the Authority a sum ("Liquidated Public Benefit") equal to the value of the LCRA Benefits, which were realized by the recipient of those benefits.

3.3 Urban Renewal Plans and Redevelopment Contracts shall also provide that if the Applicant shall demonstrate to the satisfaction of the Authority that the Public Benefits have not been realized due to unforeseen economic events, then the Authority may waive repayment of the Liquidated Public Benefit.

**4.0 Minority Business Enterprises/Women's Business Enterprises.** Urban Renewal Plans and Redevelopment Contracts shall require Applicants to comply with ordinances of the City that relate to minority business enterprises and women's business enterprises.

**5.0 Equal Employment Opportunity.** Urban Renewal Plans and Redevelopment Contracts shall require Applicants and their subcontractors to provide equal employment opportunity.

**6.0 Americans With Disabilities Act.** Urban Renewal Plans and Redevelopment Contracts shall require Applicants and their subcontractors to comply with the Americans with Disabilities Act.

**7.0 Workable Program Rules.** The Board of Commissioners of the Authority may, from time to time, adopt and amend rules ("Workable Program Rules") governing the implementation of this Workable Program.