

URBAN RENEWAL PLAN
FOR THE
12TH AND BROOKLYN URBAN RENEWAL AREA
KANSAS CITY, MISSOURI

Part A - Description Urban Renewal Plan

The 12th and Brooklyn Urban Renewal Area is located to the east of the City's Central Business District, two blocks north of I-70 and adjoining the Independence Plaza Urban Renewal Area. As indicated on the "Property Map" (Exhibit A), the area is bounded generally on the north by 12th Street, on the east by Brooklyn Avenue, on the south by properties north of 13th Street fronting on Garfield and Brooklyn Avenues, and on the west by Garfield Avenue.

The area is more specifically described as follows:

Lots 1, 2, 3, 4 and 5, also the vacated 15 ft. East-West Alley lying North of and adjoining said Lot 4 and the vacated 15 ft. North-South alley lying West of and adjoining said Lots 4 and 5, all being located in RESURVEY OF BLOCK 1, CHASES'S SUBDIVISION, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded Plat thereof as shown in the property map, Exhibit A.

Existing conditions, as indicated by the present land uses and condition of buildings within the Urban Renewal Area and immediate vicinity, are indicated on accompanying Exhibits B and C. These two exhibit maps are hereby made a part of the Urban Renewal Plan in keeping with the specific requirements of State Statutes.

Part B - Statement of Development Objectives

The specific development objectives to be achieved in the 12th and Brooklyn Urban Renewal Area through the implementation of this Urban Renewal Plan include the following major items:

- a. Demolition of all structures not economically feasible for rehabilitation.
- b. Acquisition and clearance of real property not in conformance with the Land Use provisions of this Plan.
- c. Construction and/or improvement of public facilities and utilities, including provision of necessary land therefore.
- d. Zoning changes properly reflecting proposed land uses.
- e. Improvement of nonresidential facilities through redevelopment.
- f. Landscaping of public and private areas, including visual screening of objectionable views.

- g. Elimination of all other blighting conditions affecting the environment of the Urban Renewal Area.

The 12th and Brooklyn Urban Renewal Project is a clearance undertaking. As illustrated on the "Acquisition Map", Exhibit F, the entire project will be cleared and assembled, in order to remove substandard structures and in order to meet certain stated Plan objectives (including effecting desirable land use changes and the assemblage of land in disposal tracts of desirable size and shape to accommodate new local retail development).

In carrying out the specific proposals of the Urban Renewal Plan for the 12th and Brooklyn Project, it is anticipated that the necessary renewal actions will be undertaken in approximately the following sequence (as illustrated on various Exhibit maps, D through H, inclusive):

- (1) Acquisition of approximately 8 individual parcels of property by the Authority (see Exhibit F).
- (2) Relocation of site occupants.
- (3) Clearance of existing structures from acquired parcels.
- (4) Vacation of certain alleys (see Exhibit D).
- (5) Rezoning actions.
- (6) Disposal of a single tract of cleared land (see Exhibit G for private redevelopment).

Part C - Land Use Plan

In keeping with the objectives stated in Part B above, the following is proposed with respect to the land uses to be established and the specific regulations and controls to be applied to all real property to be acquired in carrying out the Plan.

1. Land Use Plan Map

The predominant land uses (both public and private) and the major circulation routes to be established in the area following clearance are indicated on the "Proposed Land Uses" map, Exhibit E. This exhibit map illustrates the ultimate result of the specific Urban Renewal and public improvement actions contemplated for the area.

(a) Predominant land uses to be established in the area shall be local retail business.

(b) Major Circulation Routes

With the exception of the vacation of part of an alley (as indicated on the "Streets and Alleys Rights-of-way" map, Exhibit D), the renewal plan envisions no change to the existing pattern of streets and alleys serving the area.

2. Description of Land Use Categories and Intensity of Use

Permitted uses within the Local Retail Business area specifically cited above, and indicated on Exhibit E, and the densities or intensities of use, are described as follows:

Commercial uses of a local business character, including but not necessarily limited to such operations as retail stores, offices, service enterprises, auto laundries, cabinet shops, drive-in restaurants, food stores, etc. The maximum floor area shall not exceed the lot area.

3. Type, Intensity and Location of Accessory or Supporting Uses

- (a) Type of supporting uses permitted - restricted to churches, private (parochial) schools, neighborhood centers and recreational facilities.
- (b) Intensity of development - adequate to serve demonstrated needs of the area.
- (c) Location - all uses shall be so located as to have no adverse effect on adjoining residential developments, and shall have direct access to public streets.

Part D - Urban Renewal Techniques to be used to Achieve Plan Objectives

The particular urban renewal techniques (types of proposed action) to be used in the 12th and Brooklyn area will include acquisition and clearance. The particular conditions governing the specific actions to be undertaken include the following:

Acquisition and Clearance

- (a) Remove substandard conditions: Properties which cannot be rehabilitated because of basic structural conditions will be acquired and cleared.
- (b) Remove blighting influences: Properties which by either their physical condition or their use create a blighting influence on the surrounding area shall be acquired and cleared.
- (c) Provide land for public improvements or facilities: Properties which are so located as to interfere with the installation of public improvements and facilities required to meet the objectives of the Urban Renewal Plan shall be acquired and cleared.
- (d) Provide land for redevelopment and other plan objectives: Properties which prohibit land assembly or the effectuating of desirable land use changes in keeping with the stated objectives of the Urban Renewal Plan, and are considered to be an impediment to land disposal activities, shall be acquired and cleared.

In a majority of cases wherein the properties are designated for acquisition and clearance, the justification rests with the need to remove structurally substandard buildings. A small number must be removed to meet other stated plan objectives.

4. Special Conditions under which Properties Identified to be Acquired may be Exempted from Acquisition

Those properties designated for acquisition, as indicated on the "Acquisition Map", Exhibit F, may be removed from acquisition only upon appropriate amendment to or revision of the Urban Renewal Plan.

Such exemption from acquisition will be permitted only if such action results in a substantial achievement of the stated objectives of the Urban Renewal Plan.

Part E - Land Disposition Supplement

The Plan for new uses in the 12th and Brooklyn Urban Renewal Area shall be made effective through the enforcement of covenant provisions incorporated in instruments conveying the cleared land. Such covenant provisions shall run with title to the land and will require the redeveloper to devote the land to the uses specified in this Plan, and to comply with all of the requirements thereof. Such instruments will be placed on public record in the Office of the Recorder of Deeds, Jackson County, Missouri.

Upon completion of the previously described clearance and assemblage actions (involving the purchase of all real property, the undertaking of various vacation actions, and the installation of certain public improvements) all land within the area will be disposed of for the various private uses described under Part C., Land Use Plan.

1. Specific Land Use Designations and Standards and Controls to be Imposed

As illustrated on the "Land Disposal Map", Exhibit G, the disposal tract shall be made available for specifically stated purposes in accordance with the permitted uses cited under Part C, Item 2, "Description of Land Use Categories and Intensity of Use."

(a) General Controls Applicable to all Uses

Certain general controls and regulations are made applicable to the area as a whole:

- (1) Relationship to City's Zoning Ordinance and other applicable regulations - in no case are the particular controls of the Urban Renewal Plan less restrictive in nature than those set forth in applicable City regulations, especially those of the City's Zoning Ordinance.
- (2) Transient Housing - No transient housing will be permitted to be built on any land to be acquired and disposed of in the Urban Renewal Area.
- (3) Access to Public Utility Lines - the City will retain the right of access to those sewer and water lines deemed essential to serve the needs of the City and the Urban Renewal Area, in those

portions of streets and alleys which have been, or are to be, vacated. All utility easements of record within the area shall be retained by the City or the private utility company concerned. The cost of the removal, relocation or realignment of any utility facility to accommodate the specific site development plans of any re-developer shall be the sole responsibility of the redeveloper.

- (4) **Driveways and Illumination** - All driveways shall be so located as not to interfere with the normal traffic flow pattern on public streets. Light standards for the illumination of parking areas shall be at least twelve (12) feet above ground level but shall not exceed eighteen (18) feet in height. Lights used to illuminate the parking area shall be so placed that they will not reflect on adjoining streets or residential properties.

(b) Specific Standards, Controls and other Regulations to be imposed on land to be Offered for Sale or Lease

The following are made specifically applicable to all new uses in the area:

Local Retail Business (C-2)

- (1) Building Height: Buildings or structures shall not exceed three (3) stories and shall not exceed forty-five (45) feet in height.
- (2) Front and Side Yards: No requirement except when the use abuts or adjoins a residential use within the same block and on the same side of the street. Provided this situation occurs, the front yard requirement for this use shall be one-half ($\frac{1}{2}$) the abutting or adjoining residential zone and the side yard setback shall be eight (8) feet.
- (3) Rear Yards: The rear yard for business buildings shall be at least three (3) inches in least dimension for each foot of height of the building at any given level, but must be at least four (4) feet. Where the rear yard abuts or adjoins a residential use, the rear yard shall be at least ten (10) feet in depth.

An accessory building shall be allowed in the above rear yard but shall be kept at least four (4) feet from the rear and side lot lines. On a corner lot, the accessory building shall be set back at least fifteen (15) feet from any street line.

- (4) Lot Area: No requirement with respect to business buildings.
- (5) Parking: Off-street parking shall be provided on the premises at the rate of one off-street parking space for each four hundred (400) square feet of gross floor area or fraction thereof, except basement space and other areas within the building used for parking cars, for each business or commercial establishment within the building.
- (6) Loading: Off-street space for standing, loading and unloading services shall be provided in a manner so as not to obstruct freedom of traffic movement in streets or alleys.
- (7) Sign Control: Billboards are not permitted. The following regulations will apply to all signs:
 - (a) Types permitted: Name plates or professional signs attached directly to the wall of the structure or so constructed as to become a part of the building, bulletin boards for public and semi-public institutions, real estate signs advertising the sale, rental or lease of the property, ground signs and flat wall signs advertising the business being conducted or products sold on the premises.
 - (b) Roof Structures: Roof structures, except those required by law or ordinance or for mechanical service facilities, shall not be permitted.
 - (c) Facing side of Lot: No sign shall face the side of an adjoining lot of a residential land use category within fifty (50) feet of such side of lot line. In the case of a corner lot, no portion of the sign facing the side street shall be within fifty (50) feet of the side or rear lot line of an adjoining lot in residential use.

(d) Illumination: The illumination of any sign, located so that the major part of such structure or sign faces directly residential buildings, and where the nearest abutting edge of any such building is closer than fifty (50) feet to such structure or sign, shall be so limited that there will be no offensive glare to the resident of such property. In no event shall any structure or sign having flashing or intermittent lights be permitted where the major part of such structure faces directly and is located within three hundred (300) feet of any residential property. The above shall not preclude the use of non-flashing, standard reflector or luminous tube type illumination.

(8) Screening from Residential Uses: To the maximum extent which is practical, permitted commercial uses when located adjacent to, abutting or facing residential uses will establish and maintain a screen or buffer in relationship to said residential properties. This may take the form of permanent walls, fences, or landscaping.

2. Circulation Requirement

The proposed pattern of public streets serving new uses within the Urban Renewal Area is illustrated on several of the various Exhibit Maps, but specifically on the "Proposed Land Uses," (Exhibit E) and "Land Disposal Map" (Exhibit G).

3. Redeveloper's Obligations

In order to promote competition and to produce the highest possible return in the disposition of project property, the Land Clearance for Redevelopment Authority proposes to offer for disposition the areas designated for redevelopment, by accepting competitive proposals for the purchase and development thereof. After proper evaluation, the proposal or proposals most favorable to the successful completion of the entire project will be accepted, and, if necessary, provision will be made for carrying out the project in stages by particular sites. The disposition procedure in this regard would be carried out under and in accordance with the provisions of the Missouri Land Clearance for Redevelopment Authority Law.

4. Urban Design Objectives and Controls

Overall design objectives are hereby established in order to achieve sound and attractive development within the Urban Renewal Area. These include the following:

(a) Building Design Objectives

Each building unit shall be an integral element of the overall site design, and shall reflect and complement the character of the surrounding area.

The basic design objective is the creation of an environment which is conducive to an improved neighborhood. Developers shall provide adequate open space and landscaping in combination with the proper siting of buildings and location of parking areas.

Building site planning should be such that unending vistas are avoided. Buildings shall offer a sense of scale to the extent that a monotony of one size, shape, bulk or texture is avoided.

(b) Parking Design Objectives

Parking areas shall be designed with careful regard given to orderly arrangement, landscaping, amenity of view, ease of access, and as an integral part of the total site design. Vehicular access to the parking areas shall be direct and not in conflict with vehicular movement to service and various uses within the site. Ingress and egress points shall be well distanced from the intersections to avoid congestion and interference with traffic.

Parking areas shall be designed in limited size, with landscaped areas utilized in order to avoid large masses of unrelieved paving. Parking spaces shall be designed to avoid overhang of vehicles on pedestrian walkways.

(c) Street, Pedestrian Walkways and Open Space Objectives

Streets, pedestrian paths and open spaces shall be designed as an integral part of the overall site design, properly related to existing and proposed buildings.

(d) Landscape Design Objectives

A coordinated landscape program shall be developed for the project incorporating appropriate landscape treatment for setbacks, open spaces, paths and parking areas into a coherent and integrated arrangement.

With respect to the Authority's rights of review and approval, each individual development proposal will be submitted to the Authority's Board of Commissioners for a determination that the specific requirements of the Renewal Plan have been met, and that the proposal is in keeping, to the maximum extent possible, with the above-cited overall design objectives. The Authority reserves the right to reject any or all proposals which fail to meet or fall short of the achievement of such stated objectives.

6. Duration of Controls

The restrictions contained in the Urban Renewal Plan or the Plan as it may be duly amended from time to time shall be binding and effective upon all owners, purchasers or lessees of land, their heirs and assigns, within the area boundaries from the date of purchase or lease for a period of twenty-five (25) years, at which time said restrictions and controls shall automatically extend for successive periods of ten (10) years, unless by a vote of the then owners of a majority of the square foot area within the area, and by approval of the City Council, it is agreed to terminate the Plan at the end of any such period.

Part F - Other Provisions Necessary to Meet Requirements of Applicable State or Local Law

In carrying out the Urban Renewal Plan for the 12th and Brooklyn Urban Renewal Area, a number of additional actions will be required in accordance with the provisions of State Statutes or local City Ordinances and other regulations. These specifically include the following:

1. Zoning Changes

Specific changes in zoning will be required in order to bring such zoning district designations into compliance with the proposed land uses as closely as possible. All such proposed changes are illustrated on the "Existing and Proposed Zoning" map, Exhibit H, and will be made effective by application of the Authority to the City Plan Commission following approval of this Plan by both the Commission and the City Council.

2. Exhibit Material

Certain exhibit maps of the Renewal Plan (notably B., C., D., E., and H.) have been made a part of the definitive Urban Renewal Plan in accordance with the particular requirements of State Statutes.

3. Cooperation Agreements

It is the intent of the Authority to enter into such cooperation agreement or agreements as are found necessary and desirable with the City of Kansas City, Missouri, to indicate the willingness of the City to carry out all activities required on the part of the City in accomplishing the stated objectives of the Renewal Plan, of the specific proposals contained therein, and with respect to the provision of local grants-in-aid necessary for the undertaking of urban renewal actions within the area.

Part G - Provisions for Amending Plan

The Urban Renewal Plan may be changed, modified or amended at any time by the Authority, provided that, if changed, modified, or amended after the lease or sale of real property in the Project Area by the Authority, the change, modification or amendment must be consented to by the redeveloper or redevelopers of the real property affected thereby, or his successors in interest. Where such change, modification, or amendment will substantially change the Urban Renewal Plan as previously approved by the City Council, it must similarly be approved by the City Council.

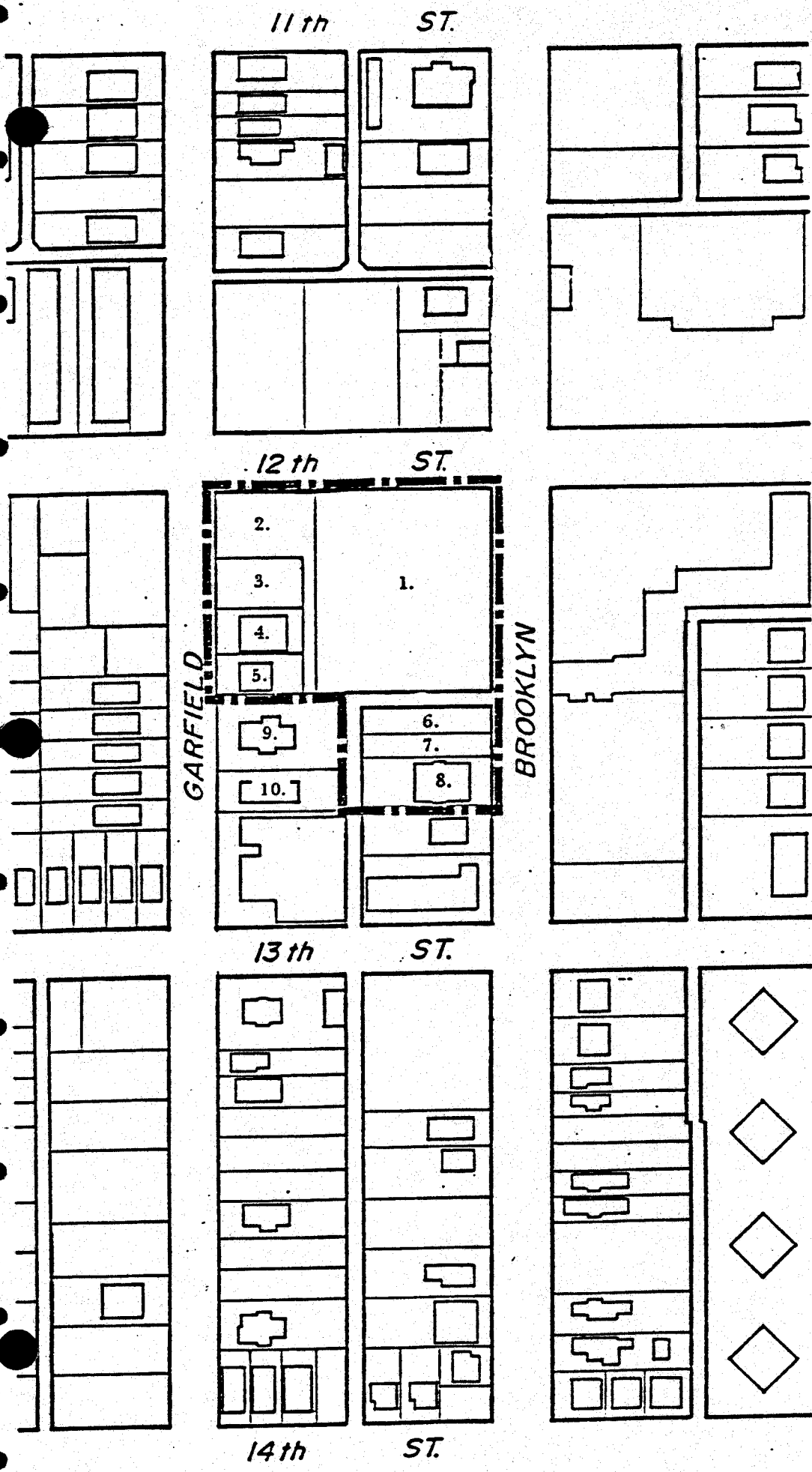
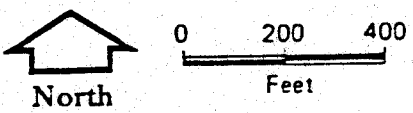


Exhibit A

PROPERTY MAP

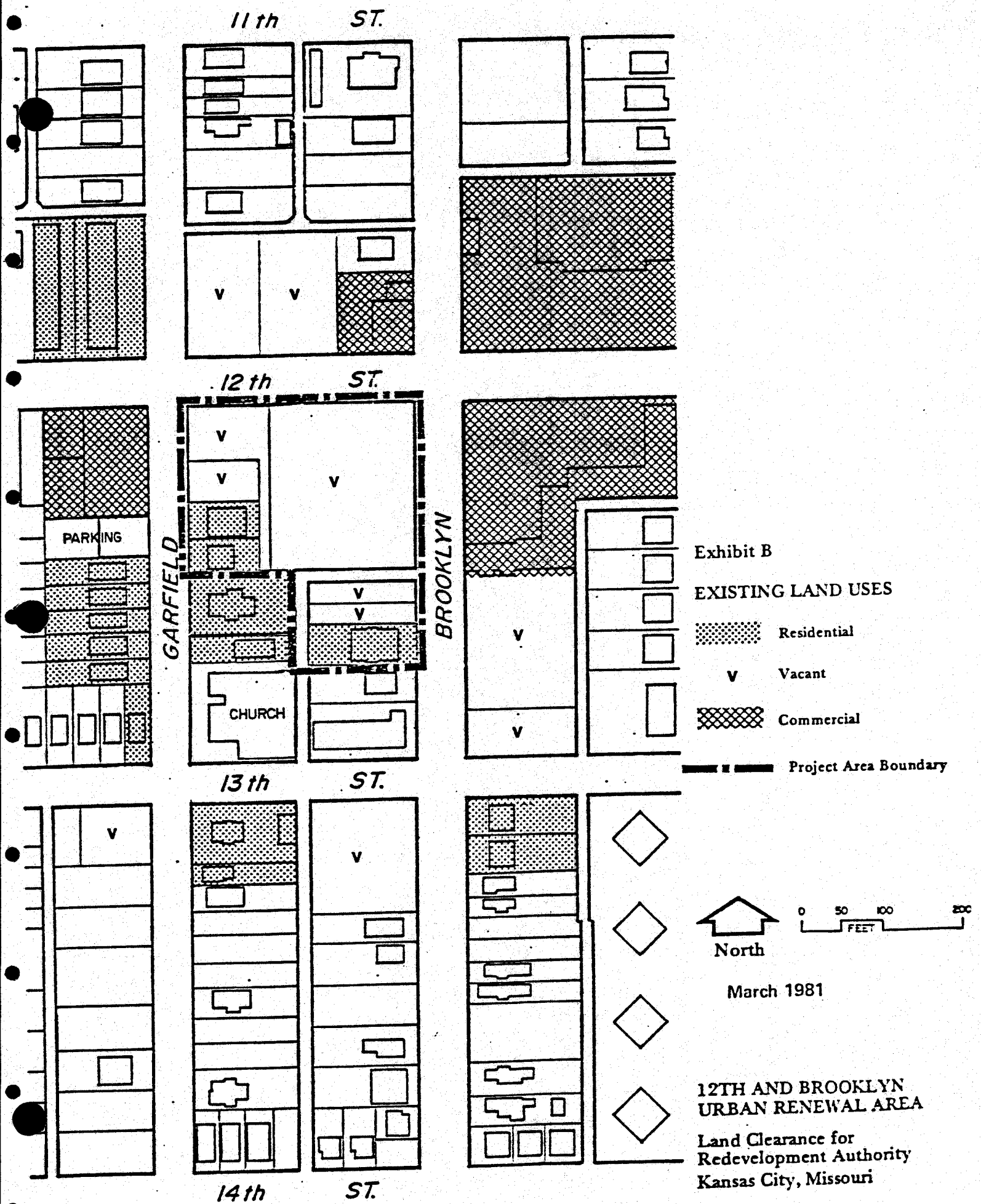
- 1. Mary Busse
- 2. J. Yarco Lapidis Realty Co.
- 3. Land Trust
- 4. A. Klice
- 5. C. Dekard
- 6. Land Trust
- 7. H. Ross
- 8. George Burton

Project Area Boundary



March 1981

12TH AND BROOKLYN
URBAN RENEWAL AREA
Land Clearance for
Redevelopment Authority
Kansas City, Missouri



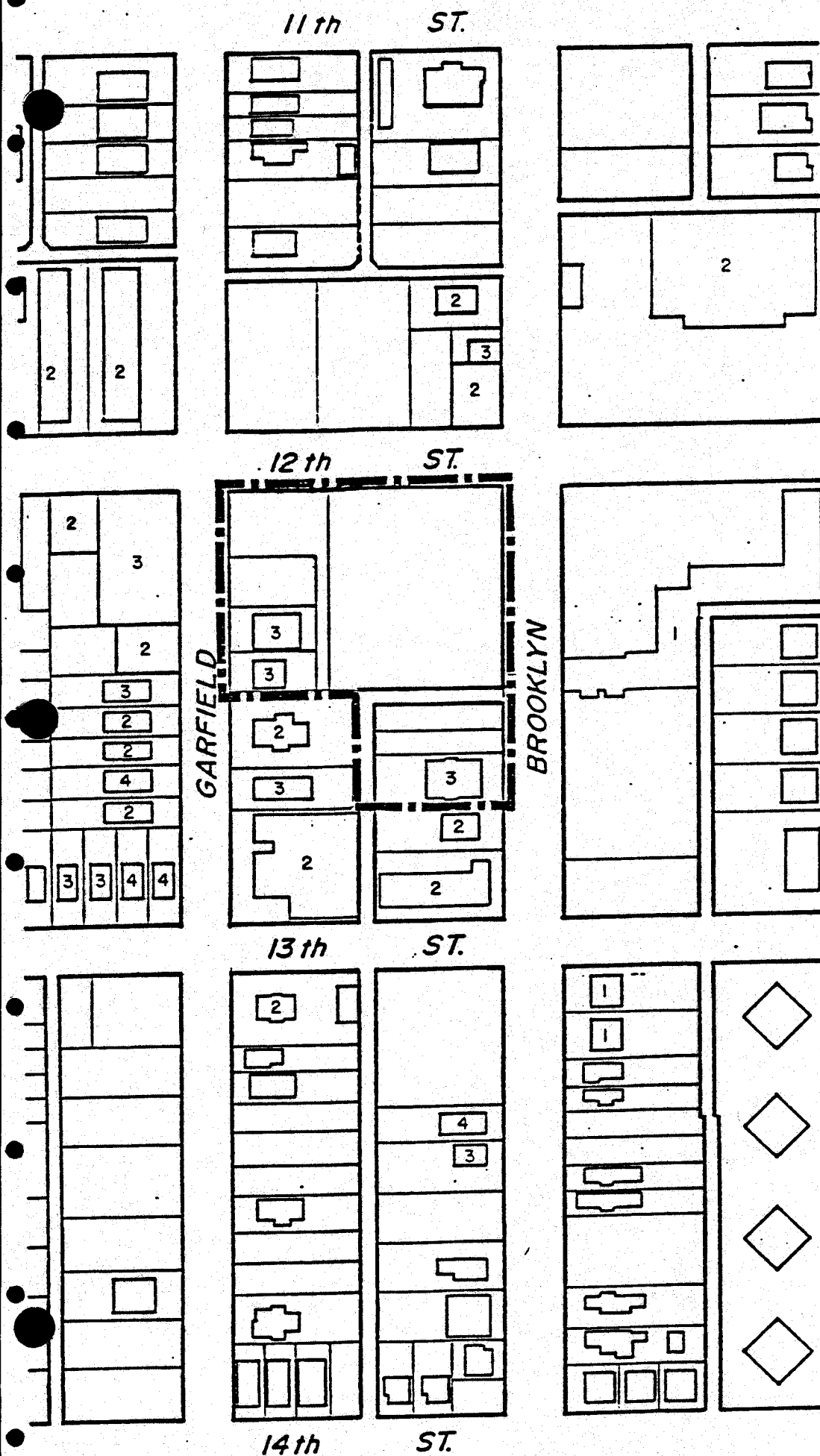


Exhibit C

CONDITION OF BUILDINGS

1. Good to Excellent (Standard)
2. Fair (in need of Rehabilitation)
3. Poor (Major Rehabilitation or Clearance)
4. Badly Deteriorated (warranting Clearance)

Project Area Boundary

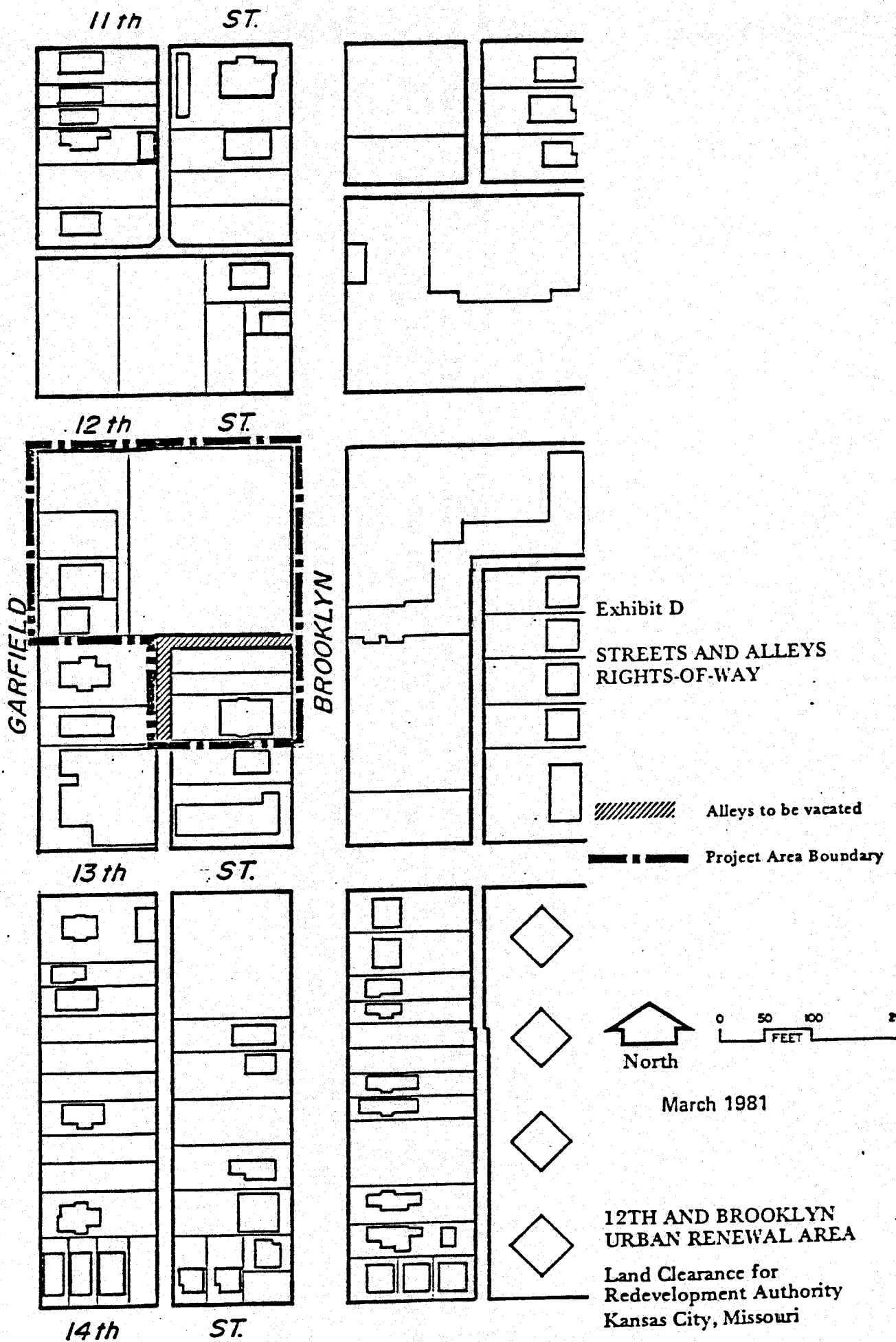


0 50 100 200
FEET

March 1981

12TH AND BROOKLYN
URBAN RENEWAL AREA

Land Clearance for
Redevelopment Authority
Kansas City, Missouri



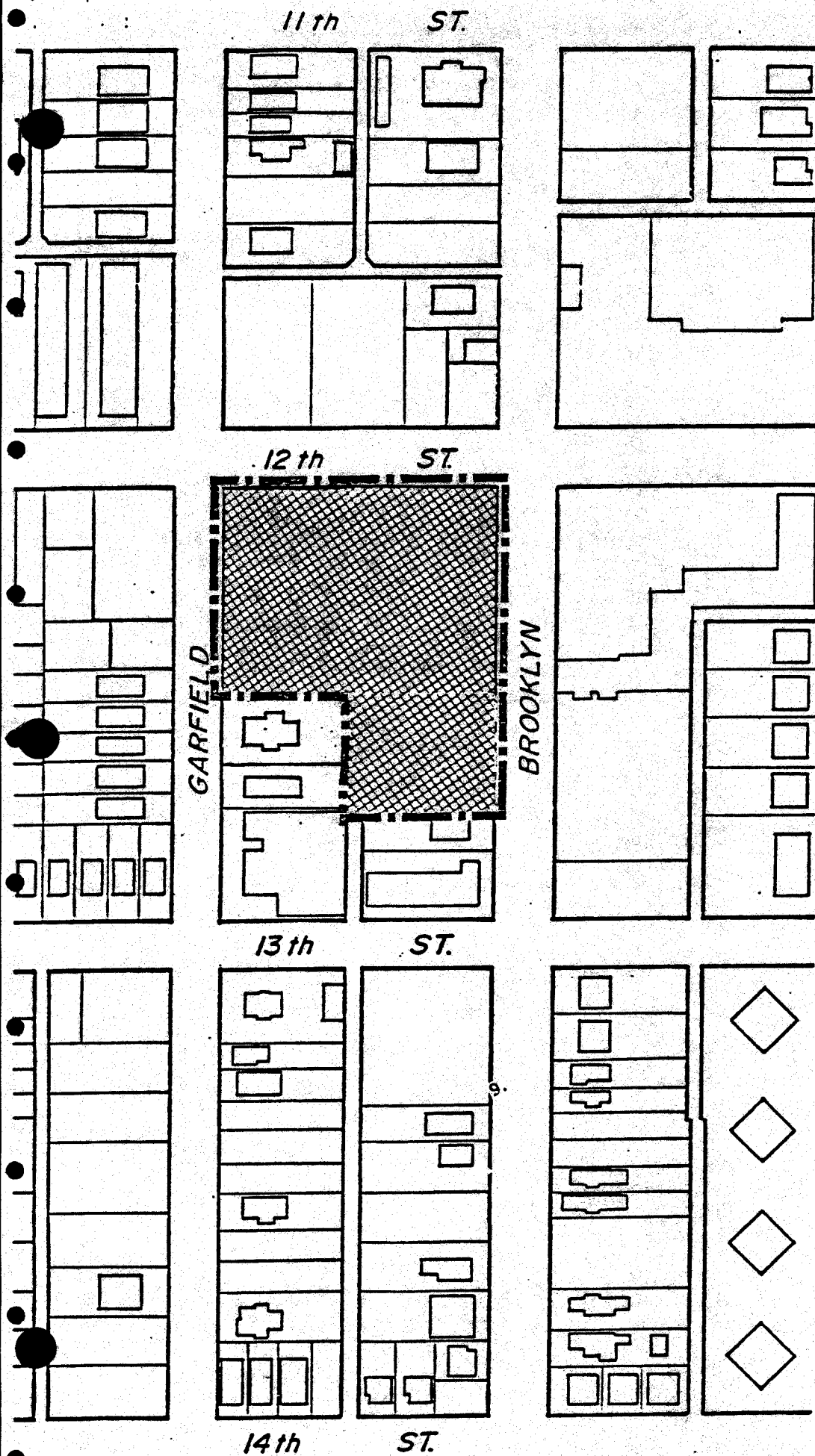


Exhibit E

PROPOSED LAND USES

 Local Retail Business

 Project Area Boundary



0 50 100 200
FEET

March 1981

12TH AND BROOKLYN
URBAN RENEWAL AREA

Land Clearance for
Redevelopment Authority
Kansas City, Missouri

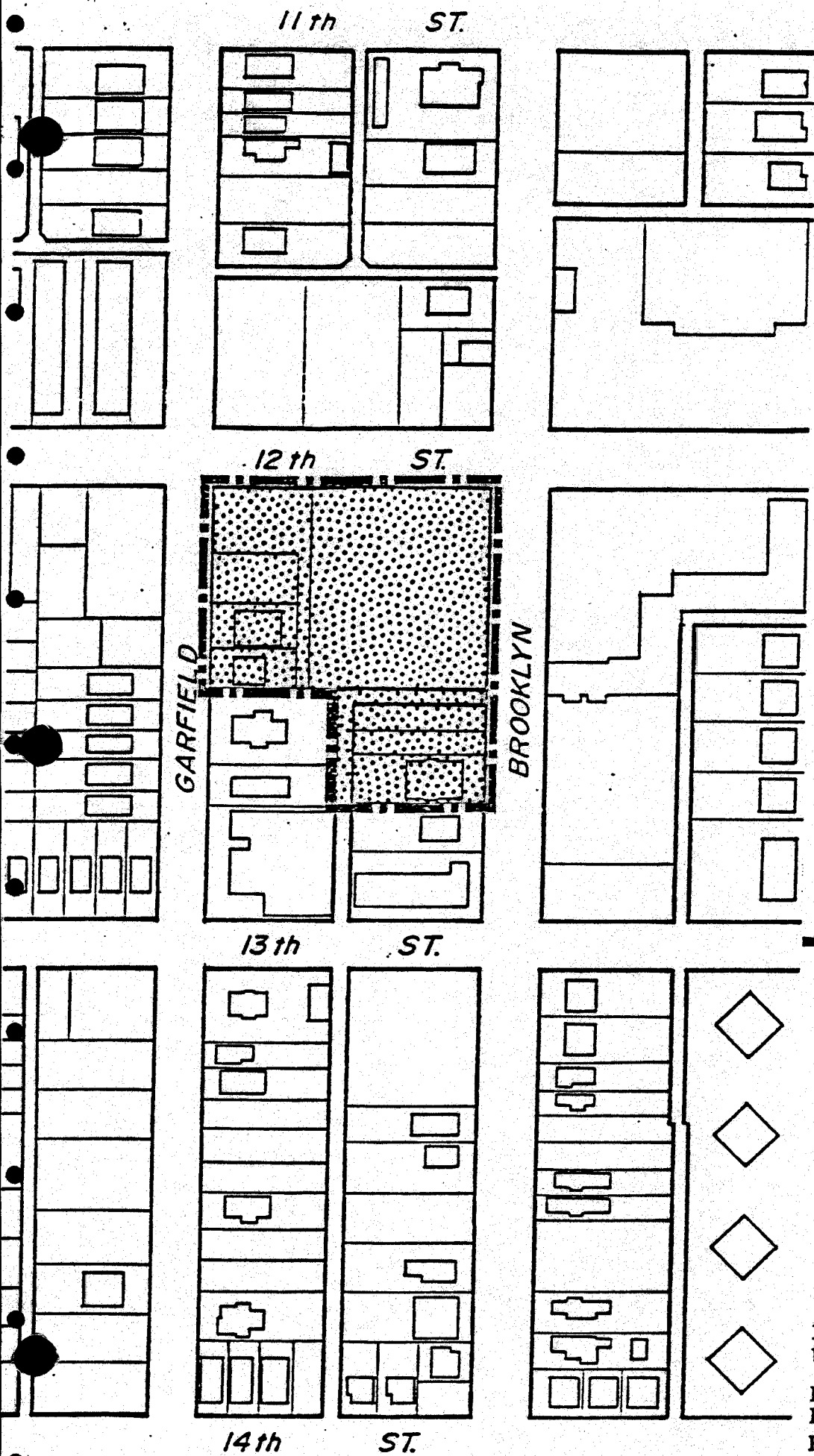
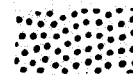


Exhibit F

ACQUISITION MAP



Property to be
Acquired

Project Area Boundary



0 50 100 200
FEET

March 1981

12TH AND BROOKLYN
URBAN RENEWAL AREA

Land Clearance for
Redevelopment Authority
Kansas City, Missouri

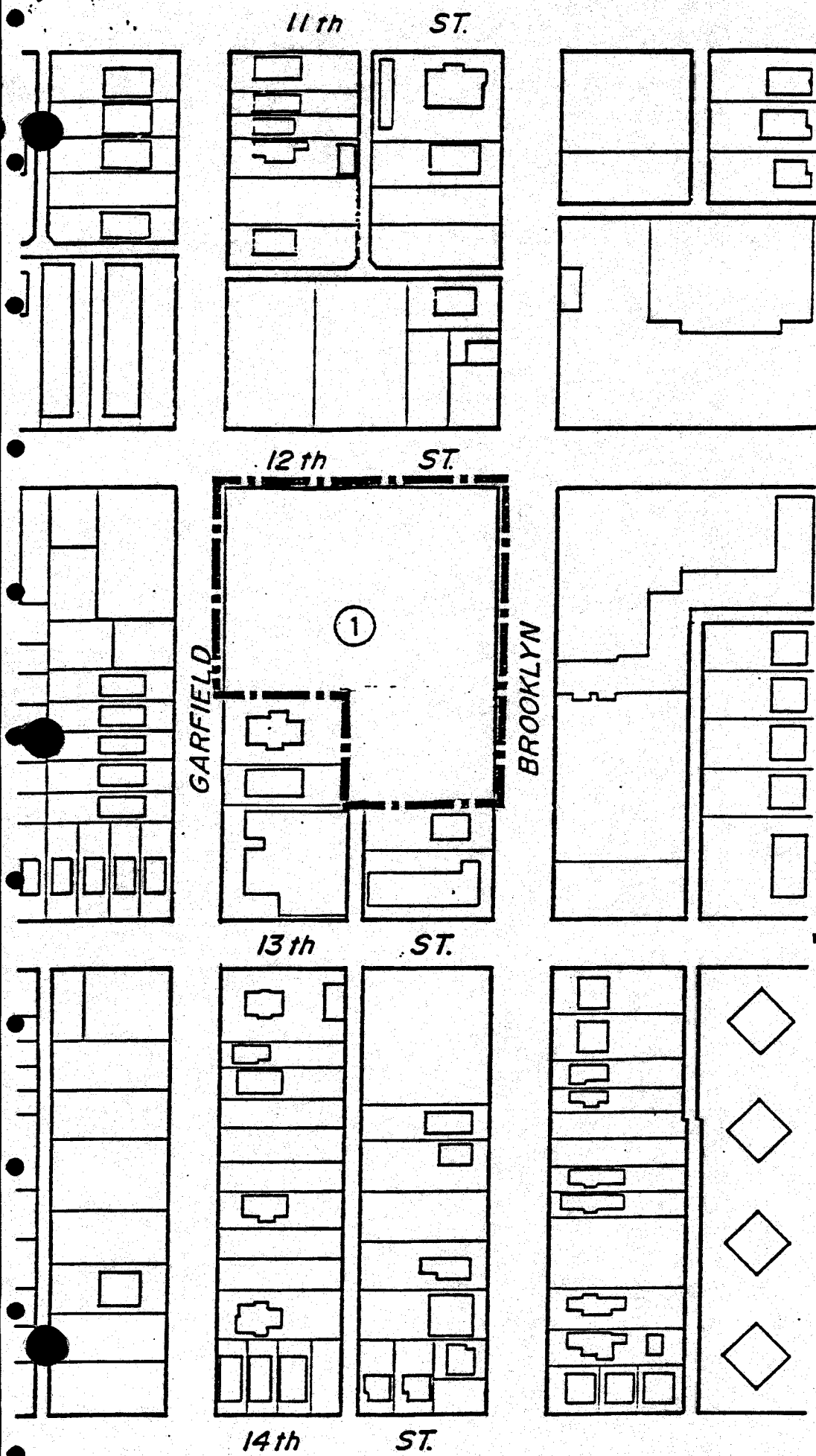


Exhibit G

LAND DISPOSAL MAP



Disposition Parcel

Project Area Boundary



North



March 1981

12TH AND BROOKLYN
URBAN RENEWAL AREA

Land Clearance for
Redevelopment Authority
Kansas City, Missouri

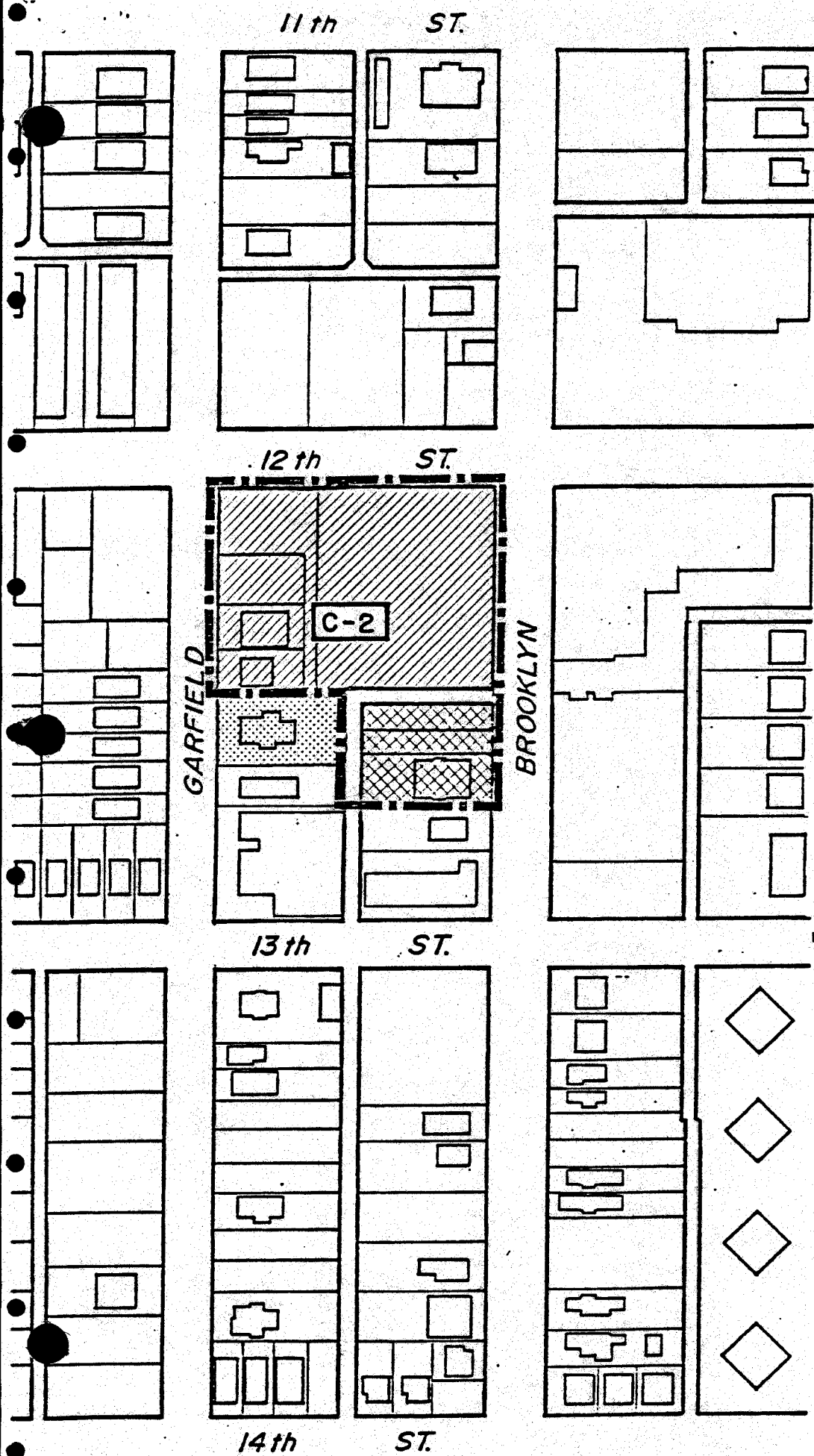
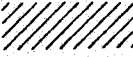


Exhibit H

EXISTING AND PROPOSED ZONING

Existing Zoning

-  R4
-  C3a2
-  C2

Proposed Zoning

-  C-2
- C2

Note: The entire project will be zoned C2.

 Project Area Boundary



March 1981

12TH AND BROOKLYN
URBAN RENEWAL AREA

Land Clearance for
Redevelopment Authority
Kansas City, Missouri

DEVELOPMENT PRO FORMA FOR COMMERCIAL PROPERTY

Total Gross Square Footage (GSF)

Office

Retail

Tenant Parking

Service

Total Net Square Footage (NSF)

Office

Retail

Number of Tenant Parking Spaces (GSF/space)

Acquisition Costs

Total (\$ /Land SF)

Construction Costs

Demolition (\$ /Cubic SF)

Office (\$ /GSF)

Retail (\$ /GSF)

Tenant Parking (\$ /space)

Site Improvements (\$ /Land SF)

Total

Soft Costs

Marketing/Brokerage

Developer Fees

Architect/Engineering

Financing Fees

Miscellaneous Fees

(Legal, Acctg., Insurance, Title)

Construction Loan Interest

(mos. @ % with % drawdown
on \$)

Real Estate Taxes

(Construction period of mos.)

Utility Relocation

Business Relocation

Other Soft Costs (please specify)

Total

Contingency (% of \$)

Total Commercial Development Costs

OPERATING PRO FORMA FOR COMMERCIAL PROPERTY

Commercial Income

Office (NSF @ \$ /NSF) _____
Retail (NSF @ \$ /NSF) _____
Tenant Parking
(spaces @ \$ /space/month) _____

Potential Gross Income _____

Vacancy (%) _____ ()

Effective Gross Income _____

Operating Expenses

Office (\$) /NSF) _____
Retail (\$) /NSF) _____
Total _____ ()

Real Estate Taxes

Office (\$) /NSF) _____
Retail _____
Total _____ ()

Operating Expenses & Real Estate Taxes

Tenant Parking (\$) /space) _____ ()

Net Income Available for Debt and Return on Equity _____

Return on Total Commercial Development Costs (%) _____
(Net Income Available/Total Costs)

Debt Service (% on \$ for years) _____ ()

Cash Flow _____

PART I

HUD-6004
(9-69)REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper:
b. Address and ZIP Code of Redeveloper:
c. IRS Number of Redeveloper:
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

(Name of Local Public Agency)

in

 (Name of Urban Renewal or Redevelopment Project Area)

in the City of

 , State of

 ,
is described as follows²

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of

 :

- ☐ A corporation.
- ☐ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as
- ☐ A business association or a joint venture known as
- ☐ A Federal, State, or local government or instrumentality thereof.
- ☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization
5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

²Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$
- b. Cost per dwelling unit of any residential redevelopment. \$
- c. Total cost of any residential rehabilitation \$
- d. Cost per dwelling unit of any residential rehabilitation \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

<u>TYPE AND SIZE OF DWELLING UNIT</u>	<u>ESTIMATED AVERAGE MONTHLY RENTAL</u>	<u>ESTIMATED AVERAGE SALE PRICE</u>
	\$	\$

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We)¹ _____
certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: _____

Dated: _____

Signature

Signature

Title

Title

Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, known the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

PART II

HUD-6004
(9-69)

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper:

b. Address and ZIP Code of Redeveloper:

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

(Name of Local Public Agency)

in _____
(Name of Urban Renewal or Redevelopment Project Area)

in the City of _____, State of _____,
is described as follows:

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☐ NO

If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of _____, 19____, is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

AMOUNT
\$

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT
\$

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE
\$

MORTGAGES OR LIENS
\$

7. Names and addresses of bank references:

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5.6. and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☐ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☐ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

- a. Name and address of such contractor or builder:

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

☐ YES ☐ NO

If Yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ _____.

General description of such work:

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT
\$

DATE TO BE
COMPLETED

e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT
\$

DATE OPENED

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☐ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☐ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statements referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We)¹

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: _____

Dated: _____

Signature

Signature

Title

Title

Address and ZIP Code

Address and ZIP Code

- ¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.
- ² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department

Kansas City Mo Redevelopment Authority

800 City Center Square 1100 Main Street P.O. Box 26336 Kansas City, MO 64196 816-221-0636
LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY

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 Redevelopment Authority should bring its requirement for minority business participation to the attention of redevelopers and contractors early so that MBE's 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-development 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 by 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 KCRA Board of Commissioners to consider their proposal to acquire and develop KCRA 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 - A.A.P.'s (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, KCRA Board Policies.
4. Contractor's Responsibility under Section 26.288.

5. Technical Assistance - Equal Employment Officer will assist the redeveloper in filling out his Affirmative Action Plan.

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, etc.) and the Redevelopment 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 Article VII items of "Contract to Sell and Purchase," (see attached), which includes 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. The instructions he has given his general contractor on methods to ensure these steps are implemented.

STEP IV.

POST BOARD ACTION

The Equal Employment Officer meets with the general contractor to explain the E.E.O./A.A. requirements.

- A. A meeting is scheduled with the developer and/or his general contractor, along with a representative of each minority resource agency. The discussion will include:
 1. Bidding Procedure.
 2. Plans and Specifications.
 3. Formal Bid Notification.
 4. Request to Review Bids before Final Selection by General Contractor.

- B. General contractor, as he identifies subcontractors, submits each subcontractor's Affirmative Action Plan for review and approval. All subcontractors and suppliers whose bids are \$10,000 or more must be approved by this Agency before a contract is signed between the general contractor and subcontractor or supplier.
- C. Minority Task Force - Developer and general contractor will present their A.A.P.'s to the Task Force, H.U.D. Area Office, 1103 Grand - Chairman William Dunn, J. E. Dunn Construction Company.

STEP V.
PRE-CONSTRUCTION CONFERENCE

- A. Within a reasonable time before construction begins, the sponsor and contractor will meet with E. O. staff. At this meeting, general E. O. laws will be covered and wage and salary documents will be discussed and provided to the sponsor contractors - Form #257, Monthly Employment Utilization Report, and Form WH 347, US Weekly Payroll.

STEP VI.
MONITORING

- A. During the construction of the project, KCRA staff will monitor the project to ensure the A.A.P. goals are being obtained, or in the absence of achieving the goals, a Good Faith Effort is made to achieve the goals. (See Appendix, Good Faith Effort.)
- B. The sponsor or contractor and subcontractors will complete and mail to the KCRA office the monthly Employment Utilization Report, Form 257, by the 5th of each month, and the U. S. Department of Labor Wage and Hour Division Payroll Report, WH 347, is submitted weekly to the KCRA Equal Employment Officer.

Kansas City Mo Redevelopment Authority

800 City Center Square 1100 Main Street P.O. Box 26336 Kansas City, MO 64196 816-221-0636

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY

DESIGN REVIEW PROCESS

All redevelopment proposals for the Kansas City Redevelopment Authority's Disposition Parcels will be subject to design review and approval by the Authority before and after the execution of the Disposition Agreement, Inducement Resolution 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 the design objectives stated in the Plan and in 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 advices. Required submissions shall be made to the Authority through the 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. A time schedule for the required submissions will be agreed upon on or before the time of execution of the Land Disposition Agreement, Inducement Resolution, or other action by the Authority, and will be set forth therein or in a separate document. 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. Pedestrian and vehicular flow through the parcel and to adjacent areas shall 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 to 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 working 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. Adjacent buildings, streets and buildings across streets must be indicated.

- (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 requests 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 Director of Planning, who, in turn, will reply in writing, giving his approval or disapproval of the changes. No changes in the work are to be undertaken until such approval has been obtained.



Raymond, Parish, Pine & Weiner, Inc. 35 Worth Ave, P.O. Box 5486A, Hamden, Connecticut, 06518-0486 203/248-6309

GEORGE M. RAYMOND, A.I.C.P., A.I.A.
NATHANIEL J. PARISH, P.E., A.I.C.P.
SAMUEL W. PINE, A.I.C.P.
MICHAEL WEINER, A.I.C.P.

BERNARD J. BULLER, P.E., A.I.C.P.
EDWARD J. RYBCZYK

ROBERT GENESLAW, A.I.C.P.
RICHARD HARRALL
GERALD C. LENAZ, A.I.C.P., A.I.A.
EDITH LANDAU LITT, A.I.C.P.
PHILIP W. MICHALOWSKI, A.I.C.P.
JOHN JOSEPH SACCARDI
STUART I. TURNER, A.I.C.P.

DAVID B. SCHIFF, A.I.C.P.
NOEL SHAW, JR.
CSABA TEGLAS, A.I.C.P., C.I.P.

January 31, 1985

Mr. Mark Bunnell
Kansas City Redevelopment Agency
800 City Center Square
1100 Main Street
P.O. Box 26336
Kansas City, MO 64196

Dear Mark:

Enclosed please find 20 copies of the 12th and Brooklyn Blight Study as requested. The original forms and a photograph for each are also enclosed.

If you have any questions or if I can be of any additional assistance, please don't hesitate to call.

Sincerely,

Leslie L. Sprague

LS:DF

Enclosure

DATA PERTAINING TO THE

ADOPTION OF A

FINDING OF BLIGHT

FOR THE

12TH AND BROOKLYN URBAN RENEWAL PROJECT

PREPARED FOR THE

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF
KANSAS CITY, MISSOURI

BY

RAYMOND, PARISH, PINE & WEINER, INC.

A. INTRODUCTION

Redevelopment Authority Law of the State of Missouri requires that before powers provided under Sections 99.300 to 99.715 (R.S. Mo. 1978, as amended) can be implemented by a redevelopment authority, the governing body of a community shall adopt a resolution or ordinance finding that: (a) an area is blighted or insanitary; and (b) the redevelopment of such area is necessary in the interests of the public's health, safety, morals or welfare of the residents of such community.

It is the purpose of this report to establish that the area of the 12th and Brooklyn Urban Renewal Project is blighted as defined by state statute, and that it is appropriate that the City Council adopt an ordinance finding the 12th and Brooklyn Urban Renewal Area to be blighted.

B. FINDING OF BLIGHT

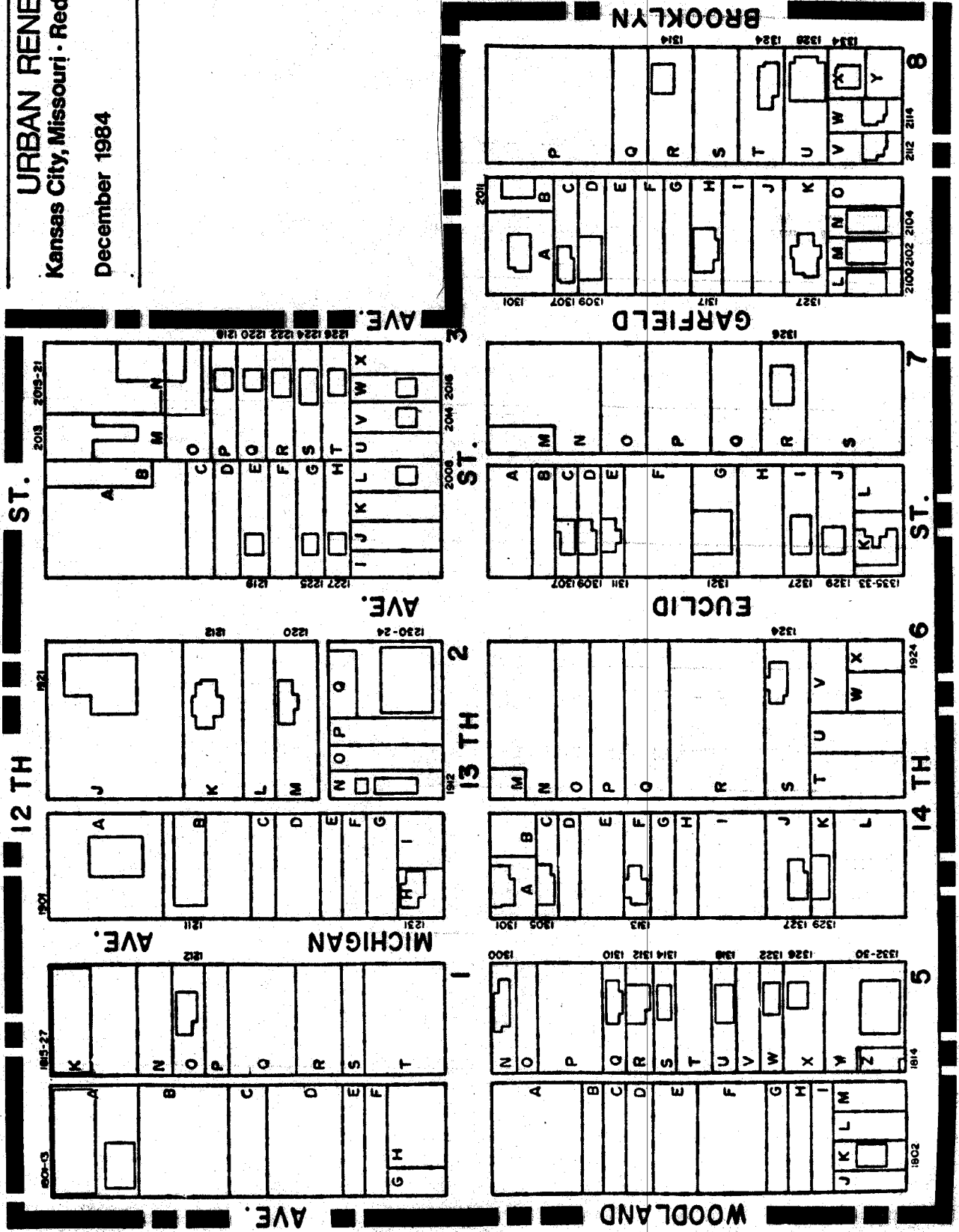
In order to determine if the 12th and Brooklyn Urban Renewal Project Area (see Map No. 1) is blighted as defined by Missouri state statute, detailed surveys and inspection of the exterior of each structure in the area and an analysis of the various factors which influence blight were undertaken in December, 1984.

12th & BROOKLYN

URBAN RENEWAL AREA

Kansas City, Missouri · Redevelopment Authority

December 1984



1. Definition of Blighted Area

Section 99.320 of Missouri Redevelopment Authority Law defines a blighted area as "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".

The statute further defines an insanitary area as "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".

2. Deterioration of Improvements and Substandard Buildings

All buildings in the area were inspected and evaluated as to the condition of visible building components and adequacy of facilities. Each building was given a general rating (excellent, good, fair, poor or very poor) and assigned to one of the following three categories:

Standard Buildings

Category 1 - Standard, requiring at most only normal maintenance:

This category is comprised of buildings which have no defects or only surface defects in structural and/or non-structural elements or components.

Substandard Buildings

Category 2 - Deficient:

This category is comprised of buildings which have intermediate or slight defects in primary or secondary structural elements or non-structural elements, or a single critical defect but not to the degree required for a rating of seriously deteriorated.

Category 3 - Seriously Deteriorated:

Buildings in this category must have critical defects in at least two of the primary structural elements or components; or, a critical defect in one of the primary structural elements or components in combination with intermediate defects in at least three of the remaining primary and/or secondary structural components; or intermediate defects in at least seven of the secondary structural or non-structural elements.

Exhibit A, attached, sets forth the detailed criteria for the structure surveys, the basis for the structure rating and a sample of the survey form used. The completed inspection forms for each individual building are submitted separately. The results of the structure surveys are set forth below, illustrated on Map No. 2, and summarized on Table 1 following this page. Of the 67 principal structures in the area, all were rated according to these categories.

Table 1

12th and Brooklyn Urban Renewal Area
 Kansas City, Missouri
 Page 1

Building Use and Condition Survey

Block	Parcel/ Building	Use	Vacancy		Condition		
			Total	Partial	<u>1</u>	<u>2</u>	<u>3</u>
1	A	commercial	X			X	
	A(rear)	residential	X				X
	K	commercial	X			X	
	O	residential			X		
2	A	commercial	X			X	
	B	residential	X			X	
	H	residential			X		
	J	institution				X	
	K	residential					X
	M	residential	X			X	
	Q	institution			X		
	Q(rear)	commercial	X			X	
	N	residential				X	
	N(rear)	residential					X
3	E	residential				X	
	G	residential				X	
	H	residential				X	
	L	residential			X		
	M	commercial			X		
	N	commercial	X			X	
	O	commercial	X			X	
	P	residential				X	
	Q	residential			X		
	R	residential			X		
	S	residential					X
	T	residential			X		
	V	residential			X		
	W	residential	X				X

Block	Parcel/ Building	Use	Vacancy		Condition		
			Total	Partial	1	2	3
5	K	residential	X	Under rehab	X		
	N	residential				X	
	Q	residential	X				X
	R	residential					X
	S	residential					X
	U	residential			X		
	W	residential			X		
	X	residential				X	
	Y	institution			X		
	Z	residential				X	
6	A	residential			X		
	C	residential	X				X
	F	residential	X			X	
	J	residential				X	
	K	residential				X	
	S	residential				X	
7	C	residential					X
	D	residential				X	
	E	residential				X	
	G	residential			X		
	I	residential				X	
	J	residential					X
	K	residential				X	
8	R	residential				X	
	A	residential			X		
	B	residential				X	
	C	residential		X		X	
	D	residential	X			X	
	H	residential			X		
	K	residential				X	
	L	residential				X	
	M	residential				X	
	N	residential				X	
	R	residential				X	
	T	residential	X				X
	U	residential					X
	V	residential				X	
	W	residential				X	
	X	residential			X		
Totals					18	36	13

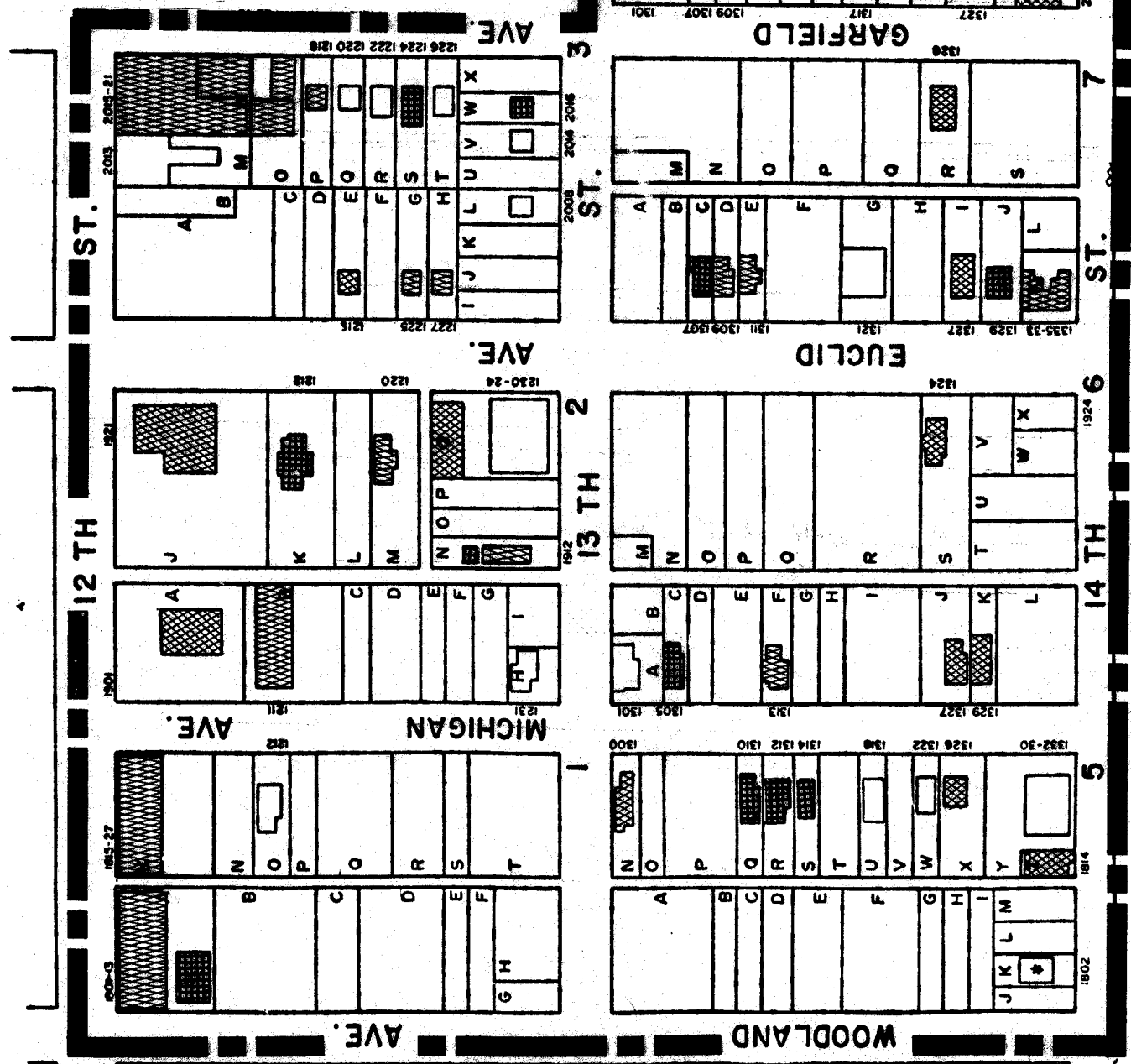
1 - Standard
 2 - Deficient
 3 - Seriously Deteriorated

URBAN RENEWAL AREA
Kansas City, Missouri - Redevelopment Authority
December 1984

STRUCTURAL CONDITIONS

LEGEND

- | STANDARD | UNDER REHABILITATION | DEFICIENT | SERIOUSLY DETERIORATED |
|---|---|---|---|
|  |  |  |  |



3. Survey Results

Seriously Deteriorated Structures - Thirteen structures or 19% of those rated, were classified as seriously deteriorated. Each of these structures had at least one critical defect and several intermediate defects.

Deficient Structures - Thirty-six structures, or 54% of those rated, were classified as deficient. Each of these structures had at least one intermediate defect and several slight defects.

Standard Structures - Eighteen structures, or 27% of those rated, were classified as standard. These had no intermediate defects and less than four slight defects.

The above results indicate that 81% of the structures in the project area are either deficient or seriously deteriorated.

4. Occupancy, Age, Obsolescence

Of the 67 structures in the project area, 50 (75%) were substantially occupied and 17 (25%) were vacant. One structure vacant at the time of survey was being rehabilitated. It is assumed that this structure will become occupied once rehabilitation is complete.

Lack of general maintenance is evident in a majority of the structures in the area. Many structures are experiencing masonry deterioration, chimneys need pointing, roofs are worn and in need of replacement, wooden sills and frames are rotting, and many have faded or chipped exterior paint.

Most of the structures in the project area were built between 1900-1950. It appears that only 2 or 3 structures have been constructed since 1950, however, they too have not been maintained.

The lack of investment and maintenance in the properties over the years has led to structural deterioration which will need substantial reinvestment if complete rehabilitation is expected. Through the lack of maintenance many of these structures could be classified as "obsolete

building types which through the lack of maintenance have a blighting influence" as defined under the criteria of the Federal Urban Renewal Program. Those structures which cannot be classified as obsolete at this time will become obsolete through deterioration if the lack of maintenance and reinvestment continue.

5. Land Utilization Characteristics

The project area, taken as a whole, with the exception of a few well maintained areas can be considered economically inadequate. Table 2 summarizes the area's inadequacy as a viable residential area as it relates to vacant parcels. The area which consists of seven (7) city blocks has a total of 151 parcels. Of these 151 parcels 64 (42%) have at least one structure while 87 (58%) are vacant. Most of these vacant parcels were at one time occupied as evident by building materials and concrete stairs left behind after structures were demolished. Debris left over after demolition, litter, and occasional dumping on these vacant parcels not only have a blighting influence on the entire area but could also lead to unsanitary conditions and could affect the safety of area residents especially young children who use these vacant lots for play.

The vast number of vacant parcels, combined with the number of structures in substandard condition are indicative of an area which has declined economically and which is becoming obsolete. Substantial rehabilitation on the remaining structures will not be enough to return this area to a viable and economically sound neighborhood. Because of the high percentage of vacant parcels, infill and/or totally new development will be necessary to ensure future viability of the area.

Table 2

12th and Brooklyn Urban Renewal Area
 Kansas City, Missouri
 Page 1

Vacant Parcel Analysis

Block Number	Total Number of Parcels	Number of Vacant Parcels	Number of Parcels with 1 or more Structures
1	16	13	3
2	17	9	8
3	24	10	14
5	26	16	10
6	24	18	6
7	19	11	8
8	<u>25</u>	<u>10</u>	<u>15</u>
Total	151	87	64
Percentage of Total	100%	58%	42%

Note: Three Parcels in the study area have 2 structures.

C. Finding

Based on the above information, it appears that the 12th and Brooklyn project area meets the definition of a "blighted area" as set forth in Section 99.320 of the Missouri Redevelopment Authority Law as all the factors necessary for a determination of blight are found to a substantial degree throughout the project area. These factors contribute to the lack of viability of the area which creates an economic liability to the City because of the area's present condition and use. The factors include: 81% of the structures in the project area are either deficient or seriously deteriorated; 25% of the structures were vacant; 58% of all the parcels in the project area are vacant and undeveloped; the area contains many buildings which through the lack of maintenance have a blighting influence; lack of new development and the cessation of growth has resulted in both structural and economic decline; and debris and litter on the vacant parcels cause both a blighting influence and lead to insanitary and unsafe conditions.

EXHIBIT A

CRITERIA FOR STRUCTURE SURVEYS

CLASSIFICATION OF BUILDINGS

Building shall be classified, based on field inspection, according to the following categories, as defined below.

Standard Buildings

Category 1 Standard, requiring at most only normal maintenance:

This category is comprised of buildings which have no defects or only surface defects in structural and/or non-structural elements or components.

Substandard Buildings

Category 2 Deficient:

This category is comprised of buildings which have intermediate or slight defects in primary or secondary structural elements or non-structural elements, or a single critical defect.

Category 3 Seriously Deteriorated:

Buildings in this category must have critical defects in at least two of the primary structural elements or components; or, a critical defect in one of the primary structural elements or components in combination with intermediate defects in at least three of the remaining primary and/or

secondary structural components; or intermediate defects in at least seven of the secondary structural or non-structural elements.

DEFINITION OF COMPONENTS

	<u>Exterior</u>	<u>Interior</u>
<u>Primary Components</u>	Foundation Exterior wall Structure Roof structure	Floor structure Beams, columns, jo Interior walls and partitions Building layout Elevators Secondary egress Plumbing Heating Electrical
<u>Secondary Components</u>	Siding material Roofing material Porches and exterior Stairs Windows and doors Chimneys	Flooring material Ceiling Doors and windows Light, air, ventilation Halls, stairs, rail

DEGREE OF DEFICIENCIES

- 1 SATISFACTORY - In need of only normal maintenance or less.
- 2 SLIGHT - Structural or non-structural item is worn, loose, cracked or otherwise requires remedial action beyond normal maintenance but not of a serious nature.
- 3 INTERMEDIATE - Structural or non-structural item is badly deteriorated and in need of major repair or partial replacement.
- 4 CRITICAL - Structural or non-structural item is badly deteriorated, sinking, leaning, non-operative or non-functional, out of plumb or unsafe to an extent requiring complete replacement.

The specific criteria to be utilized in determining whether exterior items are to be rated either 1-2-3- or 4 is as follows:

1. Foundation

Rated #1 If sound and solid, fully capable of supporting the super-structure and containing no cracks, holes or open spaces.

Rated #2 If basically sound and solid, but has cracks, small holes or open spaces correctable by minor repair work such as tuckpointing.

Rated #3 If deteriorated to the degree that partial replacement of materials is necessary, and the part to be replaced is not an integral part of the structure.

Rated #4 If deteriorated to the degree that total replacement is necessary.

2. Exterior Wall Structure

Rated #1 If walls are sound, plumb and do not require any repair.

Rated #2 If walls are basically sound and plumb and require minor repair but no replacement.

Rated #3 If walls are out of plumb but otherwise sound and capable of being reinforced.

Rated #4 If walls are bowed, sagging, or deteriorated to such a degree that complete replacement is necessary.

3. Roofing Structure

Rated #1 If the roof structure is sound and in proper alignment.

Rated #2 If the roof structure is out of line, but requiring only minor repair and no replacement.

Rated #3 If the roof structure is out of line or sagging and requires repair including partial replacement of covering materials and supporting structure.

Rated #4 If the roof structure is so deteriorated that it must be totally replaced.

4. Siding Material

Rated #1 If the siding materials are properly applied and in a reasonably sound condition so as to provide full protection of the occupants from the elements.

Rated #2 If the siding material is beginning to require normal maintenance in order to return it to its original condition.

Rated #3 If the siding materials are deteriorated to the degree that replacement of a portion is necessary to return it to its original condition.

Rated #4 If the siding materials have deteriorated to the degree that complete replacement is necessary.

5. Roofing Material

Rated #1 If the roofing materials are properly applied and in a reasonably sound condition so as to provide full protection of the occupants from the elements.

Rated #2 If the roofing material is beginning to require normal maintenance in order to return it to its original condition such as replacement of a few shingles.

Rated #3 If the roofing materials are deteriorated to the degree that replacement of a sizeable portion is necessary to return it to its original condition.

Rated #4 If the roofing materials have deteriorated to the degree that complete replacement is necessary.

6. Porches and Exterior Stairs

Rated #1 If they are sound and require no repair or replacement.

Rated #2 If they are basically sound but require minor repair but no replacement.

Rated #3 If they are sagging or deteriorating to such a degree that partial replacement of the floor or supporting structure is necessary.

Rated #1 If they are deteriorated and dangerous to such a degree that total replacement is necessary.

7. Windows and Doors

Rated #1 If they are solid, weathertight, and workable, and require no repair.

Rated #2 If they are solid, weathertight, and workable, but require minor repair such as replacing missing putty.

Rated #3 If they are sagging, not completely workable or weathertight and require some replacement of broken panes, frames, sills, and sashes.

Rated #4 If they have deteriorated to such a degree that total replacement is necessary.

8. Chimney

Rated #1 If the chimney is solid, sound, of a type approved by the building code and does not require any repair.

Rated #2 If the chimney is solid, sound of a type approved by the building code but requires minor repair such as tuckpointing.

Rated #3 If the chimney is an approved type, and of solid construction, but contains holes, or other defects such as missing bricks or other material but is capable of being repaired.

Rated #4 If the chimney is not of the approved type or is totally lacking, or is so deteriorated that it must be replaced.

9. Facilities (appropriate to use and function of building)

Rated #1 If facility is present, in good operating condition and does not require repair.

Rated #2 If boilers or oil burners require repairs of a minor nature. If elevator equipment is defective resulting in occasional malfunction. If gas water heaters are unvented.

Rated #3 If boilers or oil burners do not provide adequate heat or if continued operation represents a safety hazard. If stairwells are inadequately fire proofed. If electric wiring is inadequate or unsafe. If light or ventilation is inadequate. If toilet facilities are inadequate. If elevator facilities are inadequate in relation to need and height of structure or inoperative.

Rated #4 If central heat or adequate and safe space heating is lacking. If adequate water supply is lacking. If elevators are lacking in multi-storied buildings. If electric wiring is lacking. If there is no second egress above the second floor.

RESIDENTIAL STRUCTURE SURVEY

Inspector		Project/Building Area	
Block No.	Page	Block No.	Page
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
8	8	8	8
9	9	9	9
10	10	10	10
11	11	11	11
12	12	12	12
13	13	13	13
14	14	14	14
15	15	15	15
16	16	16	16
17	17	17	17
18	18	18	18
19	19	19	19
20	20	20	20
21	21	21	21
22	22	22	22
23	23	23	23
24	24	24	24
25	25	25	25
26	26	26	26
27	27	27	27
28	28	28	28
29	29	29	29
30	30	30	30
31	31	31	31
32	32	32	32
33	33	33	33
34	34	34	34
35	35	35	35
36	36	36	36
37	37	37	37
38	38	38	38
39	39	39	39
40	40	40	40
41	41	41	41
42	42	42	42
43	43	43	43
44	44	44	44
45	45	45	45
46	46	46	46
47	47	47	47
48	48	48	48
49	49	49	49
50	50	50	50
51	51	51	51
52	52	52	52
53	53	53	53
54	54	54	54
55	55	55	55
56	56	56	56
57	57	57	57
58	58	58	58
59	59	59	59
60	60	60	60
61	61	61	61
62	62	62	62
63	63	63	63
64	64	64	64
65	65	65	65
66	66	66	66
67	67	67	67
68	68	68	68
69	69	69	69
70	70	70	70
71	71	71	71
72	72	72	72
73	73	73	73
74	74	74	74
75	75	75	75
76	76	76	76
77	77	77	77
78	78	78	78
79	79	79	79
80	80	80	80
81	81	81	81
82	82	82	82
83	83	83	83
84	84	84	84
85	85	85	85
86	86	86	86
87	87	87	87
88	88	88	88
89	89	89	89
90	90	90	90
91	91	91	91
92	92	92	92
93	93	93	93
94	94	94	94
95	95	95	95
96	96	96	96
97	97	97	97
98	98	98	98
99	99	99	99
100	100	100	100

THE NEW YORK PUBLIC LIBRARY

(List each non-resident's use on back of sheet)

[illegible]

RAILWAY If None Check None ☐

Case No.	Offense	Arrested	Released	Disposition
1	1	1	1	1
2	2	2	2	2
3	3	3	3	3
4	4	4	4	4
5	5	5	5	5
6	6	6	6	6
7	7	7	7	7
8	8	8	8	8
9	9	9	9	9
10	10	10	10	10
11	11	11	11	11
12	12	12	12	12
13	13	13	13	13
14	14	14	14	14
15	15	15	15	15
16	16	16	16	16
17	17	17	17	17
18	18	18	18	18
19	19	19	19	19
20	20	20	20	20
21	21	21	21	21
22	22	22	22	22
23	23	23	23	23
24	24	24	24	24
25	25	25	25	25
26	26	26	26	26
27	27	27	27	27
28	28	28	28	28
29	29	29	29	29
30	30	30	30	30
31	31	31	31	31
32	32	32	32	32
33	33	33	33	33
34	34	34	34	34
35	35	35	35	35
36	36	36	36	36
37	37	37	37	37
38	38	38	38	38
39	39	39	39	39
40	40	40	40	40
41	41	41	41	41
42	42	42	42	42
43	43	43	43	43
44	44	44	44	44
45	45	45	45	45
46	46	46	46	46
47	47	47	47	47
48	48	48	48	48
49	49	49	49	49
50	50	50	50	50
51	51	51	51	51
52	52	52	52	52
53	53	53	53	53
54	54	54	54	54
55	55	55	55	55
56	56	56	56	56
57	57	57	57	57
58	58	58	58	58
59	59	59	59	59
60	60	60	60	60
61	61	61	61	61
62	62	62	62	62
63	63	63	63	63
64	64	64	64	64
65	65	65	65	65
66	66	66	66	66
67	67	67	67	67
68	68	68	68	68
69	69	69	69	69
70	70	70	70	70
71	71	71	71	71
72	72	72	72	72
73	73	73	73	73
74	74	74	74	74
75	75	75	75	75
76	76	76	76	76
77	77	77	77	77
78	78	78	78	78
79	79	79	79	79
80	80	80	80	80
81	81	81	81	81
82	82	82	82	82
83	83	83	83	83
84	84	84	84	84
85	85	85	85	85
86	86	86	86	86
87	87	87	87	

THE FUTURE

(to be Completed by Code Coordinator)

Plumbing	Yes ☐ No ☐	Plumbing	Yes ☐ No ☐	Housing	Yes ☐ No ☐	Other
Health	Yes ☐ No ☐	Health	Yes ☐ No ☐	Electrical	Yes ☐ No ☐	

☐ Minor ☐ Significant ☐ Moderate ☐ Major ☐ Critical

NOTE (see Definition of Ratings)☐ Excellent ☒ Good ☐ Fair ☐ Poor ☐ Very Poor

REMARKS FOR PAGE NO. (Serial note):

	Masonry Walls-Wood Floors and Roof Truss	
	Floor	
	Ceiling	

	No.	Short	Inter.	Critical	Comments
1. <u>1944-1945</u>					
2. <u>1946-1947</u>					
3. <u>1948-1949</u>					
4. <u>1950-1951</u>					
5. <u>1952-1953</u>					
6. <u>1954-1955</u>					
7. <u>1956-1957</u>					
8. <u>1958-1959</u>					
9. <u>1960-1961</u>					
10. <u>1962-1963</u>					
11. <u>1964-1965</u>					
12. <u>1966-1967</u>					
13. <u>1968-1969</u>					
14. <u>1970-1971</u>					
15. <u>1972-1973</u>					
16. <u>1974-1975</u>					
17. <u>1976-1977</u>					
18. <u>1978-1979</u>					
19. <u>1980-1981</u>					
20. <u>1982-1983</u>					
21. <u>1984-1985</u>					
22. <u>1986-1987</u>					
23. <u>1988-1989</u>					
24. <u>1990-1991</u>					
25. <u>1992-1993</u>					
26. <u>1994-1995</u>					
27. <u>1996-1997</u>					
28. <u>1998-1999</u>					
29. <u>2000-2001</u>					
30. <u>2002-2003</u>					
31. <u>2004-2005</u>					
32. <u>2006-2007</u>					
33. <u>2008-2009</u>					
34. <u>2010-2011</u>					
35. <u>2012-2013</u>					
36. <u>2014-2015</u>					
37. <u>2016-2017</u>					
38. <u>2018-2019</u>					
39. <u>2020-2021</u>					
40. <u>2022-2023</u>					
41. <u>2024-2025</u>					
42. <u>2026-2027</u>					
43. <u>2028-2029</u>					
44. <u>2030-2031</u>					
45. <u>2032-2033</u>					
46. <u>2034-2035</u>					
47. <u>2036-2037</u>					
48. <u>2038-2039</u>					
49. <u>2040-2041</u>					
50. <u>2042-2043</u>					
51. <u>2044-2045</u>					
52. <u>2046-2047</u>					
53. <u>2048-2049</u>					
54. <u>2050-2051</u>					
55. <u>2052-2053</u>					
56. <u>2054-2055</u>					
57. <u>2056-2057</u>					
58. <u>2058-2059</u>					
59. <u>2060-2061</u>					
60. <u>2062-2063</u>					
61. <u>2064-2065</u>					
62. <u>2066-2067</u>					
63. <u>2068-2069</u>					
64. <u>2070-2071</u>					
65. <u>2072-2073</u>					
66. <u>2074-2075</u>					
67. <u>2076-2077</u>					
68. <u>2078-2079</u>					
69. <u>2080-2081</u>					
70. <u>2082-2083</u>					
71. <u>2084-2085</u>					
72. <u>2086-2087</u>					
73. <u>2088-2089</u>					
74. <u>2090-2091</u>	</				

Overall Use (Quality of Rating)

☐ Excellent ☐ Good ☐ Fair ☐ Poor ☐ Very Poor

2. **What is the purpose of the following article? (brief note):**

Yes	No	Don't Know	Other

INTERNAL REINFORCING STRUCTURE INTERIOR:

NON-RESIDENTIAL STRUCTURE SURVEY

Evaluation of Functional Obsolescence of Structures
and Site Evaluation

Street: _____ City: _____

Project/Survey Area: _____

Address/Block #/Parcel #: _____

Inspector: _____

1. Functional Obsolescence: (attach additional sheets if needed)

2. Site Evaluation: (attach additional sheets if needed)

(a) Degree of accessibility to adjacent land uses: _____

(b) Intensity of land coverage: _____

(c) Adequacy of parking and loading areas: _____

(d) Adequacy of outdoor storage areas and of their screening from street and property lines: _____

(e) Intensity of noise, smoke or odor emissions: _____

(f) Amount of traffic generation on residential streets: _____

THIS ORDINANCE EFFECTIVE
10 DAYS AFTER PASSAGE

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 53037

APPROVING THE URBAN RENEWAL PLAN FOR THE 12TH AND BROOKLYN URBAN RENEWAL PROJECT BOUNDED ON THE NORTH BY 12TH STREET, ON THE EAST BY BROOKLYN, ON THE SOUTH BY AN IRREGULAR LINE APPROXIMATELY MID-WAY BETWEEN 12TH AND 13TH STREETS AND ON THE WEST BY GARFIELD, SUBJECT TO CERTAIN FINDINGS AND CONDITIONS.

WHEREAS, LCRA has made detailed studies of the location, physical condition of structures, land use, environmental influences, and social, cultural, and economic conditions of the project area and has determined that the area is a blighted or insanitary area and that it is detrimental and a menace to the safety, health, and welfare of the inhabitants and users thereof and of the locality at large, and the members of the City Council have been fully apprised by LCRA of these facts and conditions; and

WHEREAS, there has been prepared and referred to the City Council of Kansas City, Missouri, for review and approval of an Urban Renewal Plan, pursuant to Sections 99.300 to 99.660, inclusive, R.S.Mo., dated March, 1981, attached hereto and incorporated herein by reference as Exhibit "A"; and

WHEREAS, said Urban Renewal Plan has been approved by LCRA, as evidenced by the copy of the LCRA Board's duly certified resolution approving said Urban Renewal Plan, which is attached hereto and incorporated herein as Exhibit "B"; and

WHEREAS, a general plan known as the Garfield Independence Plaza Area Plan, has been adopted by Resolution #46636 and is recognized and used as a guide for the general development of the locality as a whole; and

WHEREAS, pursuant to its resolution LCRA has submitted the said Urban Renewal Plan to the City Plan Commission for consideration; and the City Plan Commission having fully studied said Plan and being fully informed as to its contents, has, by resolution dated June 12, 1981, determined that the said Urban Renewal Plan conforms to the Master Plan prepared for the development of the community as a whole and has recommended the Urban Renewal Plan to the City Council for its approval; and

WHEREAS, said resolution of the City Plan Commission is attached hereto and incorporated herein by reference as Exhibit "C"; and

WHEREAS, LCRA has submitted a program for the relocation of individuals and families that may be displaced as a result of carrying out the project in accordance with said Urban Renewal Plan; NOW THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That it is hereby found and determined that the said project area known as the 12th and Brooklyn Urban Renewal area within the corporate limits of Kansas City, is a blighted and insanitary area and qualifies as an eligible project under Missouri Land Clearance for Redevelopment Authority Law.

Section 2. That said Urban Renewal Plan for the heretofore described project area, having been duly reviewed and considered, is hereby approved.

Section 3. That it is hereby found and determined that the objectives of the Urban Renewal Plan cannot be achieved through more extensive rehabilitation of the Urban Renewal Area.

Section 4. That it is hereby found and determined that the Urban Renewal Plan is feasible and in conformity with the Master Plan as adopted by the City Plan Commission for the development of the community as a whole.

Section 5. That it is hereby found and determined that the Urban Renewal Plan for the Urban Renewal Area will afford maximum opportunity, consistent with the sound needs of the locality as a whole, for the urban renewal of such areas by private enterprise.

Section 6. That it is hereby found and determined that the program for the proper relocation of the individuals and families displaced in carrying out the project in decent, safe, and sanitary dwellings in conformity with acceptable standards is feasible and can be reasonable and timely effected to permit the proper prosecution and completion of the Project; and that such dwellings or dwelling units available or to be made available to such displaced families are at least equal in number or greater in number to the number of displaced families, are not generally less desirable in regard to public facilities than the dwellings of the displaced families in the Project area, are available at rents or prices within the financial means of the displaced families, and are reasonably accessible to their places of employment.

Authenticated as Passed

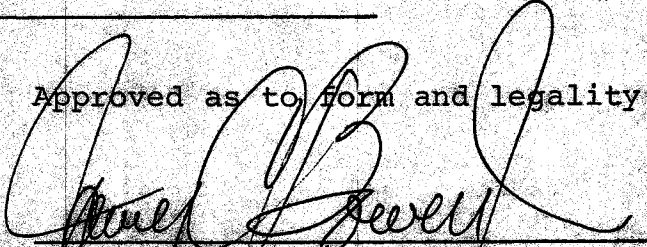

NORMAN L. BERKELEY, Mayor

 , City Clerk

By  Deputy City Clerk

AUG 27 1961

Approved as to form and legality:


Assistant City Attorney

Form 3476a - Law
(02370)