

2nd Modification to 33rd & Montgall U_RBAN R_ENEWAL P_LAN –

PALESTINE COMMONS ENHANCED SENIOR LIVING PROJECT



LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY, MISSOURI

PLAN APPROVALS:

JUNE 12, 2006:	REDEVELOPMENT COORDINATING COMMITTEE (CASE NO. 361 S-2, 385 S-14)
JUNE 20, 2006	CITY PLAN COMMISSION
JUNE 28, 2006	LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY (RES #6-03-06)
OCTOBER 25, 2006	PLANNING, ZONING AND ECONOMIC DEVELOPMENT COMMITTEE
OCTOBER 26, 2006	CITY COUNCIL (ORDINANCE #060807)

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY, MISSOURI

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Steve Hamilton

James White

John Mulvihill

Sylvester James

Joseph F. Egan, Executive Director

CITY PLAN COMMISSION

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Charles A. Eddy

Wayne Cauthen, City Manager

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."

**2ND MODIFICATION TO 33RD & MONTGALL
URBAN RENEWAL PLAN
OF
KANSAS CITY, JACKSON COUNTY, MISSOURI**

CONTENTS

	Executive Summary	
I.	Description of the Project Area	5
II.	Findings.....	6
III.	Statement of Development Objectives.....	7
IV.	Land Use Plan.....	8
	A. Existing Land use Plan	
	B. Proposed Land Use Plan	
	C. Design Objectives and Controls	
	D. Zoning	
V.	Urban Renewal Techniques to be Used to Achieve Plan Objectives	10
VI.	Other Provisions Necessary To Meet Requirements of Law.....	11
VII.	Workable Program.....	12
VIII.	Proposed Financing.....	13
IX.	Relocation.....	14
X.	Affirmative Action.....	14
XI.	Duration of Controls.....	14
XII.	Provision for Amending Plan.....	14

Site Plan
Pro Forma

Exhibit A – “Current URA and Proposed Expansion”
Exhibit A1 - "Project Location"
Exhibit A2 -"Legal Description"
Exhibit B – “Pictures of Site/Blighting Conditions”
Exhibit C - “Existing Land Use”
Exhibit D - “Proposed Land Use”
Exhibit E - “Current Zoning”
Exhibit F - “Proposed Zoning”

Appendix 1 – Design Review Process
Appendix 2 – Standardized Relocation Policy
Appendix 3 – Affirmative Action Process
Appendix 4 – Workable Program

Attachment I – Census & Crime Data

**2ND MODIFICATION TO 33RD & MONTGALL
URBAN RENEWAL PLAN**

EXECUTIVE SUMMARY

FUNDER	Palestine Economic Development Corporation
LOCATION	The General project site is 34 th street on the North, 35 th street on the south, Prospect Ave. on the West and Montgall Ave. on the East.
AREA PLAN	Oak Park North Area Plan
COUNCIL DISTRICT	3 rd District—Troy Nash & Saundra McFadden-Weaver
PROJECT	The Redevelopment Project will replace an aging dilapidated housing supply and commercial strip with new state of the industry senior living and high-quality residential housing.
OBJECTIVES	Adoption of the 2 nd Modification to the 33 rd & Montgall Urban Renewal Area Plan will allow for more needed senior living accommodations and residential land usage.
LCRA ASSISTANCE	Assistance anticipated by the Developer includes: • Tax Abatement • Property Acquisition
BLIGHT STUDY	LCRA staff conducted a site inspection in August 2005 and documented conditions on the property that constitute blighted or insanitary conditions.

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 2nd Modification of the 33rd & Montgall Urban Renewal Plan (the “Plan”) for the 33rd & Montgall Urban Renewal Area, adopted on September 3, 1987, by City Council Ordinance No. 61221 and last modified on October 26, 1988.

The Plan is located within the Oak Park North Area Plan (the “Area Plan”) prepared by the City Development Department of the City of Kansas City, Missouri (the “City”). The Oak Park North Area Plan (adopted December 16, 1976 by Resolution No. 41709 and last amended May 19, 2005 by Resolution No. 050509) recommends Mixed Use [residential/commercial], Medium Density [9-28 units per acre], public/semi-public uses for an area generally bounded by 31st street on the north, 39th street on the south, Paseo Blvd on the west and Stadium Drive on the east.

The LCRA has considered and determined that the development, land use and building requirement proposed by the Plan for the 33rd & Montgall 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 areas or conditions of blight or deterioration, and the provision of adequate, safe and sanitary dwelling accommodations.

Location

The Plan is located in the central region of the 3rd Council District of the City of Kansas City, Missouri. The Plan is located in the northern quadrant of the Oak Park neighborhood. Refer to Exhibit A for a map of Project Location and Exhibit A-1 for the legal description of the property included in the Project Area.

Conformance to the Comprehensive Plan

The Plan is located within the Area Plan prepared by the City Development Department of the City of Kansas City, Missouri (the “City”). It is anticipated that the Area Plan, adopted December 16, 1976 by Resolution No. 41709 and last amended May 19, 2005 by Resolution No. 050509 does require an amendment to change the land use to allow for medium density residential use within an area designated as public/semi-public use.

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

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.
- Target investment and incentives on the Great Streets (Prospect Street is designated as a “Great Street”).
- 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.

The LCRA staff conducted a site inspection of the project area on August 3, 2005. The project area will add ½ of a city block to the existing urban renewal plan; expanding the boundary to the south to the property line of 3427 Prospect and 3434 Montgall. This project area is residential and commercial. According to the U.S. Census Bureau census tract 56.01, there are 529 housing units in the block group. The project area constitutes 50% of the block group. Vacant housing units makeup 23.6% of the block group. Occupied housing consists of 52% of persons 65 year old and over. The physical attributes of the census tract 56.01 show 35% of the housing stock to being built in 1939 or earlier. Of the structures built in 1939 or earlier 72% are owner-occupied and 28% renter-occupied. The median age for all structures being built is 1952. There are 4 – 8% of all structures that lack complete plumbing and kitchen facilities. Public infrastructure shows serious deterioration in curbs and sidewalks. The Center for economic Information has compiled data showing crime stats by neighborhood. This Northwest section of Oak Park neighborhood is in the Central Patrol Division of KCPD. According to police data, 16.1% of the crimes against persons and 7.1% of crimes against property occurred in the project area. These numbers are significant given the size of the Central Patrol Division against the project area. See exhibit B and B1 for pictures of blight findings, U.S. Census Bureau and KCPD crime statistics.

The LCRA found the Urban Renewal Area to be blighted by Resolution No. 88-80, October 26, 1988 in accordance with the section 99.320(3) R.S.Mo of Missouri's Land Clearance for Redevelopment Statute. LCRA staff reaffirms through conducting a site inspection the project area is still in a state of blight and need redevelopment.

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:

1. Replace aging dilapidated housing stock with new sate of the industry senior living and high quality residential housing.
2. 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

The project area lies completely within the Oak Park North Area Plan. The Area Plan, as amended, calls for this specific property and much of the immediate surrounding area to be Public/Semi-Public use. The majority of the Oak Park neighborhood features two story homes with detached garages built in the first half of the Twentieth Century. The location for the Senior Living facility will abut Prospect Avenue, which is a major artery within the inner-city and highly visible. The project area will call for a change in the land use to medium density residential. For a depiction of these existing land uses, see Exhibit C – Existing Land Use.

B. Proposed Land Use Plan

The project area will call for a change in the land use to medium density residential. This will coincide with the existing senior living projects within the area and allow for a consistent within the immediate neighborhood, as depicted on 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 Oak Park Urban Renewal Area. All 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 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 Objectives

Redevelopers shall maintain parking facilities in an acceptable manner in conformance with the Plan.

No chain link fencing will be permitted on any redevelopment parcels assisted by the Authority. All fencing shall be maintained in good condition.

3. Signage

Billboards will not be allowed. The Authority will require removal of billboards on all redevelopment parcels approved 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

with adequate drainage and grates (or other approved plantings), 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.

6. Zoning

The project area is currently zoned C2 and R2b. See Exhibit E- Existing Zoning for details. The proposed zoning for the project will be rezoned URD – Urban Redevelopment District. (See Exhibit F- Proposed Zoning.)

IV. URBAN RENEWAL TECHNIQUES TO BE USED TO ACHIEVE PLAN OBJECTIVES

With respect to the particular urban renewal plan the following urban renewal techniques will be used to ensure positive economic 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. “PILOTS (payment in lieu of taxes) are to be paid for any purchase-leaseback arrangement. If the abatement exceeds standard Chapter 99 terms (frozen assessed valuation of property for 10 years of abatement on the increased valuation of the property”), the Land Clearance for Redevelopment Authority will inform the Director of Finance and the Director of City Planning and Development in writing not less than 10 days prior to the hearing of such a request by the Authority”.

B. Eminent Domain

It is not anticipated, but possible that the Authority will need to acquire land through the use of its power of eminent domain in order to implement this Plan. However, as other phases of redevelopment occur eminent domain may need to be used. The redeveloper will be required to amend the plan with identified parcels to go into the acquisition category.

V. OTHER PROVISIONS NECESSARY TO MEET REQUIREMENTS OF LAW

A. Public Utilities, Recreation, Community Facilities

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, 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 submit, 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 obtain a Land Disturbance Permit from the Development Services 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 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 Forestter. The plan shall include size, type, species, and placement of trees.
- 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 required by Development Services.

VII. WORKABLE PROGRAM

III. Workable Program and Rules for Implementation (Background)

- a. 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.
- b. 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.

2. Impact of the Workable Program on Applications for Benefits under this Urban Renewal Plan.

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

3. Monitoring Urban Renewal Projects under this Urban Renewal Plan

- a. 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.

- b. 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.
- c. 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 new construction, land acquisition and improvements for the Palestine Senior Living facility is expected to cost approximately \$15.2 million and produce 90 living units:

Sources		Uses	
1 st Mortgage financing	\$2,252,872	Land Improvements	\$408,800
Federal Tax Credits 4%	4,144,616	Hard Cost	7,838,600
State Tax Credits 4%	1,522,512	Fees (G.C.'s O'head, Architect, Engineering, etc.)	511,000
HUD Special Purpose Grant	900,000	Financing Fees & Expenses	513,000
Other Sources (Deferred Developer fee, Church Contrib., Sec. 202 financing, private Contrib.)	1,400,000	Interim Loan Costs	30,660
		Professional Fees	112,640
		Acquisition/Other Costs	541,660
		Bond Cost/Fees	263,640
Total	\$10,220,000	Total	\$10,220,000

IV. 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.

V. 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.

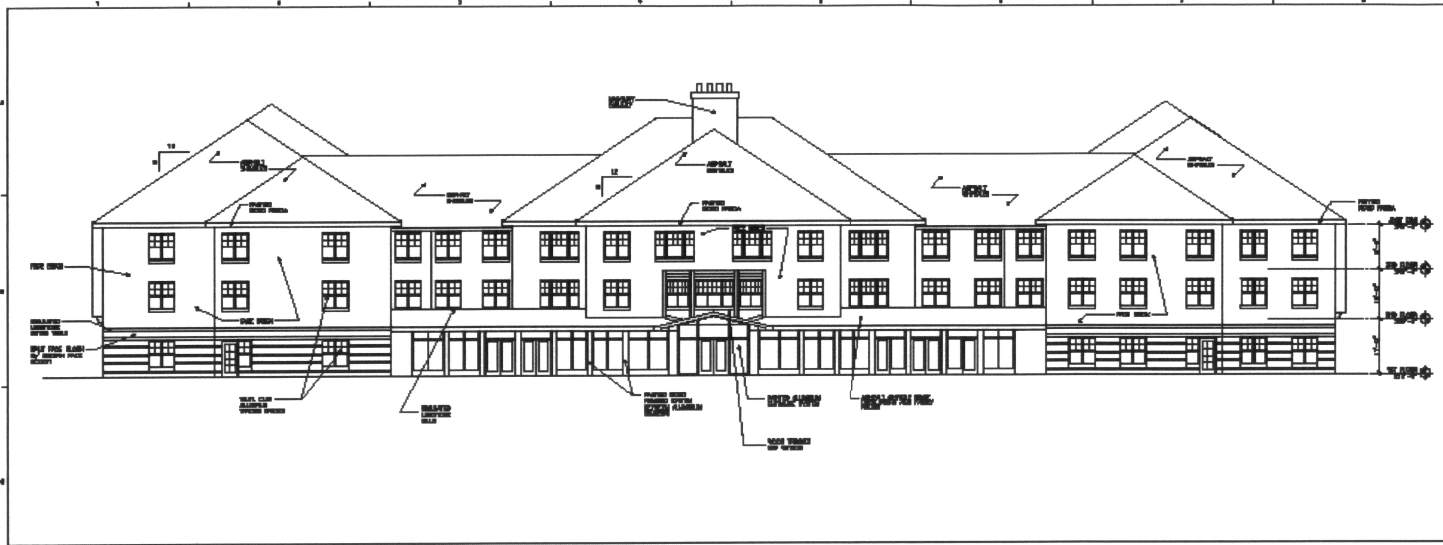
VI. DURATION OF CONTROLS

The 2nd Modification to the 33rd and Montgall Urban Renewal Plan shall be effective for a period of fifteen (15) years from the date of passage of the approving ordinance.

VII. PROVISION FOR AMENDING PLAN

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

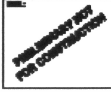
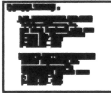
SITE PLAN PROFORMA



C1 NORTH ELEVATION
30'-0" x 120'-0"



F1 SOUTH ELEVATION
30'-0" x 120'-0"



**PALESTINE COMMONS ENHANCED
SERVICES SENIOR LIVING FACILITY**
3400 STREET & PINEHURST AVENUE BARABAR CITY, MISSOURI 64115

DATE: 10/15/2010	BY: [Signature]
CHECKED: [Signature]	DATE: 10/15/2010
DESIGNED: [Signature]	DATE: 10/15/2010
DRAWN: [Signature]	DATE: 10/15/2010
PROJECT: [Signature]	DATE: 10/15/2010

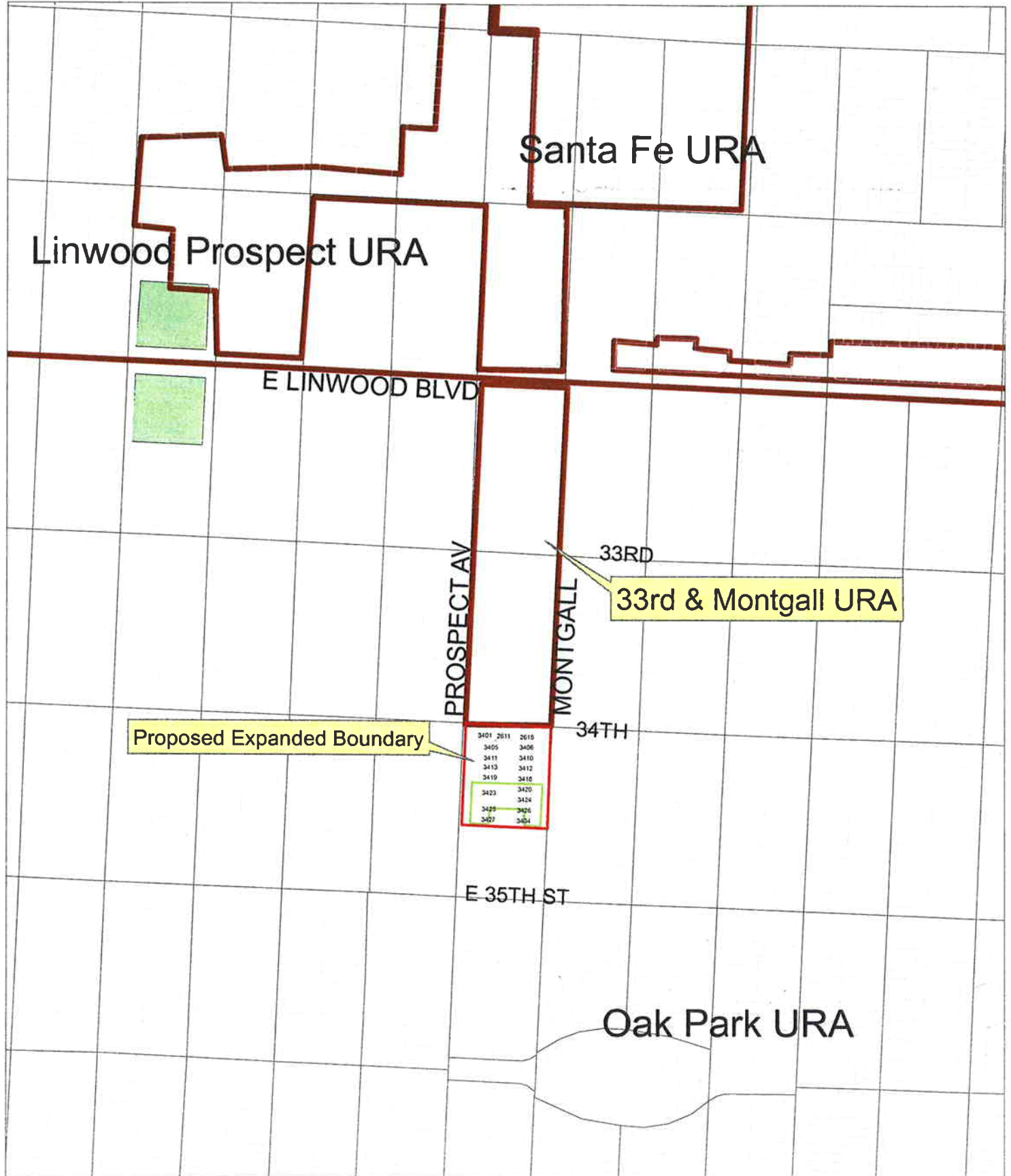
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DATE :	
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TIME :	



EXHIBITS



Current URA and Proposed Expansion

Prepared by the Economic Development Corporation of Kansas City, MO
 Prepared by S. Counts
 Date: 05/01/2006

2nd Modification to 33rd & Montgall URA
 Palestine Commons Senior Project

 Proposed extended URA boundary

 Palestine Commons New const. footprint



Exhibit A



34TH

PROSPECT AV

MONTGALL

3401	2611	2615
3405		3406
3411		3410
3413		3412
3419		3418
3423		3420
		3424
3425		3426
3427		3434

Project Site Map

Exhibit A1

Prepared by the Economic Development Corporation of Kansas City, MO
Prepared by S. Counts
Date: 05/01/2006

2nd Modification to 33rd & Montgall URA
Palestine Commons Senior Project



Proposed extended
URA boundary



Palestine Commons
New const. footprint



Exhibit A-2

Legal Description

1	3401 Prospect	LCRA 10 Petticoat Ln, Ste 250 KCMO	3401-03 Prospect/W 90 FT LOT 1 DUNLOP PLACE
2	2611 E. 34 th St	LCRA 10 Petticoat Ln, Ste 250 KCMO	2611 E. 34 th St/E 50 FT LOT 1 DUNLOP PLACE
3	3405 Prospect Ave	LCRA 10 Petticoat Ln, Ste 250 KCMO	3405-07 Prospect/LOT 2 & N 10 FT LOT 3 DUNLOP
4	3411 Prospect Ave	LCRA 10 Petticoat Ln, Ste 250 KCMO	3411 Prospect/DUNLOP PLACE S 30 FT OF LOT 3
5	3413 Prospect Ave	Newberry Orville & Gloria 3444 Prospect KCMO	3413-15 Prospect/VAC LOT DUNLOP PLACE LOT 4
6	3419 Prospect Ave	E.R. Morris Funeral Chapel 4316 Troost KCMO	3419 Prospect/LOT 5 DUNLOP PLACE
7	3421 Prospect Ave.	Devoe Charles W & Sharon A 500 E. 44 th St. Kansas City, MO 64110	3421 Prospect DUNLOP PLACE LOT 6 & N 10 FT LOT 7
8	3423 Prospect Ave	Empire Steel & Used Parts 3423 Prospect	3423 Prospect/S 30 FT LOT 7 DUNLOP PLACE
9	3427 Prospect Ave.	James John Wesley & Jo Ann 3432 Prospect Kansas City, MO 64128	3427 PROSPECT/LOT 9 DUNLOP PLACE
10	2615 E. 34 th St	LCRA 10 Petticoat Ln, Ste 250 KCMO	2615 E 34 th St/VAC LOT DUNLOP PLACE LOT 30
11	3406 Montgall Ave	LCRA 10 Petticoat Ln, Ste 250 KCMO	3406 Montgall/LOT 29 DUNLOP PLACE
12	3410 Montgall Ave	LCRA 10 Petticoat Ln, ste 250 KCMO	3410 Montgall/LOT 28 DUNLOP PLACE
13	3412 Montgall Ave	LCRA 10 Petticoat Ln, Ste 250 KCMO	3412 Montgall/VAC LOT DUNLOP PLACE LOT 27

14	3418 Montgall Ave	LCRA 10 Petticoat Ln, Ste 250 KCMO	3418 Montgall/LOT 26 DUNLOP PLACE
15	3420 Montgall Ave	CDC of KC 2420 E. Linwood Blvd KCMO	3420 Montgall/LOT 25 DUNLOP PLACE
16	3424 Montgall Ave	Perz Mike 3424 Montgall Ave KCMO	3424 Montgall/LOT 24 DUNLOP PLACE
17	3426 Montgall Ave.	Allen Huey Pearce Sr & 3426 Montgall Ave Kansas City, MO 64128	3426 MONTGALL/LOT 23 DUNLOP PLACE
18	3434 Montgall Ave	Newberry Orville W & Gloria D 3444 Prospect Ave Kansas City, MO 64128	3434 MONTGALL/LOT 22 DUNLOP PLACE

Exhibit B
Photographs
of the
Site/Blighting Conditions



3401 Prospect
Project site location west side,
southeastern view



2611 E. 34th St
Project site location southern view



3405 Prospect
Project site location west view



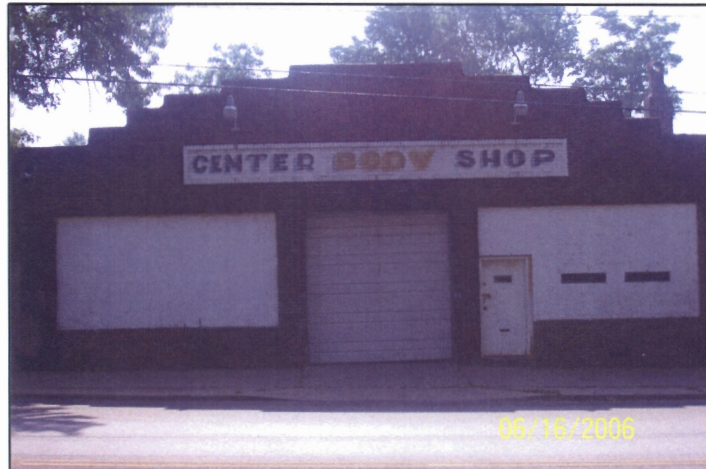
3411 Prospect



3413 Prospect



3419 Prospect



3421 Prospect



3423 Prospect



3425 Prospect



2615 E. 34th St
Project site location east side,
southern view



3406-10 Montgall



3412-18 Montgall



3420 Montgall



3424 Montgall
Overgrown shrubs and Trash on
front porch



3434 Montgall
Vacant lot

ATTACHMENTS



Existing Land Use

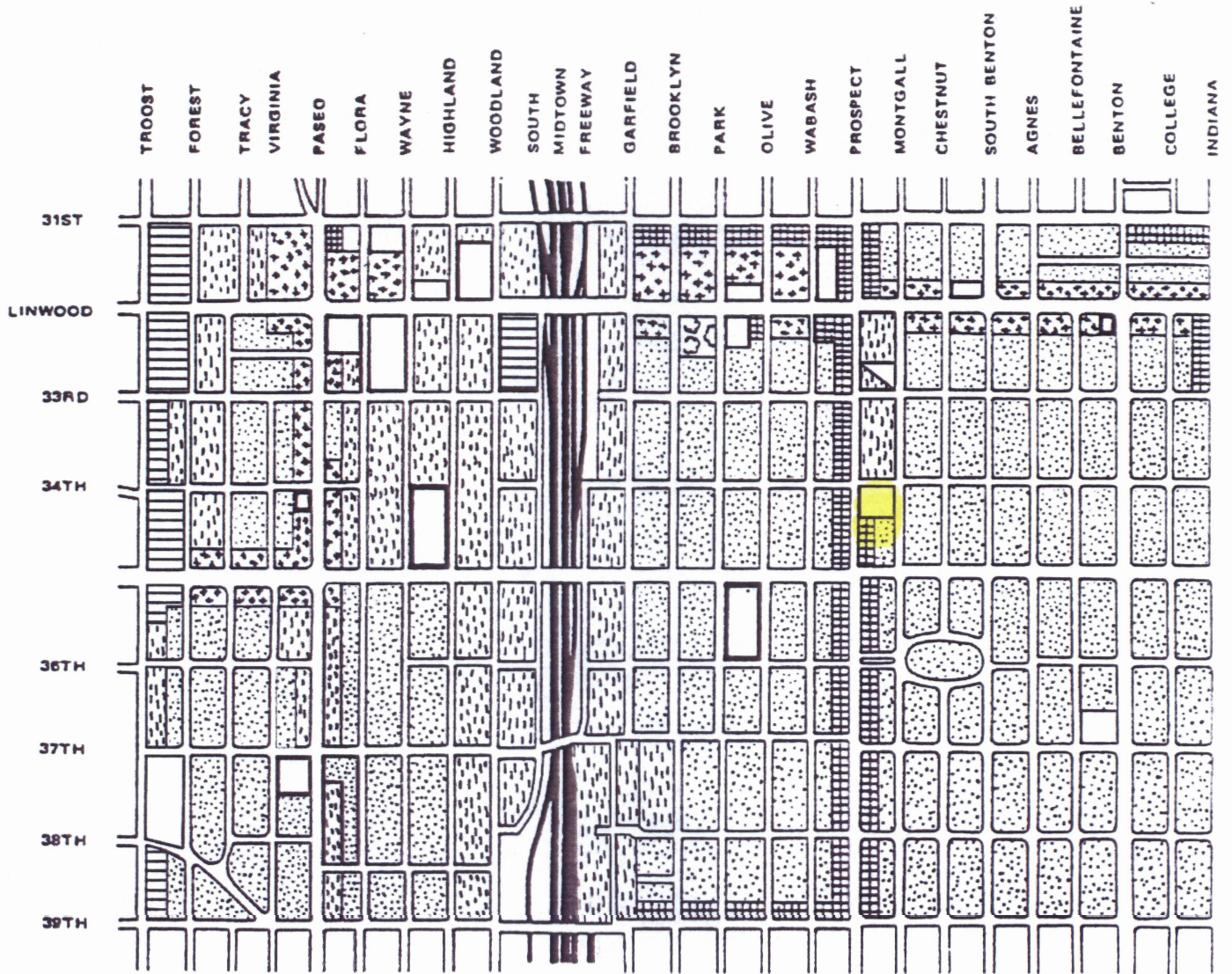
Prepared by the Economic Development Corporation of Kansas City, MO
 Prepared by S. Counts
 Date: 07/07/2006

2nd Modification to 33rd & Montgall URA
 Palestine Commons Senior Project

Exhibit C

- Proposed extended URA boundary
- Palestine Commons New const. footprint





Oak Park North

Proposed Land Use



Low Density Residential
0-8 Units Per Acre



Medium Density Residential
9-28 Units Per Acre



High Density Residential
29 Units and Over Per Acre



Mixed Use



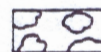
Low-Medium Density Residential
7.3-14.5 Units Per Acre



Public/Semi-Public

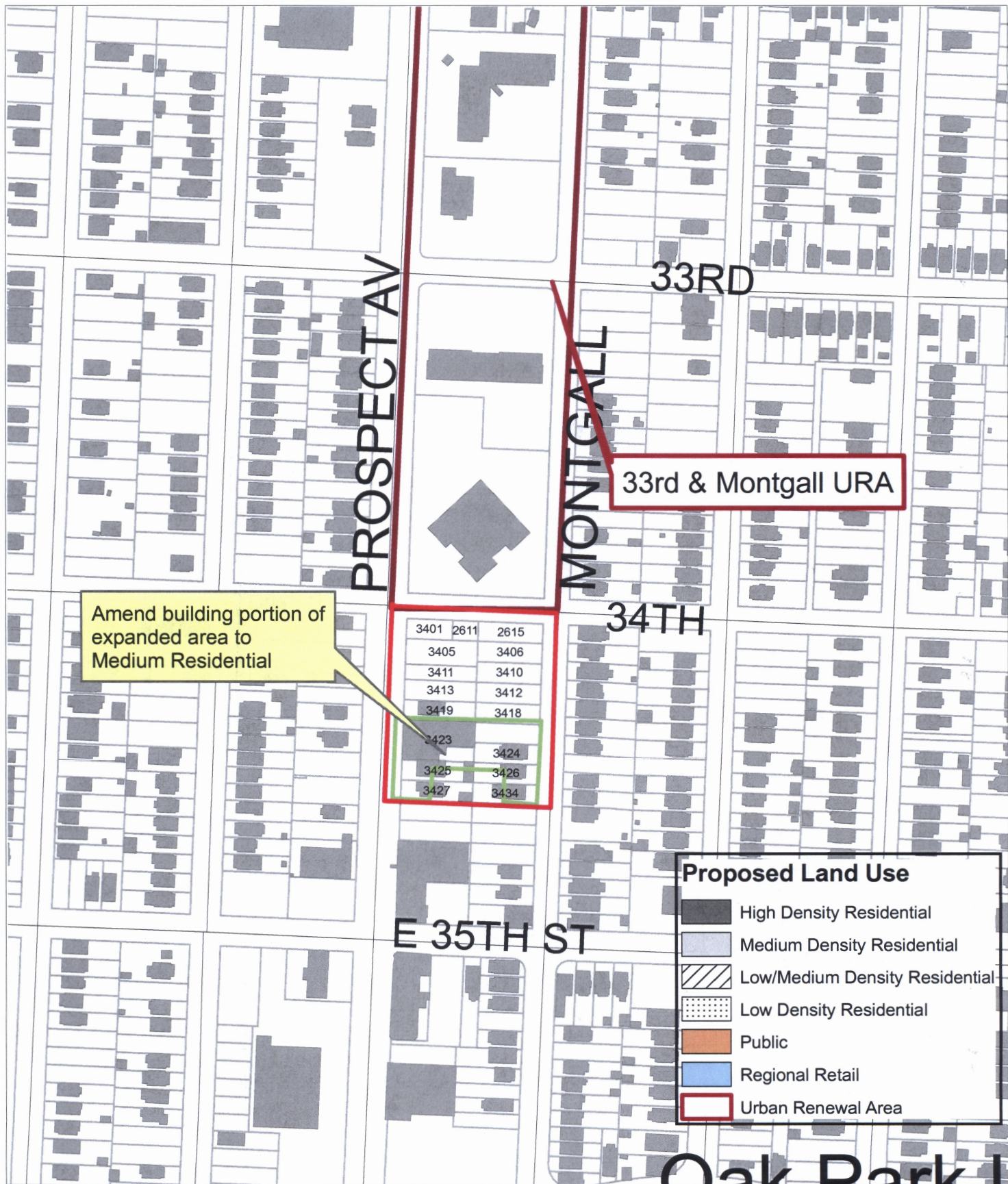


Retail
Commercial



Parks





Proposed Land Use

Prepared by the Economic Development Corporation of Kansas City, MO
 Prepared by S. Counts
 Date: 07/07/2006

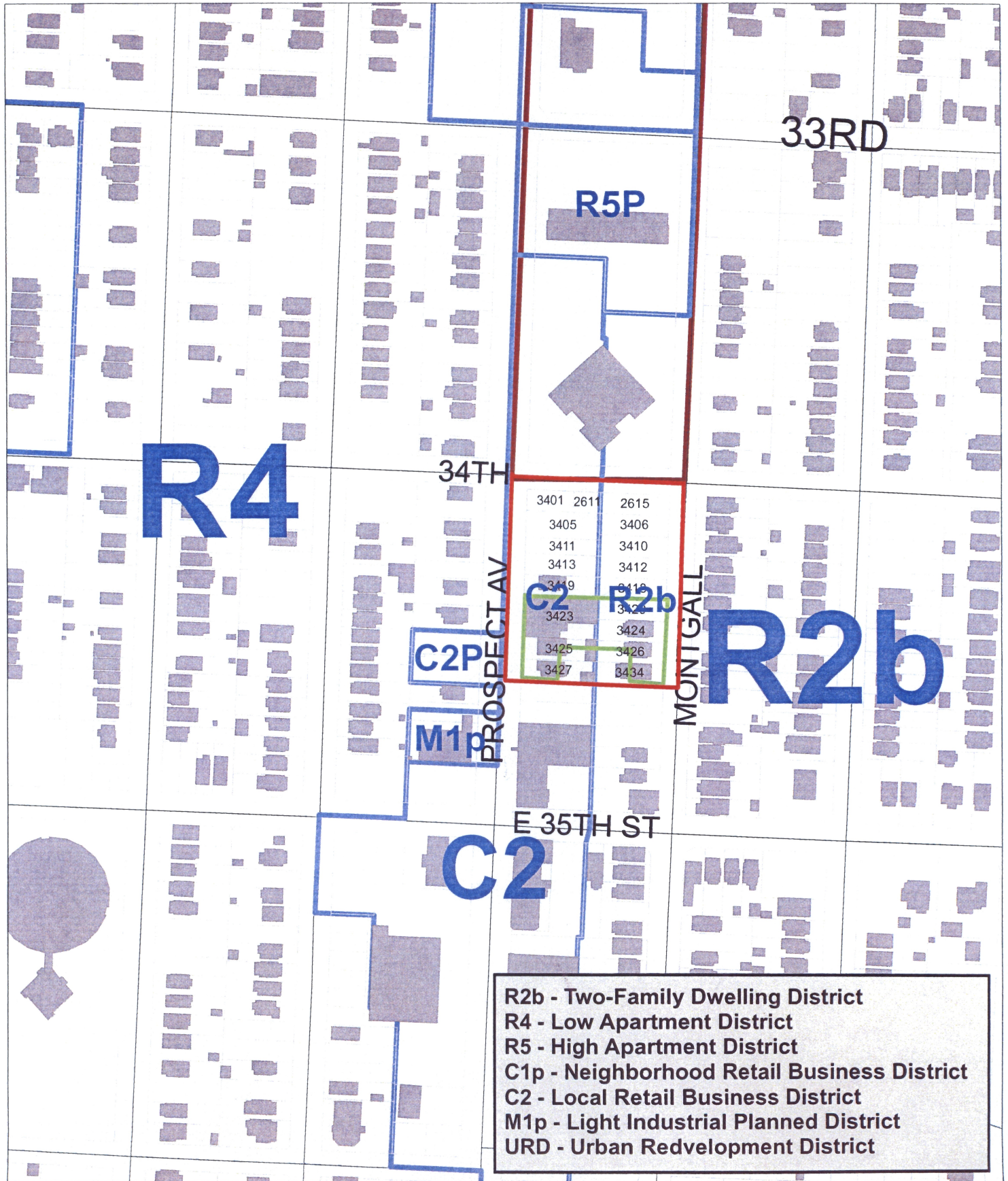
2nd Modification to 33rd & Montgall URA
 Palestine Commons Senior Project

Proposed extended URA boundary

Palestine Commons New const. footprint

Exhibit D





R2b - Two-Family Dwelling District
 R4 - Low Apartment District
 R5 - High Apartment District
 C1p - Neighborhood Retail Business District
 C2 - Local Retail Business District
 M1p - Light Industrial Planned District
 URD - Urban Redevelopment District

Current Zoning Exhibit E

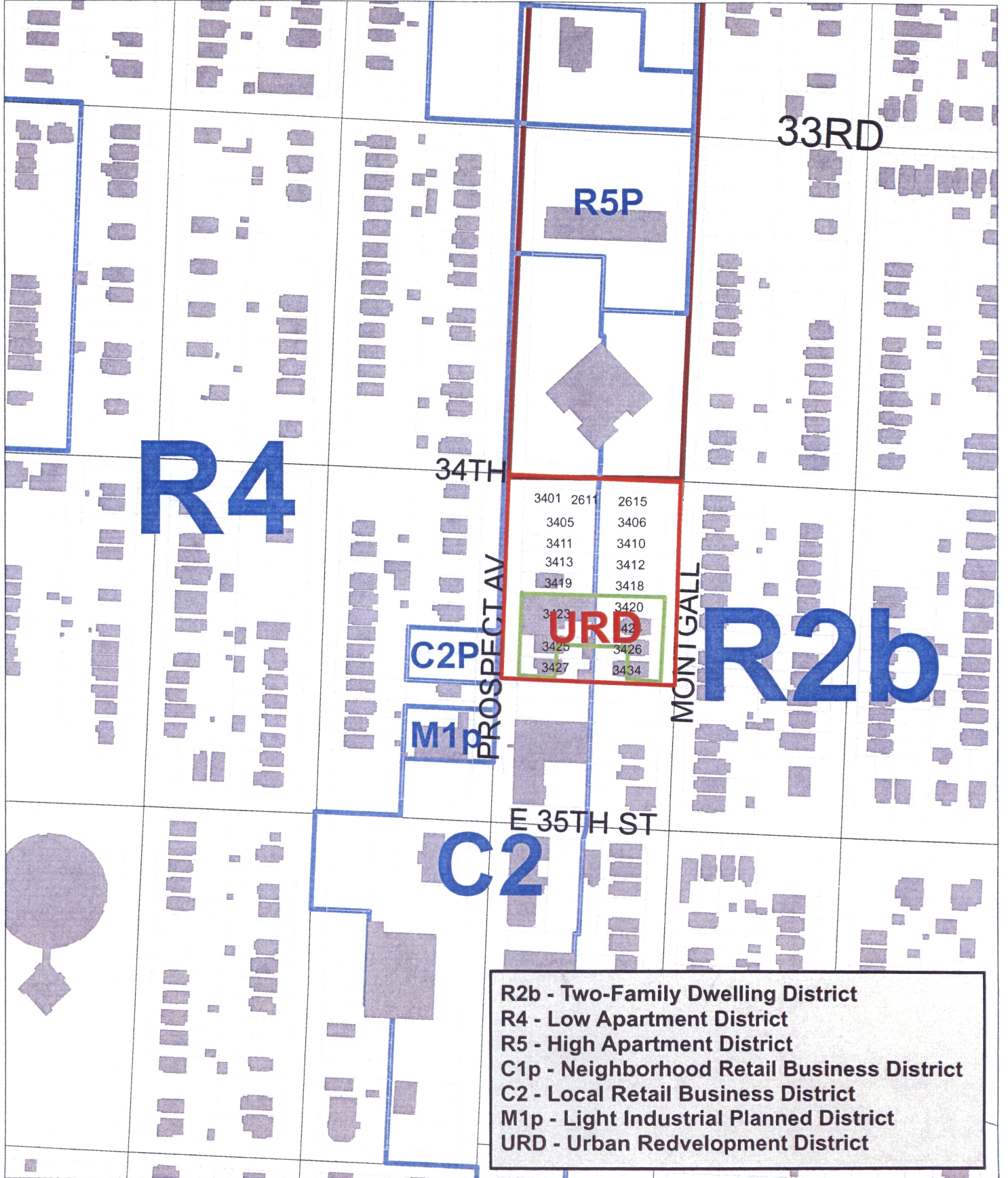
Prepared by the Economic Development Corporation of Kansas City, MO
 Prepared by S. Counts
 Date: 05/01/2006

2nd Modification to 33rd & Montgall URA
 Palestine Commons Senior Project

 Proposed extended
URA boundary

 Palestine Commons
New const. footprint





- R2b - Two-Family Dwelling District
- R4 - Low Apartment District
- R5 - High Apartment District
- C1p - Neighborhood Retail Business District
- C2 - Local Retail Business District
- M1p - Light Industrial Planned District
- URD - Urban Redevelopment District

Proposed Zoning

Exhibit F

Prepared by the Economic Development Corporation of Kansas City, MO
 Prepared by S. Counts
 Date: 05/01/2006

2nd Modification to 33rd & Montgall URA
 Palestine Commons Senior Project



Proposed extended
URA boundary



Palestine Commons
New const. footprint



APPENDIX

APPENDIX 1

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 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 (3) 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 approval or disapproval of the changes. No changes in the work are to be undertaken until such approval has been obtained.

APPENDIX 2

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 minimum 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.

APPENDIX 3

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.

ATTACHMENTS

Oak Park Northwest

This data is not an overall view of crime in the selected area. Contact the KCMO Police Department for specifics and interpretation of offense and arrest data.

Offenses Against Property						
DATE	ARSON	AUTO THEFT	BURGLARY	DESTRUCTION OF PROPERTY (VANDALISM)	LARCENY	TOTAL
2004	11	50	87	51	120	319

Oak Park Northwest

This data is not an overall view of crime in the selected area. Contact the KCMO Police Department for specifics and interpretation of offense and arrest data.

Offenses Against Persons							
DATE	AGGRAVATED ASSAULT	CRIMINAL HOMICIDE	FORCIBLE RAPE	NON-AGGRAVATED ASSAULT	ROBBERY	SEX OFFENSE	TOTAL
2004	54	2	0	74	21	2	153

Oak Park Northwest

This data is not an overall view of crime in the selected area. Contact the KCMO Police Department for specifics and interpretation of offense and arrest data.

Arrests								
DATE	DISORDERLY CONDUCT	NARCOTIC DRUG LAWS	OFFENSE AGAINST FAMILY AND CHILDREN	PROSTITUTION AND COMMERCIALIZED VICE	STOLEN PROPERTY	VAGRANCY	WEAPONS OFFENSES	TOTAL
2004	11	76	5	0	2	6	3	103

Kansas City, Missouri Police Department
Previous Year/Current Year Month Comparision
For The Patrol Bureau Office

Central Patrol September 2003					September 2004				
PART ONE CRIMES	Previous Month	Current Month	Change	Percent Change	PART ONE CRIMES	Previous Month	Current Month	Change	Percent Change
Homicide & Non-Negligent Manslaughter	1	6	+ 5	+ 500%	Homicide & Non-Negligent Manslaughter	3	2	- 1	- 33%
Rape	12	10	- 2	- 17%	Rape	15	3	- 12	- 80%
Robbery	56	58	+ 2	+ 4%	Robbery	58	62	+ 4	+ 7%
Assault (Aggravated)	102	87	- 15	- 15%	Assault (Aggravated)	82	77	- 5	- 6%
Assault (Non-Aggravated)*	159	149	- 10	- 6%	Assault (Non-Aggravated)*	147	164	+ 17	+ 12%
Total Part One Violent Crimes	171	161	- 10	- 6%	Total Part One Violent Crimes	158	144	- 14	- 9%
Burglary	168	163	- 5	- 3%	Burglary	112	145	+ 33	+ 29%
Stealing (over \$200)	280	234	- 46	- 17%	Stealing (over \$200)	251	306	+ 55	+ 22%
Stealing (under \$200)	309	323	+ 14	+ 5%	Stealing (under \$200)	336	340	+ 4	+ 1%
Auto Theft	211	190	- 21	- 10%	Auto Theft	160	159	- 1	- 1%
Arson	9	5	- 4	- 45%	Arson	13	5	- 8	- 62%
Total Part One Property Crimes	977	915	- 62	- 6%	Total Part One Property Crimes	872	955	+ 83	+ 10%
TOTAL PART ONE CRIMES	1,148	1,076	- 72	- 6%	TOTAL PART ONE CRIMES	1,030	1,099	+ 69	+ 7%

Kansas City, Missouri Police Department
Previous Year/Current Year Month Comparision
For The Patrol Bureau Office

CENTRAL PATROL					September 2002					September 2003				
PART ONE CRIMES					Previous Month	Current Month	Change	Percent Change		PART ONE CRIMES				
Homicide & Non-Negligent Manslaughter					1	7	+ 6	+ 600%		Homicide & Non-Negligent Manslaughter				
Rape					10	10	0	0		Rape				
Robbery					65	66	+ 1	+ 2%		Robbery				
Assault (Aggravated)					55	66	+ 11	+ 20%		Assault (Aggravated)				
Assault (Non-Aggravated)*					147	141	- 6	- 4%		Assault (Non-Aggravated)*				
Total Part One Violent Crimes					131	149	+ 18	+ 14%		Total Part One Violent Crimes				
Burglary					185	154	- 31	- 17%		Burglary				
Stealing (over \$200)					257	218	- 39	- 15%		Stealing (over \$200)				
Stealing (under \$200)					365	393	+ 28	+ 8%		Stealing (under \$200)				
Auto Theft					233	214	- 19	- 8%		Auto Theft				
Arson					2	5	+ 3	+ 150%		Arson				
Total Part One Property Crimes					1,042	984	- 58	- 6%		Total Part One Property Crimes				
TOTAL PART ONE CRIMES					1,173	1,133	- 40	- 4%		TOTAL PART ONE CRIMES				

Kansas City, Missouri Police Department
MONTHLY CRIME SUMMARY
For the Board of Police Commissioners

Central Patrol

September 2004

PART ONE CRIMES	YTD 2003	YTD 2004	2003-2004 Change	Percent Change	YTD 2002	2002-2004 Change	Percent Change	Previous Month	Current Month	Change	Percent Change
Homicide & Non-Negligent Manslaughter	18	21	+ 3	+ 17%	25	- 4	- 16%	3	2	- 1	- 33%
Rape	84	70	- 14	- 17%	65	+ 5	+ 8%	15	3	- 12	- 80%
Robbery	563	586	+ 23	+ 4%	570	+ 16	+ 3%	58	62	+ 4	+ 7%
Assault (Aggravated)	678	757	+ 79	+ 12%	632	+ 125	+ 20%	82	77	- 5	- 6%
Assault (Non-Aggravated)*	1,370	1,328	- 42	- 3%	1,292	+ 36	+ 3%	147	164	+ 17	+ 12%
Total Part One Violent Crimes	1,343	1,434	+ 91	+ 7%	1,292	+ 142	+ 11%	158	144	- 14	- 9%
Burglary	1,238	991	- 247	- 20%	1,430	- 439	- 31%	112	145	+ 33	+ 29%
Stealing (over \$200)	2,331	2,263	- 68	- 3%	2,577	- 314	- 12%	251	306	+ 55	+ 22%
Stealing (under \$200)	2,536	2,700	+ 164	+ 6%	2,731	- 31	- 1%	336	340	+ 4	+ 1%
Auto Theft	1,313	1,223	- 90	- 7%	1,660	- 437	- 26%	160	159	- 1	- 1%
Arson	75	53	- 22	- 29%	61	- 8	- 13%	13	5	- 8	- 62%
Total Part One Property Crimes	7,493	7,230	- 263	- 4%	8,459	- 1229	- 15%	872	955	+ 83	+ 10%
TOTAL PART ONE CRIMES	8,836	8,664	- 172	- 2%	9,751	- 1087	- 11%	1,030	1,099	+ 69	+ 7%

* Non-Aggravated Assaults are not Part One Crimes and are not reflected in the totals.

Kansas City, Missouri Police Department
MONTHLY CRIME SUMMARY
For the Board of Police Commissioners

CENTRAL PATROL

September 2003

PART ONE CRIMES	YTD 2002	YTD 2003	2002-2003 Change	Percent Change	YTD 2001	2001-2003 Change	Percent Change	Previous Month	Current Month	Change	Percent Change
Homicide & Non-Negligent Manslaughter	25	18	- 7	- 28%	23	- 5	- 22%	1	6	+ 5	+ 500%
Rape	65	84	+ 19	+ 29%	63	+ 21	+ 33%	12	10	- 2	- 17%
Robbery	570	563	- 7	- 1%	684	- 121	- 18%	56	58	+ 2	+ 4%
Assault (Aggravated)	632	678	+ 46	+ 7%	808	- 130	- 16%	102	87	- 15	- 15%
Assault (Non-Aggravated)*	1,292	1,370	+ 78	+ 6%	1,413	- 43	- 3%	159	149	- 10	- 6%
Total Part One Violent Crimes	1,292	1,343	+ 51	+ 4%	1,578	- 235	- 15%	171	161	- 10	- 6%
Burglary	1,430	1,238	- 192	- 14%	1,339	- 101	- 8%	168	163	- 5	- 3%
Stealing (over \$200)	2,577	2,331	- 246	- 10%	3,042	- 711	- 23%	280	234	- 46	- 17%
Stealing (under \$200)	2,731	2,536	- 195	- 7%	2,875	- 339	- 12%	309	323	+ 14	+ 5%
Auto Theft	1,660	1,313	- 347	- 21%	1,765	- 452	- 26%	211	190	- 21	- 10%
Arson	61	75	+ 14	+ 23%	70	+ 5	+ 7%	9	5	- 4	- 45%
Total Part One Property Crimes	8,459	7,493	- 966	- 12%	9,091	- 1598	- 18%	977	915	- 62	- 6%
TOTAL PART ONE CRIMES	9,751	8,836	- 915	- 9%	10,669	- 1833	- 17%	1,148	1,076	- 72	- 6%

* Non-Aggravated Assaults are not Part One Crimes and are not reflected in the totals.

**QT-H1. General Housing Characteristics: 2000**

Data Set: Census 2000 Summary File 1 (SF 1) 100-Percent Data

Geographic Area: Block Group 1, Census Tract 56.01, Jackson County, Missouri

NOTE: For information on confidentiality protection, nonsampling error, and definitions, see
<http://factfinder.census.gov/home/en/datanotes/expsf1u.htm>.

Subject	Number	Percent
OCCUPANCY STATUS		
Total housing units	529	100.0
Occupied housing units	404	76.4
Vacant housing units	125	23.6
TENURE		
Occupied housing units	404	100.0
Owner-occupied housing units	138	34.2
Renter-occupied housing units	266	65.8
VACANCY STATUS		
Vacant housing units	125	100.0
For rent	34	27.2
For sale only	2	1.6
Rented or sold, not occupied	4	3.2
For seasonal, recreational, or occasional use	1	0.8
For migratory workers	0	0.0
Other vacant	84	67.2
RACE OF HOUSEHOLDER		
Occupied housing units	404	100.0
One race	403	99.8
White	5	1.2
Black or African American	396	98.0
American Indian and Alaska Native	1	0.2
Asian	0	0.0
Native Hawaiian and Other Pacific Islander	0	0.0
Some other race	1	0.2
Two or more races	1	0.2
HISPANIC OR LATINO HOUSEHOLDER AND RACE OF HOUSEHOLDER		
Occupied housing units	404	100.0
Hispanic or Latino (of any race)	1	0.2
Not Hispanic or Latino	403	99.8
White alone	5	1.2
AGE OF HOUSEHOLDER		
Occupied housing units	404	100.0
15 to 24 years	13	3.2
25 to 34 years	33	8.2
35 to 44 years	63	15.6
45 to 54 years	37	9.2
55 to 64 years	50	12.4
65 years and over	208	51.5
65 to 74 years	98	24.3
75 to 84 years	80	19.8
85 years and over	30	7.4

(X) Not applicable.

Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices H3, H4, H5, H6, H7, and H16.

U.S. Census Bureau

American FactFinder

QT-H4. Physical Housing Characteristics - All Housing Units: 2000

Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

Geographic Area: Block Group 1, Census Tract 56.01, Jackson County, Missouri

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, and definitions see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Subject	Number	Percent
Total housing units	573	100.0
UNITS IN STRUCTURE		
1, detached	220	38.4
1, attached	42	7.3
2	49	8.6
3 or 4	58	10.1
5 to 9	10	1.7
10 to 19	45	7.9
20 to 49	90	15.7
50 or more	59	10.3
Mobile home	0	0.0
Boat, RV, van, etc.	0	0.0
ROOMS		
1 room	7	1.2
2 rooms	98	17.1
3 rooms	103	18.0
4 rooms	91	15.9
5 rooms	87	15.2
6 rooms	90	15.7
7 or more rooms	97	16.9
Median	4.4	(X)
YEAR STRUCTURE BUILT		
Built 1999 to March 2000	0	0.0
Built 1995 to 1998	52	9.1
Built 1990 to 1994	49	8.6
Built 1980 to 1989	35	6.1
Built 1970 to 1979	18	3.1
Built 1960 to 1969	83	14.5
Built 1950 to 1959	63	11.0
Built 1940 to 1949	76	13.3
Built 1939 or earlier	197	34.4
Median	1952	(X)
BEDROOMS		
No bedroom	7	1.2
1 bedroom	215	37.5
2 bedrooms	117	20.4
3 bedrooms	136	23.7
4 bedrooms	78	13.6
5 or more bedrooms	20	3.5
SELECTED CHARACTERISTICS		
Lacking complete plumbing facilities	22	3.8
Lacking complete kitchen facilities	43	7.5

(X) Not applicable.

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices H1, H23, H24, H30, H34, H35, H41, H47, and H50.

U.S. Census Bureau

American FactFinder

QT-H7. Year Structure Built and Year Householder Moved Into Unit: 2000

Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

Geographic Area: Block Group 1, Census Tract 56.01, Jackson County, Missouri

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, and definitions see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Subject	Number	Percent
TENURE BY YEAR STRUCTURE BUILT		
Owner-occupied housing units	149	100.0
Built 1999 to March 2000	0	0.0
Built 1995 to 1998	0	0.0
Built 1990 to 1994	0	0.0
Built 1980 to 1989	0	0.0
Built 1970 to 1979	0	0.0
Built 1960 to 1969	8	5.4
Built 1950 to 1959	0	0.0
Built 1940 to 1949	34	22.8
Built 1939 or earlier	107	71.8
Median	1940	(X)
Renter-occupied housing units	264	100.0
Built 1999 to March 2000	0	0.0
Built 1995 to 1998	52	19.7
Built 1990 to 1994	49	18.6
Built 1980 to 1989	13	4.9
Built 1970 to 1979	18	6.8
Built 1960 to 1969	15	5.7
Built 1950 to 1959	33	12.5
Built 1940 to 1949	20	7.6
Built 1939 or earlier	64	24.2
Median	1970	(X)
TENURE BY YEAR HOUSEHOLDER MOVED INTO UNIT		
Owner-occupied housing units	149	100.0
Moved in 1999 to March 2000	20	13.4
Moved in 1995 to 1998	13	8.7
Moved in 1990 to 1994	14	9.4
Moved in 1980 to 1989	25	16.8
Moved in 1970 to 1979	8	5.4
Moved in 1969 or earlier	69	46.3
Median	1977	(X)
Renter-occupied housing units	264	100.0
Moved in 1999 to March 2000	38	14.4
Moved in 1995 to 1998	154	58.3
Moved in 1990 to 1994	41	15.5
Moved in 1980 to 1989	31	11.7
Moved in 1970 to 1979	0	0.0
Moved in 1969 or earlier	0	0.0
Median	1997	(X)

(X) Not applicable.

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices H36, H37, H38, and H39.

**RESOLUTION APPROVING REVISIONS TO CERTAIN
PORTIONS OF THE URBAN RENEWAL PLAN FOR
DISTRICT 3 OF THE OAK PARK URBAN RENEWAL AREA
(MODIFICATION TO THE 33RD & MONTGALL URBAN RENEWAL AREA)**

WHEREAS, the General Urban Renewal Plan for the Oak Park Urban Renewal Area was adopted and approved by the Board of Commissioners of the Land Clearance for Redevelopment Authority of Kansas City, Missouri, on November 25, 1968, and thereafter adopted and approved by City Council of the City of Kansas City, Missouri on January 17, 1969 by Resolution No. 36287; and

WHEREAS, on December 1, 1969, the Land Clearance for Redevelopment Authority of Kansas City, Missouri approved certain minor technical revisions to the General Urban Renewal Plan for the area, and said minor revisions were subsequently approved by the City Plan Commission on February 19, 1970; and

WHEREAS, a definitive revision of a part of the General Urban Renewal Plan for the area, referred to as District 3 of the Oak Park Urban Renewal Area, was approved by the Board of Commissioners of the Land Clearance for Redevelopment Authority of Kansas City, Missouri on January 26, 1973; and

WHEREAS, the said revision to the Urban Renewal Plan for District 3 of the Oak Park Urban Renewal Area was not subsequently approved by the City Council of the City of Kansas City, Missouri; and

WHEREAS, certain revisions to a part of the General Urban Renewal Plan for District 3 of the Oak Park Urban Renewal Area (commonly known as the Palestine Urban Renewal Area) were adopted and approved by the Board of Commissioners of the Land Clearance for Redevelopment Authority of Kansas City, Missouri on June 28, 1982, by Resolution No. 82-51, and thereafter adopted and approved by City Council of the City of Kansas City, Missouri Ordinance No. 54269 on August 26, 1982; and

WHEREAS, certain revisions to the General Urban Renewal Plan for District 3 of the Oak Park Urban Renewal Area (commonly known as the 33rd and Montgall Urban Renewal Area) were adopted and approved by the Board of Commissioners of the Land Clearance for Redevelopment Authority of Kansas City, Missouri, on December 17, 1986, by Resolution No. 86-144; and

WHEREAS, the said revision to the Urban Renewal Plan for District 3 of the Oak Park Urban Renewal Area (commonly known as the 33rd and Montgall Urban Renewal Area) was subsequently further revised by the Board of Commissioners of the Land Clearance for Redevelopment Authority of Kansas City, Missouri on March 25, 1987, by Resolution No. 87-21 and thereafter adopted and approved by City Council of the City of Kansas City, Missouri Ordinance No. 61221 on September 3, 1987; and

WHEREAS, there has been presented at this October 26, 1988 meeting of the Board of Commissioners of the Land Clearance for Redevelopment Authority of Kansas City, Missouri, for its consideration and approval, certain additional proposed revisions for portions of the aforementioned General Urban Renewal Plan for District 3 of the Oak Park Urban Renewal Area (commonly known as the Modification to the 33rd and Montgall Urban Renewal Area);

WHEREAS, the revisions to said Urban Renewal Plan will assist in the development of the area effected by said revisions in such a manner as to eliminate blighted and insanitary conditions and to prevent the recurrence of said conditions in the effected areas.

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

1. That the revised Urban Renewal Plan effecting certain areas in the District 3 Oak Park Urban Renewal Area legally described on attached Exhibit A, be approved as a revision to the General Urban Renewal Plan as previously adopted for the area on November 25, 1968, and that the definitive revision of said general plan, as approved on January 26, 1973 and amended June 28, 1982; December 17, 1986 and amended March 25, 1987, be further amended to incorporate the revisions herein approved.
2. That the secretary is hereby authorized to certify and date the revised plan for an area within District 3 of the Oak Park Urban Renewal Area, this 26th day of October, 1988.
3. That the secretary is hereby directed to submit the said revised plan for the area, together with a certified copy of this resolution, to the City Plan Commission for review and approval and a determination of said Plan, as revised, conforms to the master plan for development of the community as a whole.
4. That upon approval of the Urban Renewal Plan for the area by the City Plan Commission, the secretary is hereby directed to submit said plan for the area, together with a certified copy of the resolution of the City Plan Commission containing its recommendations, to the City Council of Kansas City, with the recommendation that the Urban Renewal Plan for the area, as revised, be approved.
5. That it is hereby determined that all of the findings, determinations and conclusions made and set forth in the resolution adopted by the Authority with respect to the eligibility of the area for urban renewal treatment, as well as the resolution adopted by the Authority on November 25, 1968, approving the General Urban Renewal Plan for the area, and the resolution dated June 28, 1982, approving the Palestine Urban Renewal Plan, apply with equal force to the area as of the date of this revision.
6. That this Resolution shall take effect immediately.

DATED: October 26, 1988


Donald G. Stubbs, Chairman

(SEAL)

ATTEST:


Mark N. Bunnett, Secretary

EXHIBIT A

LEGAL DESCRIPTION

Modification to the 33rd and Montgall Urban Renewal Area

All of Lots 1-5, inclusive, LINWOOD LAWN.

All of Lots 1-17, inclusive, ARNOLD'S FIRST ADDITION, also a tract of land 35 feet wide lying East of and adjacent to Lot 16 of ARNOLD'S FIRST ADDITION.

The south 40 feet of Lot 5 and all of Lots 6-8, inclusive, JOHN A. MOORE'S 1ST SUBDIVISION.

All of Lot 1, PALESTINE GARDENS SUBDIVISION.

All of Lots 1-4, inclusive, JAMES T. ROBINSON'S 1ST ADDITION.

All that tract of land described as follows: Beginning at the Southeast corner of Lot 4, JAMES T. ROBINSON'S 1ST ADDITION, thence South along the Western line of Montgall Avenue 108.3 feet more or less to the Northern line of 34th Street, thence West along said Northern line 265 feet to the Eastern line of Prospect Avenue thence North along said Eastern line 239 feet to the Southern line of Lot 7 of JOHN A. MOORE'S 1ST SUBDIVISION, thence East along said Southern line 140 feet, to the Western line of Lot 1 of JAMES T. ROBINSON'S 1ST ADDITION, thence South along the Eastern line of Lots 1, 2, 3 and 4 of JAMES T. ROBINSON'S 1ST ADDITION 132 feet to the Southern line of Lot 4 of said subdivision thence East along said Southern line 125 feet to the point of beginning.

All subdivisions are located within Kansas City, Jackson County, Missouri and are according to the recorded plat thereof.

RESOLUTION APPROVING REVISIONS TO CERTAIN
PORTIONS OF THE URBAN RENEWAL PLAN FOR
DISTRICT 3 OF THE OAK PARK URBAN RENEWAL AREA

WHEREAS, the general Urban Renewal Plan for the Oak Park Urban Renewal Area was adopted and approved by the Board of Commissioners of the Land Clearance for Redevelopment Authority of Kansas City, Missouri, on November 25, 1968; and

WHEREAS, a definitive revision of a part of the General Urban Renewal Plan for the area, referred to as District 3 of the Oak Park Urban Renewal Area, was approved by the Board of Commissioners of the Land Clearance for Redevelopment Authority of Kansas City, Missouri on January 26, 1973; and

WHEREAS, the said revision to the Urban Renewal Plan for District 3 of the Oak Park Urban Renewal Area was not subsequently approved by the City Council of the City of Kansas City, Missouri; and

WHEREAS, certain revisions to the Definitive Urban Renewal Plan for District 3 of the Oak Park Urban Renewal Area (commonly known as the Palestine Urban Renewal Area) were adopted and approved by the Board of Commissioners of the Land Clearance for Redevelopment Authority of Kansas City, Missouri on June 28, 1982; and

WHEREAS, certain revisions to the Definitive Urban Renewal Plan for District 3 of the Oak Park Urban Renewal Area (commonly known as the 33rd and Montgall Urban Renewal Area) were adopted and approved by the Board of Commissioners of the Land Clearance for Redevelopment Authority of Kansas City, Missouri, on December 17, 1986; and

WHEREAS, there has been presented at this meeting of the Board of Commissioners of the Land Clearance for Redevelopment Authority of Kansas City, Missouri, for its consideration and approval, certain additional proposed revisions for portions of the aforementioned Urban Renewal Plan for District 3 of the Oak Park Urban Renewal Area; and

WHEREAS, the revisions to said Urban Renewal Plan will assist in the development of the area effected by said revisions in such a manner as to eliminate blighted and insanitary conditions and to prevent the reoccurrence of said conditions in the effected areas.

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

1. That the revised Urban Renewal Plan effecting certain areas in the District 3 Oak Park Urban Renewal Area legally described as all of Lots 3-5 inclusive LINWOOD LAWN and all of Lots 1, 2 and 11 through 15, ARNOLD'S FIRST ADDITION, subdivisions all located within Kansas City, Jackson County, Missouri, be approved as a revision to the general Urban Renewal Plan as previously adopted for the area on November 25, 1968, and that the definitive revision of said general plan, as approved on January 26, 1973 and amended June 28, 1982, and December 17, 1986, be further amended to incorporate the revisions herein approved.

2. That the secretary is hereby authorized to certify and date the revised plan for an area within District 3 of the Oak Park Urban Renewal Area, this 25th day of March, 1987.

3. That the secretary is hereby directed to submit the said revised plan for the area, together with a certified copy of this resolution, to the City Plan Commission for review and approval and a determination of said Plan, as revised, conforms to the master plan for development of the community as a whole.

4. That upon approval of the Urban Renewal Plan for the area by the City Plan Commission, the secretary is hereby directed to submit said plan for the area, together with a certified copy of the resolution of the City Plan Commission containing its recommendations, to the City Council of Kansas City, with the recommendation that the Urban Renewal Plan for the area, as revised, be approved.

5. That it is hereby determined that all of the findings, determinations and conclusions made and set forth in the resolution adopted by the Authority with respect to the eligibility of the area for urban renewal treatment, as well as the resolution adopted by the Authority on November 25, 1968, approving the general Urban Renewal Plan for the area, and the resolution dated June 28, 1982, approving the Palestine Urban Renewal Plan, and December 17, 1986, approving the 33rd and Montgall Urban Renewal Plan, apply with equal force to the area as of the date of this revision.

6. That this Resolution shall take effect immediately.

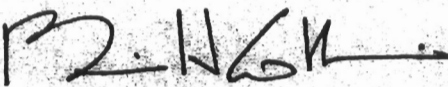
DATED: March 25, 1987

s/Jack R. Hammack

Jack R. Hammack, Chairman

(SEAL)

ATTEST:



Brian H. Collins, Secretary