

URBAN RENEWAL PLAN
FOR THE
40TH AND MILL URBAN RENEWAL AREA

KANSAS CITY, MISSOURI

AUGUST, 1985

URBAN RENEWAL PLAN
For The
40TH and Mill Urban Renewal Area
of
Kansas City, Missouri

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*Specifically required under State Statutes.

This Urban Renewal Plan has been prepared by the Land Clearance for Redevelopment Authority of Kansas City, Missouri (LCRA).

The Land Clearance for Redevelopment Authority of Kansas City, Missouri is a public body corporate and politic established pursuant to the Missouri Land Clearance for Redevelopment Authority Law R.S. Mo. 99.300 et seq. 1978 as amended, to administer and carry out plans for certain areas in the City where there is a need to eliminate or prevent blighted or insanitary areas, consistent with the sound needs of the municipality as a whole, and to provide maximum opportunity to the rehabilitation, redevelopment or renewal of areas by private enterprise.

Part A - Description of Urban Renewal Plan

The 40TH and Mill Urban Renewal Area is located on the western edge of the Westport District. As indicated on the "Property Map" (Exhibit A), the area is bounded generally on the north by 40th Street, on the east by Pennsylvania Avenue, on the south by Westport Road, and on the west by Wadell, 41st Street and Southwest Trafficway.

The area is more specifically described in Exhibit B.

Existing conditions, as indicated by the present land uses and condition of buildings within the Urban Renewal Area and immediate vicinity, are indicated on the accompanying Exhibits C and D. 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 40TH and Mill Urban Renewal Area through the implementation of this Urban Renewal Plan include the following major items:

- (a) Eliminate blighted and insanitary conditions as determined and to prevent the recurrence of insanitary areas and conditions of blight or deterioration.
- (b) Assembly and provision of land for construction (publicly or privately sponsored) of medium to high density housing, professional and business offices, mixed-use facilities, commercial activities, and parking, if necessary to stimulate private investment.
- (c) Acquisition and disposal of real property which contains structure(s) feasible for rehabilitation for purposes of rehabilitation and reuse, if necessary to stimulate private investment.
- (d) Acquisition and clearance of real property not in conformance with the Land Use provisions of this Plan.
- (e) Zoning changes properly reflecting proposed land uses.
- (f) Installation of new streets, walkways, and public utilities as appropriate.
- (g) Landscaping of public and private areas, including addition of street furniture appropriate to the architectural character of the area.

- (h) Stimulate construction employment opportunities and provide a catalyst which will encourage additional reinvestment in rehabilitation of existing structures in the surrounding area as well as increase demand for secondary and support services for the surrounding commercial area.

The 40TH and Mill Urban Renewal Project is primarily an economic development undertaking. Within the overall Project, it is necessary to designate certain portions of the area as specific acquisition sections. These sections will represent areas in which clearance is justified to remove substandard structures or to meet certain stated Plan objectives, including the provision of land needed for achieving desirable land use changes, or the assemblage of land in disposal tracts of desirable size and shape to accommodate primarily new housing developments.

In carrying out the specific proposals of the Urban Renewal Plan for the 40TH and Mill 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 I, inclusive):

- (1) Transfer of site control of certain parcels from the City to the Redevelopment Authority.
- (2) Acquisition of approximately 16 individual parcels of property by the Authority.
- (3) Relocation of site occupants.
- (4) Clearance of existing structures from acquired parcels.
- (5) Vacation of certain streets (see Exhibit D).
- (6) Rezoning actions.
- (7) Disposal of tracts of prepared land (see Exhibit G for private redevelopment).

For private redevelopment:

- (1) Mixed Use Residential/Office/Commercial.

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 or retained 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 use (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 F. This exhibit map illustrates the ultimate result of the specific Urban Renewal actions contemplated for the area.

- (a) The predominant land use to be established in the area shall be Residential with supplementary Office/Commercial use in the southern sector of the project, which shall include the following major land uses:

- (1) Medium and High Density Residential
- (2) Offices
- (3) Residential Use Above in Mixed-use Structures
- (4) Commercial and Retail Development
- (5) Accessory or Supporting Uses

(b) Major Circulation Routes

The "Street and Alley Rights-of-Way" map, Exhibit E of the Renewal Plan envisions the abandonment of Mill and a portion of Wadell Streets. No other changes to the existing pattern of streets and alleys serving the area is proposed. Secondary circulation may be changed in the future to accommodate specific redevelopment schemes.

2. Description of Land Use Categories and Intensity of Use

Permitted uses within the Residential/Office use area, as indicated on Exhibit F and their respective densities or intensities of use, are described as follows:

Permitted Uses

Mid-rise and high-rise apartments, condominiums and cooperatives, administrative offices, retail and services businesses, boutiques and off-street parking.

Maximum densities are established by the following minimum lot area requirements and floor area ratios.

a. Residential:

1. For row houses, one thousand (1,000) square feet.
2. For apartment houses, condominiums, cooperatives and apartment hotels three hundred fifty (350) square feet per family.

b. Office and Commercial Uses:

The maximum floor area shall be six times the area of the lot.

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

- (a) Type of supporting uses permitted - public and semi-public institutions, recreational facilities, off-street parking and loading facilities, and customary appurtenant uses.
- (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.

4. Urban Design Objectives, Reviews and Controls

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

All development, redevelopment, construction plans, including site plans, building plans, elevations, materials, colors, textures, signs, landscaping, parking and loading proposals shall be subject to the review and approval of the LCRA, which shall review such plans in order to assure their conformance with this Urban Renewal Plan and with these urban design objectives.

(a) Building Design Objectives

Each building shall be designed as an integral element of the overall neighborhood, and shall reflect and complement the architectural character of the Westport District.

The basic design objective is the creation of an environment which combines the older buildings of the surrounding neighborhood with the proposed new buildings in the project area. High density residential use combined with office, and limited commercial opportunities in close proximity to the commercial core of the Westport District are major land use objectives.

Housing units shall be of varying densities, types and sizes in order to provide a diversity of choice and richness of design. Building height can reach the full twelve stories permitted in the center of the site and building height on the perimeter streets shall be limited to four stories in order to effect a harmonious transition with neighboring development. All buildings shall be designed or rehabilitated with respect to the scale, texture and color of surrounding development. Office development, possibly in mixed use buildings is encouraged in the southern portion of the project area. Retail uses at street level along Westport Road is encouraged to maintain the commercial continuity of that street face. In addition, specific rehabilitation guidelines are included in Exhibit G.

(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 minimize conflicts with other vehicular and pedestrian movements. Ingress and egress points shall be well distanced from intersections in order to avoid congestion and interference with traffic.

(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 over the entire area to incorporate the landscape treatment

sought for open spaces, roads, side- walks, paths, plazas, and parking areas into a coherent and integrated arrangement.

With respect to the Authority's rights of review and approval - each 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.

- (e) The Design Review Process that shall apply to this section is specifically provided in Exhibit H.

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 40TH and Mill Area will involve acquisition and clearance. The particular conditions governing the specific actions to be undertaken include the following:

1. Acquisition and Clearance

Acquisition and clearance shall be utilized in order to:

- (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 if rehabilitation is infeasible as determined by the Authority.
- (c) Undertake historical and architectural preservation to the extent feasible.
- (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 those instances where properties may be designated for acquisition and clearance, the primary justification will rest with the need to remove substandard or obsolete buildings. Others may be removed to meet other stated plan objectives.

Part E - Land Disposition Supplement

The Plan for new uses in the 40TH and Mill 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 clearance and assemblage actions, if necessary, involving the purchase of all real property, and the undertaking of various vacation actions, all land within the area will be disposed of for the various private and public uses described under Part C - Land Use Plan.

1. Specific Land Use Designations and Standards and Controls To Be Imposed

The various disposal tracts should they become available 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 Within the Area:

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) 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 redeveloper shall be the sole responsibility of the redeveloper.

(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, and, to the extent reasonably necessary, to retained or rehabilitated properties adjoining such uses within the Area:

(1) Height Regulations:

Buildings shall not exceed 12 stories or 115 feet in height.

(2) The total gross floor area of any building shall not exceed six times the total lot area occupied by such building.

(3) Yard Regulations:

Note: Yard regulations may be modified in individual cases by the LCRA, subject to submission of a satisfactory plan demonstrating proper relationship of structures to the neighborhood, and subject to concurrence by the appropriate agencies of the City of Kansas City, Missouri.

(a) Front Yard:

(1) Residential uses: 15% of the lot depth, but not more than 20 feet.

(2) All other uses and mixed uses: None required.

(b) Side Yards:

(1) Residential Uses: On each side of a principal building, a side yard of at least 10 percent of the width of

the lot. The yard shall not be less than four feet wide and need not be more than eight feet wide. For structures taller than 35 feet, the side yard shall not be less than six feet in width.

- (2) All other uses and mixed uses: None required.

(c) Rear Yards:

- (1) Residential uses: at least 25 percent of the depth of the lot, but need not be more than 25 feet.
- (2) All other uses including mixed uses: at least three inches in least dimension for each foot of height of the building, but at least four feet. Where the rear yard abuts or joins a residential district. The rear yard shall be at least 10 feet deep. Where there is an alley, the rear yard shall be measured to the center of the alley.

(4) Sign Control:

The following regulations will apply to all signs.

(1) Types Permitted:

- (a) Name plates or professional signs attached directly to the wall of the structure or so constructed as to become a part of the building.
- (b) Business Identification: Signs identifying the project or business on the premises shall be permitted either freestanding, overhanging, or attached to walls or fences.
- (c) Vehicle Control: Signs necessary to control parking and traffic direction shall be permitted.
- (d) Temporary Signs: Signs to advertise rental and/or sales shall be permitted.

(e) Historic Identification: Standard plaques used to identify local and national historic significance shall be permitted.

(2) Billboards

No billboards are permitted.

(3) Roof Structures:

Roof structures or signs except those required by law or ordinance or for mechanical service facilities shall not be permitted.

(4) All signs shall be as small as possible.

(5) All signs shall be subject to design review and approval by the LCRA with respect to size, color, location, materials, typography.

(5) 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 Map" (Exhibit F).

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.

In the conveyance of land and/or buildings in the project area for redevelopment in accordance with this Plan, an obligation will be imposed upon the purchaser to commence and complete the improvements specified in the Plan within a reasonable time.

The Land Clearance for Redevelopment Authority will take all reasonable steps possible to prevent speculation in the holdings of land in the Project Area.

4. Affirmative Action Plan

The Land Clearance for Redevelopment Authority has developed an affirmative action process which requires that developers and project contractors submit individual affirmative action plans (Exhibit K).

All projects approved by LCRA are subject to applicable federal, state and/or affirmative action regulations, requirements, guidelines and procedures.

5. 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 40TH and Mill 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 "Proposed Zoning Map", Exhibit M, 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 C, D, E, F, L and M) 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 herein, 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.

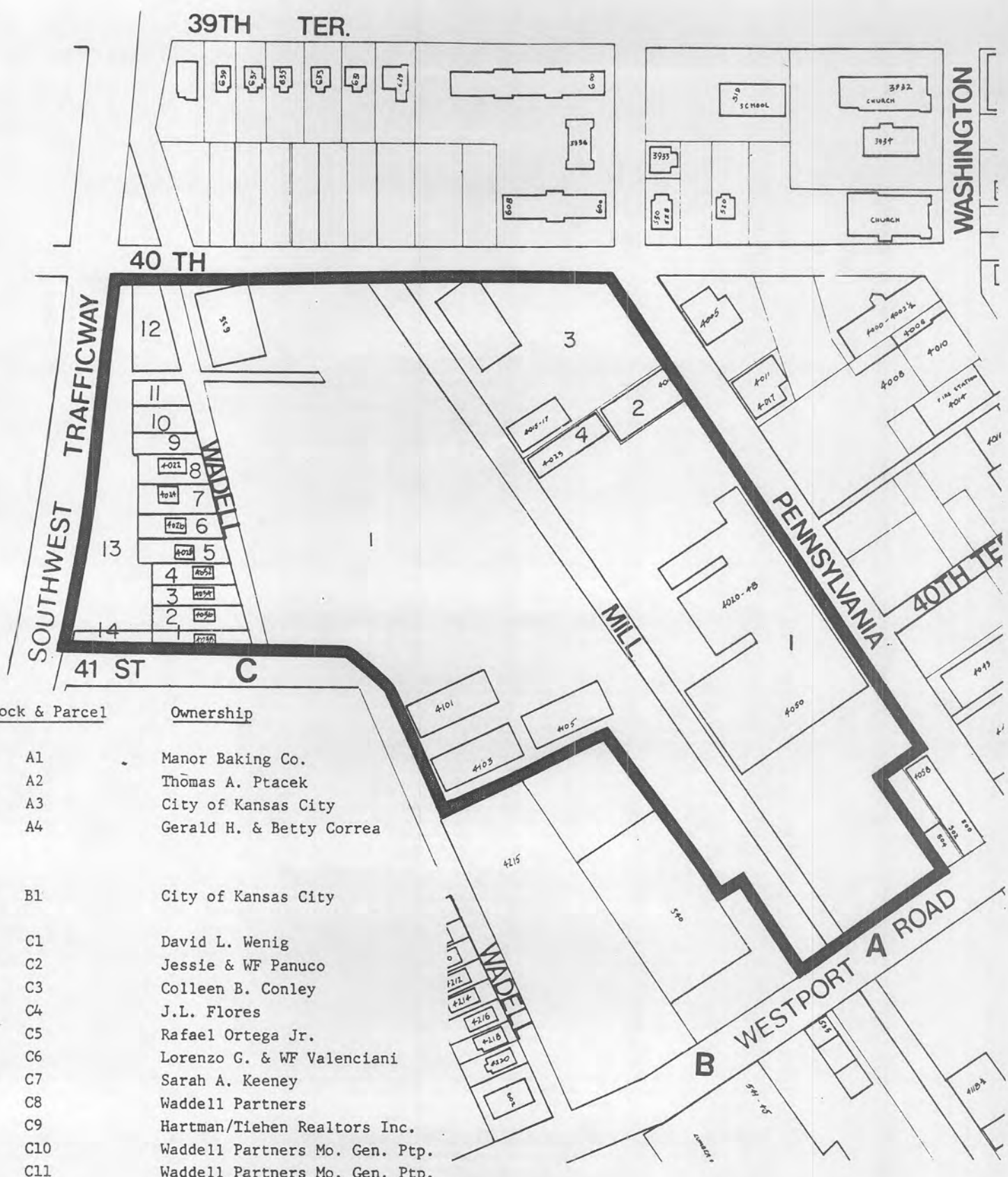


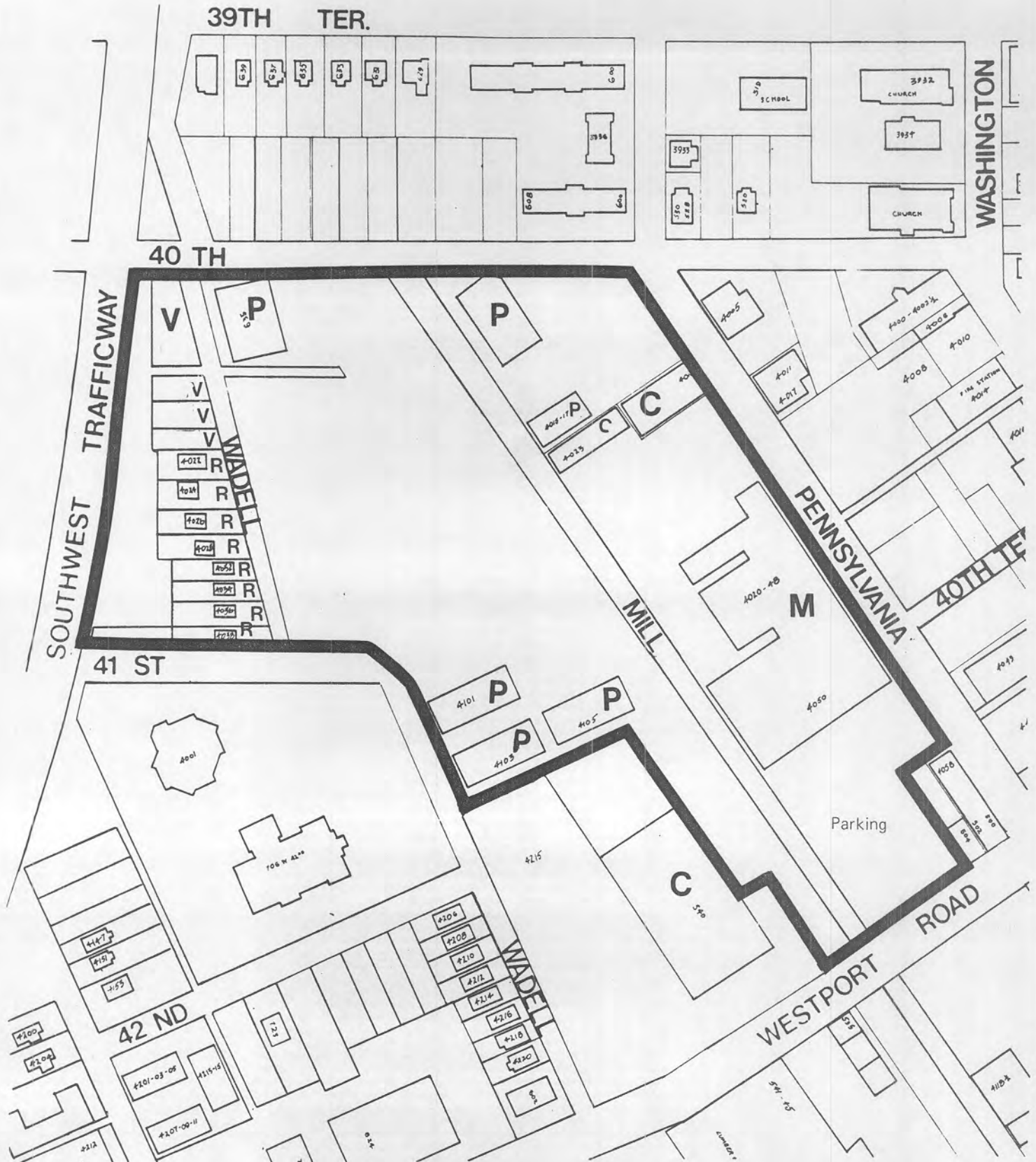
EXHIBIT B

PROJECT BOUNDARY DESCRIPTION

The 40TH and Mill Urban Renewal Area is described as follows:

BEGINNING at the southwest corner of 40TH Street and Pennsylvania; thence southerly along the west side of Pennsylvania to an extension of the north property line of Block A Parcel 1; thence westerly along the north property line and southerly along the west property line of Block A Parcel 1 to the north line of Westport Road; thence westerly along the north line of Westport Road crossing Mill Street to an extension of the east property line of Block B Parcel 1; thence northerly along the east property line and west along the north property line of Block B Parcel 1 to the east line of Wadell Street; thence northerly and westerly along Wadell Street to its merger with 41ST Street; thence westerly along the north line of 41ST Street to the east line of Southwest Trafficway; thence northerly along the east line of Southwest Trafficway to the south line of 40TH Street; thence easterly along the south line of 40TH Street crossing Wadell Street and Mill Street to the POINT OF BEGINNING.

Block and Parcel references in this boundary description refer to Exhibit A "Property Map".



- R Residential
- C Commercial
- P Public
- M Manufacturing

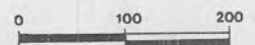
Exhibit C

EXISTING LAND USES

40th and Mill

URBAN RENEWAL AREA

Kansas City, Missouri - Redevelopment Authority - LCRA





-  Standard
-  Deficient
-  Seriously Deteriorated
- C**
7 Block Building

Exhibit D
CONDITION OF BUILDINGS
40th and Mill
 URBAN RENEWAL AREA
 Kansas City, Missouri · Redevelopment Authority · LCRA





Exhibit E

STREETS & ALLEY RIGHT OF WAY

40th and Mill

URBAN RENEWAL AREA

Kansas City, Missouri · Redevelopment Authority · LCRA



0 100 200

Raymond, Parish, Pine & Weber, Inc. - Planning & Community Development Consultants - Terrycourt, New York

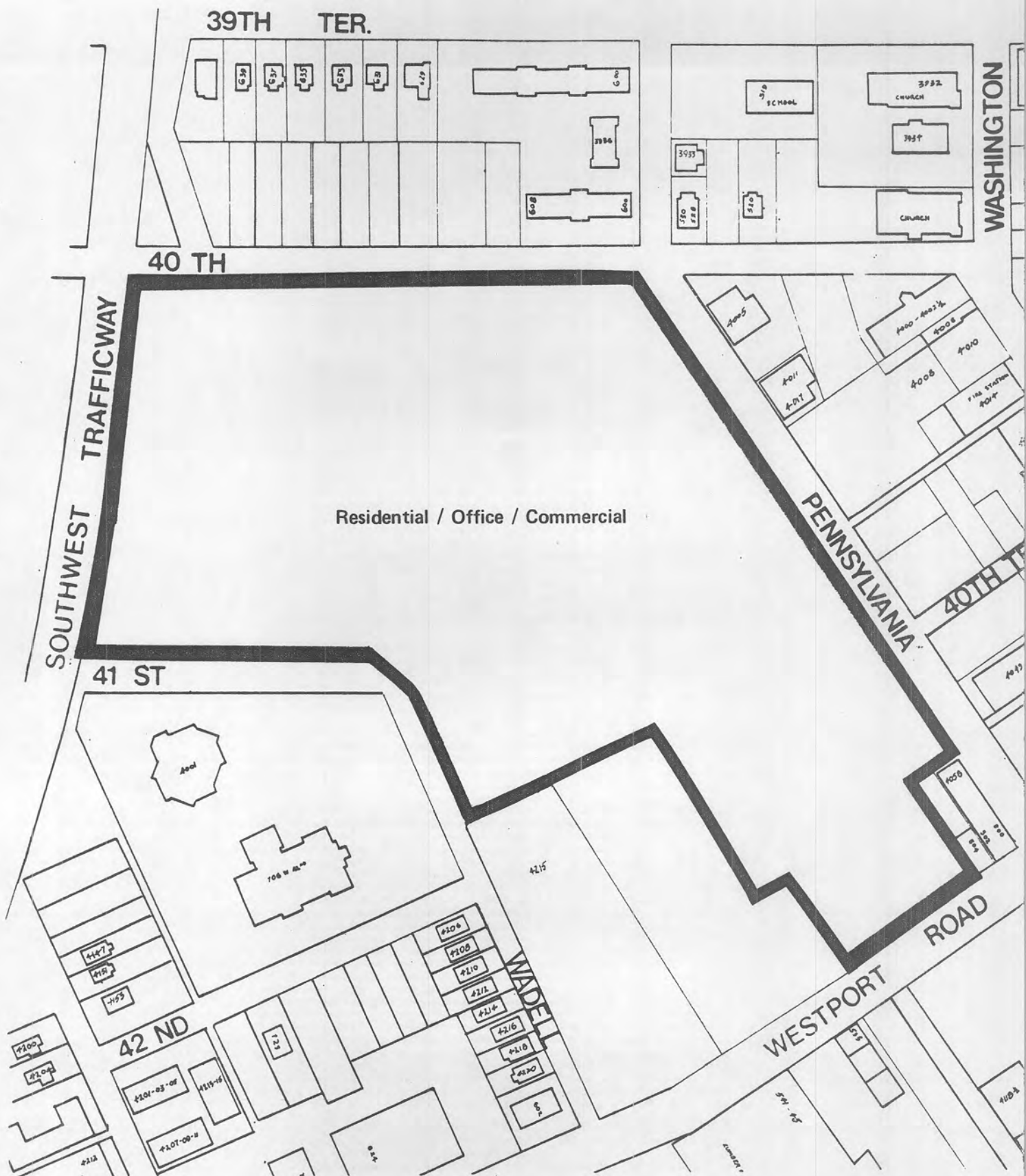


Exhibit F
PROPOSED LAND USES
40th and Mill
URBAN RENEWAL AREA
Kansas City, Missouri · Redevelopment Authority LCR

0 100 200

EXHIBIT G

STANDARDS AND CONTROLS FOR REHABILITATION

Not Applicable to this Project

EXHIBIT H

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 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 1b.
- (d) Time schedule for the following submission.

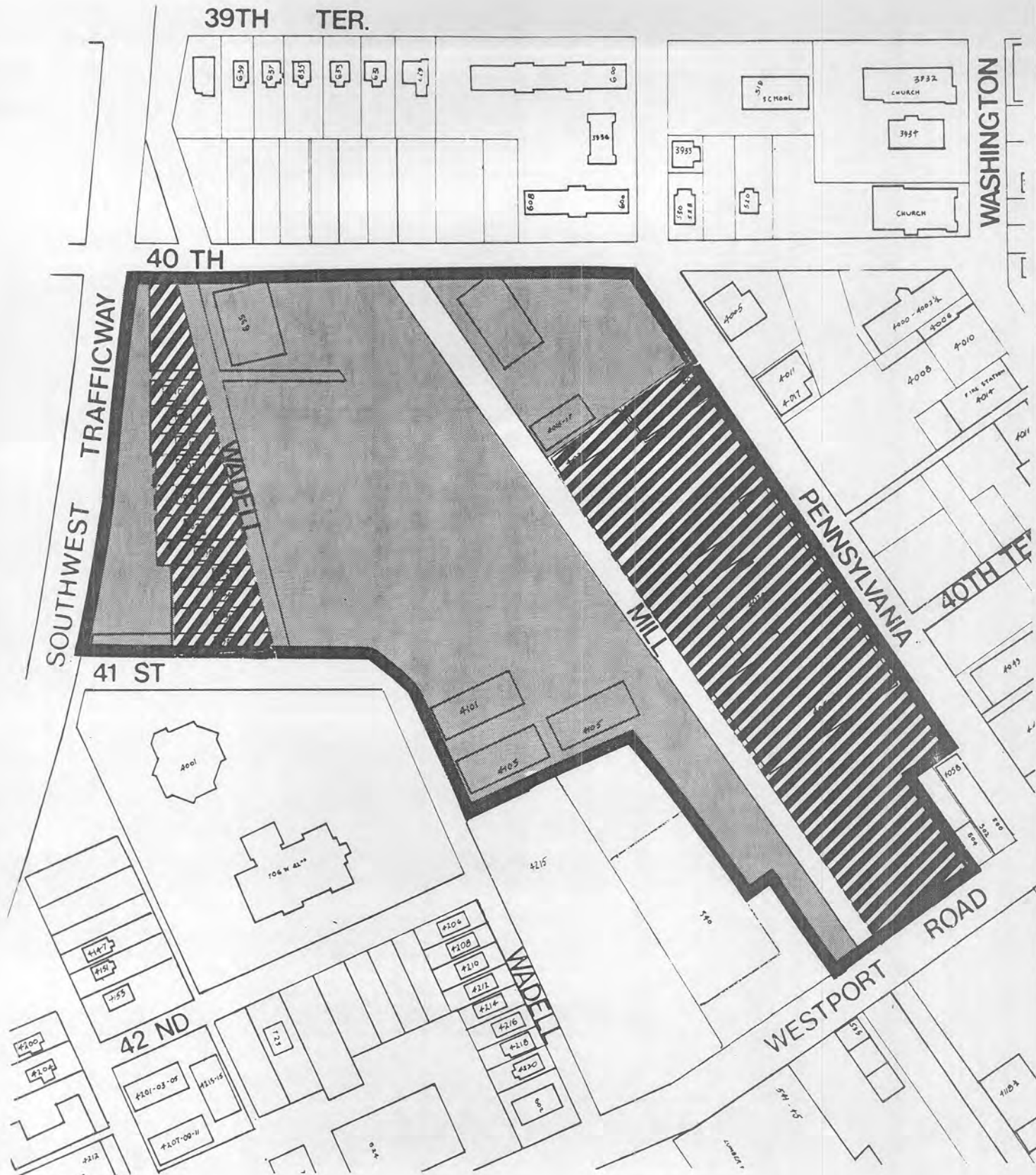
Upon approval by the Authority of the Design Development, the following submission is required:

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 1d.
- (d) 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.



-  Parcels to be Acquired
-  City Transfer to LCRA

Exhibit I
ACQUISITION

40th and Mill

URBAN RENEWAL AREA

Kansas City, Missouri · Redevelopment Authority · LCRA





① Disposition Tract

Exhibit J
LAND DISPOSAL
40th and Mill
URBAN RENEWAL AREA
Kansas City, Missouri · Redevelopment Authority · LCRA

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EXHIBIT K

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 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-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 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.
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. 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. 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 Equal Employment Opportunity/Affirmative Action 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 subcontractors Affirmative Action Plan for review and approval. All subcontractors and suppliers whose bids are \$10,000 or more must be approved by the Authority before a contract is signed between the general contractor and subcontractor or supplier.

STEP V

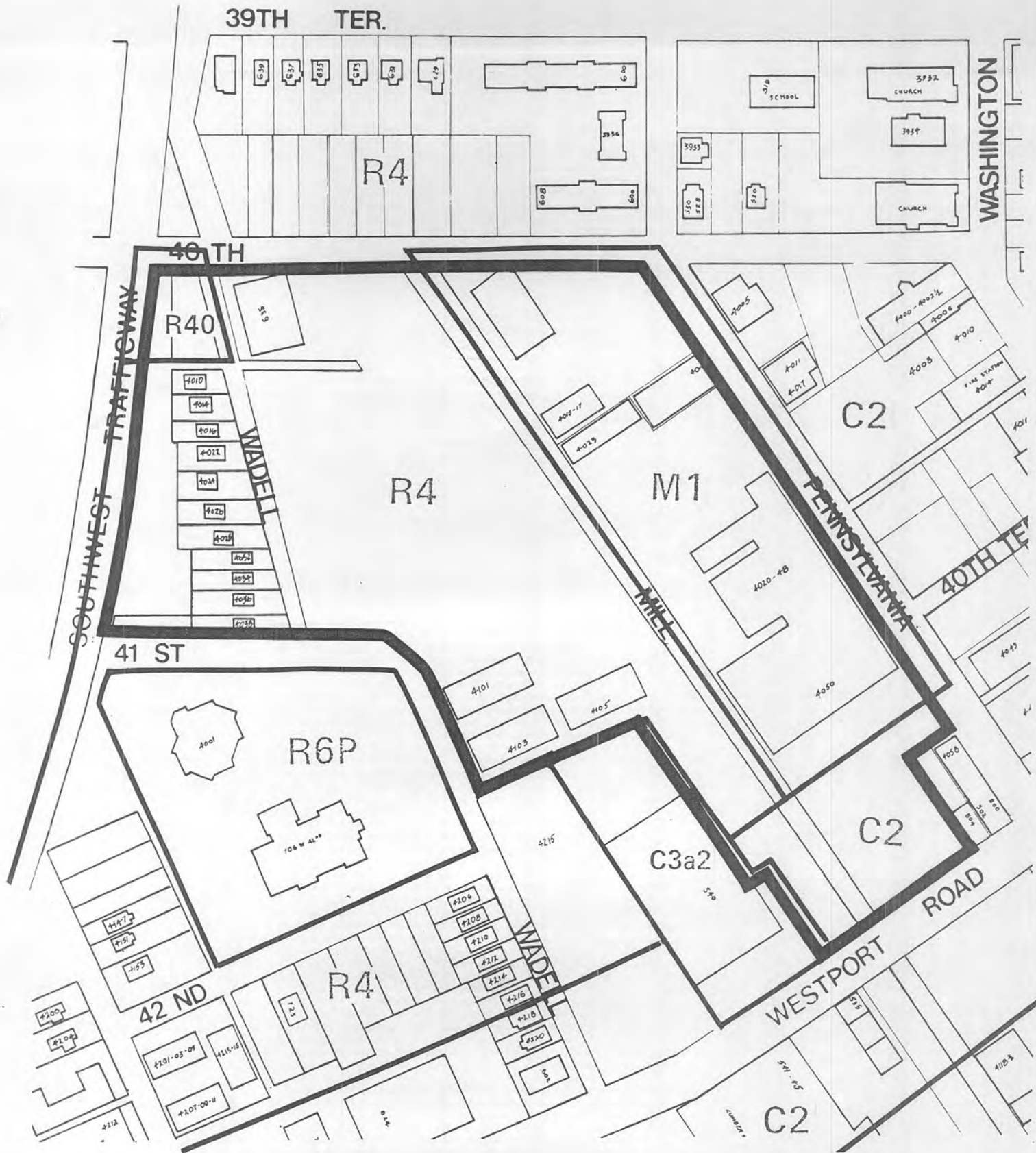
PRE-CONSTRUCTION CONFERENCE

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

STEP VI

MONITORING

- A. During the construction of the project, Authority staff will monitor the project to ensure the Affirmative Action Plan goals are being obtained, or in the absence of achieving the goals, a Good Faith Effort is made to achieve the goals.
- B. The developer, or contractor and subcontractors will complete and mail to the Authority's 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 Authority's Equal Employment Officer.



- R4 Low Apartment District
- R40 Low Apartment, Administrative Office Building District
- R6P High Apartment Provisional
- C2 Local Retail Business District
- C3a2 Intermediate Business (High Buildings) District
- M1 Light Industrial District

Exhibit L

EXISTING ZONING

40th and Mill

URBAN RENEWAL AREA

Kansas City, Missouri · Redevelopment Authority · LCRA



0 100 200

DATA PERTAINING TO THE

ADOPTION OF A

FINDING OF BLIGHT

FOR THE

40TH AND MILL URBAN RENEWAL PROJECT

PREPARED FOR THE

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF

KANSAS CITY, MISSOURI

BY

RAYMOND, PARISH, PINE & WEINER, INC.

JUNE, 1985

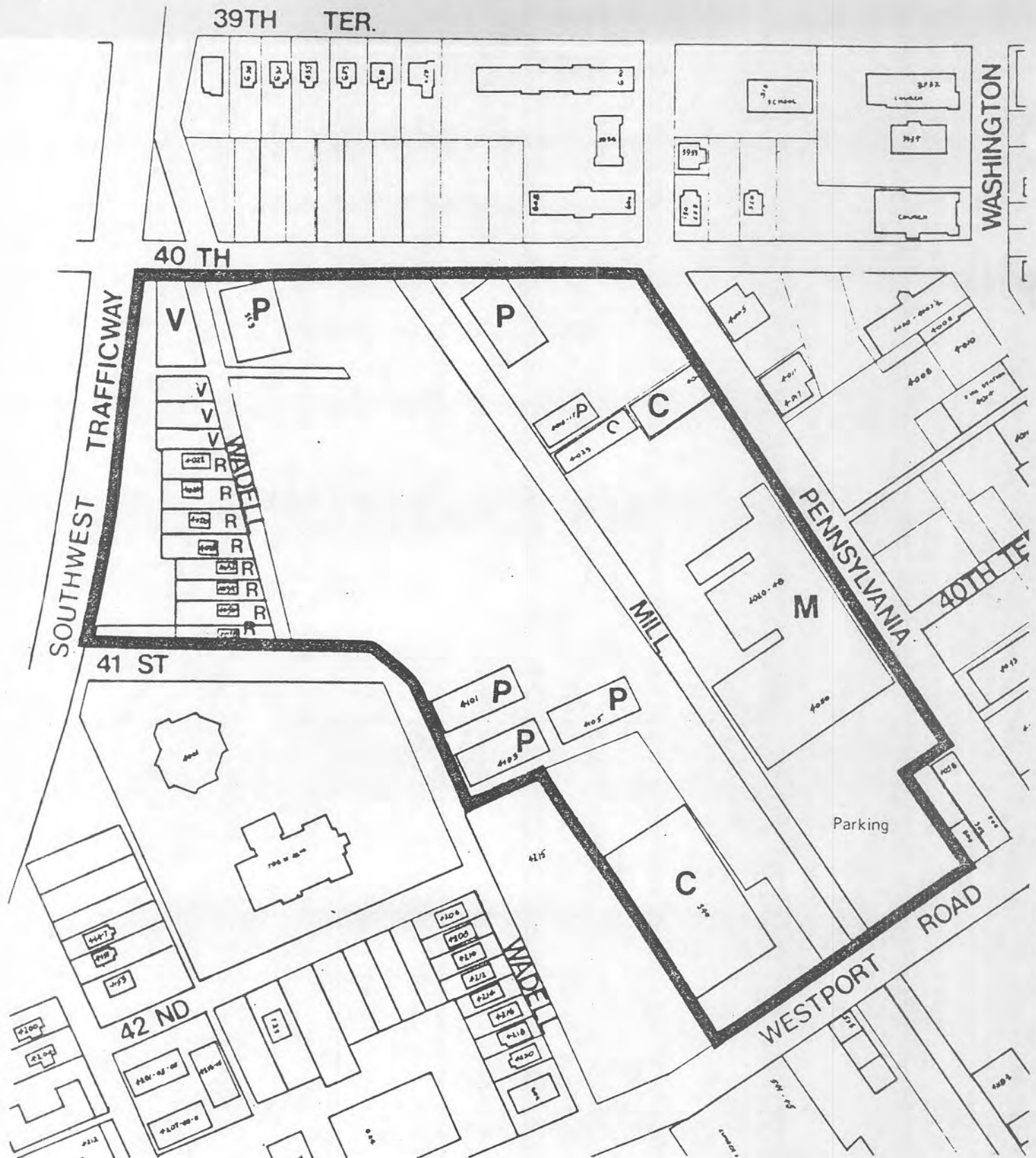
A. INTRODUCTION

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 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 40TH and Mill Urban Renewal Project is blighted as defined by state statute, and that it is appropriate that the City Council adopt an ordinance finding the 40TH and Mill Urban Renewal Area to be blighted.

B. FINDING OF BLIGHT

In order to determine if the 40TH and Mill 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 June, 1985. City assessment records were reviewed for each property in order to obtain information on building age; recent reinvestment in the structure, if any; remaining economic life; the assessment department's rating of building condition; and other property information. This information was used to verify field ratings for the structures.



- R Residential
- C Commercial
- P Public
- M Manufacturing

EXISTING LAND USES

40th and Mill

URBAN RENEWAL AREA

Kansas City, Missouri - Redevelopment Authority - LCRA



0 100 200

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 the following table. Of the 17 principal structures in the area, all were rated.

Seriously Deteriorated Structures - One structure or 6% of those rated, was classified as seriously deteriorated. This structure had at least one critical defect and several intermediate defects.

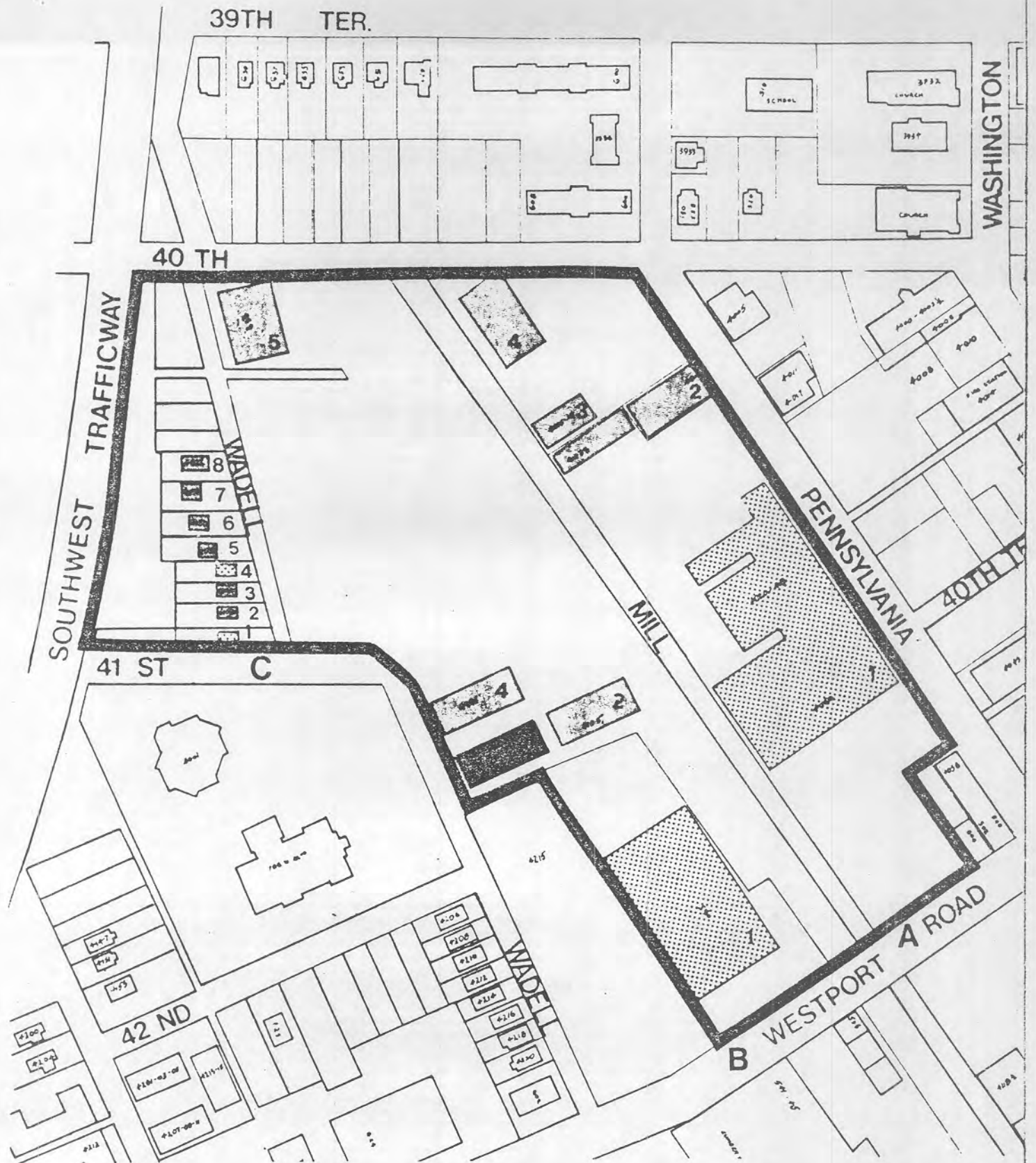
40TH AND MILL URBAN RENEWAL AREA
Kansas City, Missouri

SUMMARY

BUILDING USE AND CONDITION SURVEY

<u>Block</u>	<u>Building</u>	<u>Use</u>	<u>Vacancy</u>		<u>Condition*</u>		
			<u>Total</u>	<u>Partial</u>	<u>1</u>	<u>2</u>	<u>3</u>
A	1	Manufacturing			X		
	2	Commercial				X	
	3	Public		X		X	
	4	Public				X	
B	1	Commercial			X		
	2	Public				X	
	3	Public					X
	4	Public				X	
	5	Public				X	
C	1	Residential			X		
	2	Residential				X	
	3	Residential				X	
	4	Residential			X		
	5	Residential				X	
	6	Residential				X	
	7	Residential				X	
	8	Residential				X	
Total 17			<u>0</u>	<u>1</u>	<u>4</u>	<u>12</u>	<u>1</u>

-
- *1 - Standard
2 - Deficient
3 - Seriously Deteriorated



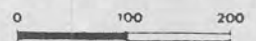
-  Standard
-  Deficient
-  Seriously Deteriorated
- C** Block
- 7** Building

CONDITION OF BUILDINGS

40th and Mill

URBAN RENEWAL AREA

Kansas City, Missouri · Redevelopment Authority · LCRA



Deficient Structures - Twelve structures, or 71% of those rated, were classified as deficient. Each of these structures had at least one intermediate defect and several slight defects.

Standard Structures - Four structures, or 25% of those rated, were classified as standard. These had no intermediate defects and less than four slight defects.

The above results indicate that 77% of the structures in the project area are either deficient or seriously deteriorated.

3. Occupancy, Age, and Obsolescence

Of the 17 structures in the project area, 16 (94%) are substantially occupied, and 1 (6%) is partially vacant.

Buildings in the project area fall into two primary use categories - residential and non-residential. The residential buildings located exclusively on Waddell Street were built between 1900 and 1911 and are 74 to 85 years old. Lack of maintenance over a prolonged period is evident in many of the buildings which masonry deterioration, sagging porches, rotted sills and frames, and deteriorating roofs, are readily apparent. Also building systems have apparently not been upgraded. There is little evidence of substantial reinvestment in the properties to modern standards over the years. Most buildings, while structurally sound, require

complete rehabilitation to replace worn-out building systems and to meet current building requirements thereby insuring their continued contribution to the economic health of the district. Several houses have recently been demolished on the street leaving vacant lots.

Under the criteria of the federal urban renewal program, these structures would be classified as "obsolete building types which through lack of maintenance have a blighting influence".

The non-residential properties are of more recent construction being built in the 1920's, 1940's and 1950's. Three buildings are of a temporary shelter type which are in very poor condition and may have exceeded their useful economic life.

The City owned property containing a Public Works operation yard, with trucks, sand and salt storage, miscellaneous equipment and scrap materials is inappropriately located in a residential/commercial district. Noise, dust, unsightly appearance, heavy truck traffic and poor maintenance all contribute to the lack of investment in the project area.

One of the most serious problems with the district, taken as a functional unit, is that a major portion of the land area within the project area is vacant and underutilized from the

standpoint of what might be expected in a key residential/commercial sector located in Westport and served by key arterials including Southwest Trafficway and Westport Road.

4. Land Utilization Characteristics

The project area, when taken as an economic unit is underutilized from the standpoint of what might be expected in a key location in the Westport district.

As previously indicated, significant sections of the project area are vacant or partially vacant and underutilized.

The Public Works operation is unattractive, in obvious disrepair and has operating characteristics that are detrimental to surrounding land uses. The lack of reinvestment in the properties in the project area creates an image of a deteriorating, declining residential/commercial area. This inhibits the economic soundness and growth of the surrounding area and tends to blunt the impact of the new investments being made along Westport Road outside of the project area.

The appearance of the area can be described as stark with no landscaping or amenities in existence. Of those parking areas which do exist, few are paved and no islands, walls, or planting strips break up the monotony of the parking.

In general, sidewalks, curbs, and gutters are badly deteriorated throughout the area with few exceptions. The conditions of many area sidewalks presents a hazard to pedestrian traffic. Sidewalks are missing on large portions of Waddell and Mill Streets. Some curbs in the area are either broken or appear sunken due to the build-up of street resurfacings which have raised the street level near the top curb line. At many corners the curbs have been destroyed possibly by large trucks that are unable to maneuver the short turning radii of some intersections.

These conditions retard new investment or reinvestment in the area which, in turn, feeds the cycle of disinvestment which is impacting the project area.

When viewed in the context of the location of the project area, the combined factors enumerated herein are symptomatic of an area which has declined in economic strength and which is suffering from obsolescence.

C. FINDING

Based on the above data, it appears that the project area would meet the definition of a "blighted area" as set forth in Section 99.320 of the Missouri Redevelopment Authority Law through a combination of factors that constitute an economic liability to the City in its present condition and use. The factors include: 77% of the structures in the

project area are either deficient or seriously deteriorated, area contains obsolete building types which through lack of maintenance have a blighting influence on the area, the area contains significant vacant and under-utilized parcels of land in prime locations and that the public street system has deteriorated throughout the area.

EXHIBIT A

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, joists 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 #4 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. Chimneys

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.

Date		Inspector	
City		Project/Survey Area	
Address	Block No.	Parcel No.	
U's	#Stories	Material	Basement: ☐ Yes ☐ No
Building Use By Floor			

BUILDING EXTERIOR (List each non-residential use on back of sheet)

ITEM	Satis.	Slight	Inter.	Critical	Comments
Foundation					
Walls					
Roof					
Porch					
Stairs (front and rear)					
Chimney					
Doors					
Windows					
Exterior Paint					
Leaders and Gutters					

OTHER FACTORS	No	Slight	Inter.	Critical	Comments
Lack 2nd Egress above 2nd Fl.					
Inadequate Orig. Cons.					
Inadequate Drainage					
Inadequate Conversion					
Topography Problems					
Building out of Plumb					

PUBLIC HALLWAY If None Check Here ☐

ITEM	Satis.	Slight	Inter.	Critical	Comments
Walls					
Floors					
Ceiling					
Stairs					
Lighting					
Electric Wiring					

CODE VIOLATIONS (to be Completed by Codes Coordinator)

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

TOTAL DEFICIENCIES ☐ Slight ☐ Intermediate ☐ Critical

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

BASIC REASONS FOR RATING (brief note):

NON-RESIDENTIAL STRUCTURE - INTERIOR & PUBLIC HALLWAY

Date	Inspector		
City	Project/Survey Area		
Address	Block No.	Parcel No.	
Location			

STRUCTURAL DEFECTS

ITEM	Satis.	Slight	Inter.	Critical	Comments
Walls					
Floors					
Ceiling					
Ceiling Height					
Beams					
Girders					
Columns					
Interior Staircase					
Doors					
Windows					
Ventilation					

BASIC FACILITIES - DEFICIENCIES

ITEM	Satis.	Slight	Inter.	Critical	Comments
Plumbing- Toilets					
Piping					
Fixtures					
Water					
Lighting- Wiring					
Fixtures					
Central Heating					

ACCESSORY FACILITIES

ITEM	Yes	No	Defective	Comments
Elevators				
Air Conditioning				

REMARKS REGARDING STRUCTURE INTERIOR:

NON-RESIDENTIAL STRUCTURE SURVEY

Evaluation of Functional Obsolescence of Structures

and Site Evaluation

Date: _____ 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 compatibility 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: _____

