

BROOKLYN EAST II URBAN RENEWAL PLAN

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY, MISSOURI

PLAN APPROVALS:

NOVEMBER 25, 1998	LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
FEBRUARY 24, 1999 (REV)	LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
MARCH 8, 1999	REDEVELOPMENT COORDINATING COMMITTEE
MARCH 17, 1999	CITY PLAN COMMISSION
PENDING	PLANS & ZONING COMMISSION
PENDING	CITY COUNCIL

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TABLE OF CONTENTS

	<u>Page</u>
Executive Summary	
I. Description of the Project Area	1
II. Findings	1
III. Statement of Development Objectives	2
IV. Land Use Plan	2
V. Urban Renewal Techniques to be Used to Achieve Plan Objectives	4
VI. Other Provisions Necessary to Meet Requirements of Law	4
VII. Proposed Financing Plan	5
VIII. Relocation	5
IX. Affirmative Action Plan	5
X. Duration of Controls	5
XI. Provision for Amending Plan	5

Resolution No. 2-1-99 of the LCRA Kansas City, Missouri rescinded Resolution 98-68 and approved the Brooklyn East II Urban Renewal Plan

EXHIBITS

Exhibit A	Project Boundary
Exhibit A-1	Project Area - Legal Description
Exhibit B	Blight Study
Exhibit C	Existing Land Use
Exhibit D	Proposed Land Use
Exhibit E	Existing Zoning
Exhibit F	Proposed Zoning
Exhibit G	Financing Tools
Exhibit H	Acquisition Map
Exhibit H-1	Acquisition Tract Table
Exhibit I	Disposition Parcel Map

Exhibit I-1 Disposition Tracts Table

APPENDICES

Appendix 1 Design Review Process

Appendix 2 Affirmative Action Policy

ATTACHMENTS

Attachment 1 City Plan Commission Letter

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY, MISSOURI

Michael Duffy, Chairman

Nikki Newton

Jim Stacy

Meghan Tallman

James White

John Crawford, Executive Director

CITY PLAN COMMISSION

Charles Myers, Chairman

Eloise Allen

Randy Endecott

Randy Downing

Donovan Mouton

Tamra Wilson Setser

Elaine Sullivan

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CITY COUNCIL

Emanuel Cleaver, II, Mayor

Ed Ford

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Jim Glover

Paul Danaher

Mary Williams-Neal

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Ken Bacchus

Kelvin Simmons

George D. Blackwood

Judith J. Swope

Robert Collins, 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."

BROOKLYN EAST II URBAN RENEWAL PLAN

FUNDER: Housing & Economic Development Financing Corporation

BUDGET: To Be Determined

LOCATION: Area generally bound by 22nd Street on the north, one lot depth west of Brooklyn Avenue on the west, 24th Street Terr. on the south and Wabash Avenue on the east.

AREA PLAN: WASHINGTON WHEATLEY-WENDELL PHILLIPS-DOWNTOWN EAST PLANNING STUDY

COUNCIL DISTRICT: 3rd - Mary Williams-Neal and Vacant seat

PROJECT: Infill Housing

OBJECTIVES: The Brooklyn East II Urban Renewal Plan will allow for:

- Acquisition and disposition of 18 parcels of land
- Construction of 10 single family homes at an average of 1,500 sq.ft. and at an average cost of \$95,000
- Provision of safe and sanitary dwelling accommodations for low and moderate income residents of Kansas City
- Redevelopment of land parcels which are blighted and insanitary

LCRA ASSISTANCE: Assistance anticipated by the Developer includes:

- Acquisition of 18 parcels of land
- Tax Abatement

BLIGHT STUDY:

Status of the 51 Parcels:

- Acquisition Category: 18 (35%)
- Vacant Parcels: 18 (35%)
- Vacant Structures: 8 (16%)
- Single-family Residential: 25 (14%)
- Duplex: 5 (10%)
- Church 1 (1%)

Common signs of deterioration:

- Rotting wood
- Broken windows
- Missing shingles and warped roofs
- Holes in walls, missing bricks, falling siding
- Sagging porches, warped porch floors, falling porch ceilings, missing railings, sinking steps
- Missing or falling gutters
- Buckling or crumbling retaining walls
- Overgrowth of weeds and litter
- One structure gutted by fire

Total Assessed Valuation Now:
\$ 35,660

Total Assessed Valuation After Project
\$ 180,500

Market Value
\$ 950,000

Significant Decline in Population (70-90 → 50%)
" " in Dwelling Units (70-90 → 42%)

I. DESCRIPTION OF THE PROJECT AREA

The Brooklyn East II Urban Renewal Area is generally described as 22nd Street on the north, 24th Terr. on the south, Brooklyn Avenue (west side) on the west and Park Avenue (west side) on the east. For a more detailed legal description see Exhibit A: Project Boundary. The Plan area is small but does encompass three Infill Housing Project Areas. (See Exhibit A-1: Legal Description) The vision for the development of the Brooklyn Infill project was to build housing areas, especially along Brooklyn Avenue, to induce neighboring property owners to make improvements to their properties. The current strategy is to phase in development areas as opportunities arise and conduct a methodical redevelopment strategy of infill housing.

The project area is within the Washington Wheatley-Wendell Phillips-Downtown Planning Study Area, which is generally described as Interstate 70 on the north and east, 27th Street on the south and Troost Avenue on the west and roughly covers two and a half square miles. The Plan Area calls for the area within the urban renewal area to be devoted to low density residential development, except for one tract at the southeast corner of 23rd and Brooklyn which is devoted to an institutional use. This urban renewal plan proposes land uses in the low density residential and institutional categories which makes this plan in conformance with the Washington Wheatley-Wendell Phillips-Downtown East Planning Study.

II. FINDINGS

The Land Clearance for Redevelopment Authority conducted surveys and investigations that determined that the project area is blighted and in need of redevelopment by Resolution No. 98-68, dated November 25, 1998. The Land Clearance for Redevelopment Authority reconsidered the Brooklyn East Urban Renewal Plan and by Resolution 2-1-99, dated February 24, 1999 is modifying that plan and separating it into two plans. This plan is described as Brooklyn East II. The project area in some respects resembles a disaster area. There are 51 parcels in the project area and of those 51 parcels 25 (49%) are single family residential structures. There are five duplexes and one multi-family structure. The eight vacant structures represents 26% of the total structures in the project area. There are vacant structures and huge masses of vacant land throughout the project area. Some of those areas are attracting illegal dumping that jeopardizes the health and safety of the community. It creates a breeding ground for rodents and other vermin. Vacant structures in the plan area also pose a threat to the community and especially unsuspecting youth. A typical neighborhood fears the abandonment of structures and increases in the number of vacant lots because it lowers property values and brings a hardship to the community. Over the years, the population in the project area has declined significantly, leaving only the elderly and impoverished. Abandonment and the lack of funds to sustain viable living quarters has had its toll on the

community. Not only has the population decreased, but the total number of dwelling units has as well. (See Exhibit B: Blight Study.)

III, STATEMENT OF DEVELOPMENT OBJECTIVES

The local objectives to be achieved through the inclusion of certain tracts into the acquisition category and implementation of this project include the creation of a physical character and environment meeting desirable planning standards, the provision of controlled and orderly residential redevelopment through new construction of housing units in conformance with the building and zoning codes of the Kansas City, Missouri which shall provide housing accommodations for families.

Development objective to be met through the establishment 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, which 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 health, safety, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development standards and controls which will ensure the sound development of the area.
- To upgrade and refurbish utilities, public facilities and improvements scaled to serve the redevelopment area as may be required by the City of Kansas City, the provisions of off-street parking areas, and development standards for the overall project area.
- To eliminate deteriorating structures now existing within the subject redevelopment area through the implementation of this Urban Renewal Plan which provides for sites for redevelopment through appropriate techniques in accordance with this Redevelopment Plan

IV. LAND USE PLAN

A. Land Uses

There are four land uses identified within the plan area including: single-family, duplex, multi-family and institutional. The predominant land use within the project area is single-family residential followed closely by vacant parcels. (See Exhibit C: Existing Land Use) There is one multi-family unit within the project area and it is vacant and boarded-up. There is one church within the project. There are large tracts which are vacant and have become attractive nuisances for polluters and juvenile delinquents. The quality of the structures remaining in the project are marginal. A Code Enforcement Program should be initiated in the project area coupled with low interest loans so owners can rehabilitate existing structures feasible for redevelopment.

The goal of this urban renewal plan is to integrate the current Brooklyn Infill Housing Projects with the tracts that comprise the Brooklyn East II Urban Renewal Area. In some instances, large vacant tracts that could be redeveloped in such a fashion that the area would appear to be a new subdivision. The proposed land use plan must designate land uses that make the most sense for the surrounding community. The two land uses that should dominate the area are single-family housing with one small designated area for an institutional use. (See Exhibit D: Proposed Land Use) Most of the existing housing stock is now in decline but could be stabilized by the infusion of funds for loans and investment by current land owners. A concerted effort to preserve the area and build new single-family housing will unite the neighborhood, the first step in creating the momentum necessary to achieve a vibrant, growing community.

B. Design Objectives and Controls

Due to the residential nature of the plan area, particular attention should be paid to the materials, heights, massing and views of all structures.

Overall design objectives are hereby established in order to achieve sound and attractive development within the Urban Renewal Area. All site and building designs will be subject to the LCRA "Design Review Process" (Appendix 1).

1. Building Design Objectives: The structures shall be an integral element of the overall site design. The basic design objective is the construction of new single-family infill housing and the creation of an environment which is compatible with other existing residential structures in the area, and will respect, to the extent possible, existing structures setbacks and architectural character of adjacent properties.
2. Parking Design Objectives: Developers shall provide adequate parking and landscaping in combination with the overall site improvements. Parking areas shall be designed with careful regard given to orderly

arrangement, landscaping, security, amenity of view, ease of access, and as an integral part of the total site design. The provision of parking may be provided off-site or on-street if allowable under existing City of Kansas City Codes, or if approved upon consideration of the Board of Zoning Adjustment of the City of Kansas City.

C. Zoning

There are two zoning classifications within the project area: R4 Low Rise Housing District and C1- Local Business. The overwhelming zoning classification is R4. (See Exhibit E: Existing Zoning). The land use in the area is not appropriate due to the condition of the property and neglected maintenance. The proposed land use and zoning under this Urban Renewal Plan calls for the project area to be low density single-family residences. To accomplish the proposed zoning, changes in zoning will be needed. (See Exhibit F: Proposed Zoning) Safeguards to be employed are a reflection of the neighborhood's character of single-family housing and wishes to keep this community single-family and avoid the overcrowding of housing structures.

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

With respect to the particular urban renewal techniques to be used in the Brooklyn East Urban Renewal Plan:

1. The LCRA will designate certain parcels of land which will be included in the land acquisition category.
2. Land acquisition through eminent domain powers of the LCRA may be required to carry out this plan.
3. The LCRA shall provide tax abatement to projects in conformance with this plan.

VI. OTHER PROVISIONS NECESSARY TO MEET REQUIREMENTS OF LAW

A. Existing utility service mains may need to be upgraded to serve the Project Area, at the expense of the developer. 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 same.

B. No changes in existing street, street levels or grades, vacations of streets, or revisions of existing traffic movement patterns are required under this Plan.

C. No changes in building codes are required.

VII. PROPOSED FINANCING

Financing for the development proposals may utilize conventional publicly assisted financing. The program is designed to stimulate private enterprise to provide rehabilitation and new construction activities. There are a number of programs available to assist home buyers to finance their purchases in Kansas City. (See Exhibit G: Financing Tools) LCRA may provide tax abatement as provided under the Land Clearance for Redevelopment Law of Missouri, Section 99.300, et seq. R.S.Mo, or other statutory incentives for development in accordance with the plan.

VIII. RELOCATION

All relocation activities which are part of this plan are subject to the Uniform Relocation Act. Relocation will be required under this plan because redevelopment activities cover areas not currently owned by the developer or potential developers and therefore eminent domain powers will be used to assemble tracts within the project boundary, if necessary. (See Exhibit H: Acquisition Tracts)

Those tracts acquired as a result of this plan will be disposed of to the successful redeveloper or redevelopers carrying out the objectives of this plan. (See Exhibit I: Disposition Tracts)

IX. AFFIRMATIVE ACTION PLAN

The Land Clearance for Redevelopment Authority has developed an affirmative action process (Appendix 2: Affirmative Action Policy) 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.

X. DURATION OF CONTROLS

This Urban Renewal Plan shall be effective for a period of twenty (20) years from the date of approval by the City Council of the City of Kansas City, Missouri, unless otherwise amended by the City.

XI. 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.

EXHIBITS



**Exhibit A - Brooklyn East II Urban Renewal Area
Project Boundary**

No Scale

EXHIBIT A-1

Legal Description Brooklyn East II Urban Renewal Plan

Starting at the Northeast corner of Tract A, Flournoy's Addition then South 201 Feet to the Point of Beginning, being the Northeast corner of Lot 20, Flounoy's Addition, then South 1,075.5 Feet to the Southeast corner of Lot 7, Gates 3rd Addition, then West 338.6 Feet to the Southeast corner of Lot 4, Dalcoulin, then North 100 Feet to the Northeast corner of Lot 3, then West 137 Feet to the Northwest corner of Lot 3, Dalcoulin, then North 134 Feet to a point 7.5 Feet East of the Southwest corner of Lot 34, Mortland Place, then West 7.5 Feet, the Southwest corner of Lot 34, Mortland Place, then north 55 Feet to the Northwest corner of Lot 34, Mortland Place, then East 35 Feet, then North 125.50 Feet to a point 35 Feet East of the Northwest corner of Lot 31, Mortland Place, then East 175 Feet to the Northwest corner of Lot 14, Capitol Hill, then North 375 Feet, to the Northwest corner of Lot 3, Capitol Hill, then West 220 Feet to the Southwest corner Lot 35, Flournoy Heights, then North 378 Feet to the Southwest corner of Lot 3, Flournoy Heights, then East 150 Feet to the Southeast corner of Lot 3, Flournoy Heights, then South 103 Feet from the Southeast corner of Lot 3, to a point 14 feet North of the - Southeast corner of Lot 6, Flournoy Heights, then East 70 Feet,, then East 126..62 Feet to a point 11 Feet South of the Northwest corner of Lot 20, Flourny's Addition, then North 11 Feet, then East 130 Feet to the Point of Beginning.

The above described plan boundary is for the Brooklyn East II plan area. However, there are existing infill housing urban renewal plans within the overall boundary of Brooklyn East II and will be excepted out of this description as follows:

Infill No.	Street Address	Legal Description
95	2401-15 Brooklyn	East 126.3 Feet Lots 8 through 14, Block 3, Capital Hill
96	2404-06 Brooklyn	Lots 1 through 5, Block 3, Capital Hill
111	2304-14 Park	Flournoy's Addition, North 15 Feet Lot 9 and all of Lot 10 through 15.

EXHIBIT B
BLIGHT STUDY

The Brooklyn East II Urban Renewal Area encompasses approximately 6 city blocks, roughly between 22nd Street and 24th Ter., Brooklyn to Park. Conditions in the area are poor. There are two census tracts that have portions of the urban renewal area within them: 32 and 39. The following tables shows trends in this geographic area.

CENSUS TRACT	POPULATION			% Δ 70-90
	1970	1980	1990	
32	1667	1059	810	51%
39	2808	1716	1442	49%
TOTAL	4475	2775	2252	50%

CENSUS TRACT	DWELLINGS			%Δ 70-90
	1970	1980	1990	
32	882	592	427	52%
39	1196	829	770	36%
TOTAL	2078	1321	1197	42%

In the two census tracts; 32 and 39, there has been a two decade trend of declining population of 50 %. Population figures in 1970 showed a total of 4475 people, by 1980 that total had declined to 2775 and by 1990 that total was 2252, representing the 50% decline. Statistics do show that the rate of decline is at a slower pace between 1980 and 1990. It is anticipated that the year 2000 decennial census the pace of decline will show stabilization due to fewer people and people with less choices.

The study area had 2078 dwelling units in 1970 and by 1980 the number of dwelling units had declined to 1321. The two decades, 1970 and 1980 shows a decline of 42% of dwelling units.

An analysis of the urban renewal project area shows that there are 25 single-family homes of which 8 (16%) are vacant. For this area the high owner occupied rate of 69% is a plus for the neighborhood because the residents have a stake hold in the future of their property. The high number of vacant homes in the project creates a hazard in the community. Throughout the City, vacant structures left unsupervised have a tendency of becoming arson fires.

The project area has an overwhelming area of vacant land that is not in productive use. This land provides opportunities for illegal dumping that jeopardizes health and safety of the community. These types of areas filled with trash and debris create a breeding ground

for rodents, vermin and disease. Vacant unattended land also provides the opportunity for youth to become involved in juvenile crime. (See Attached photographs and data sheets.)

The area, no doubt, is in a declining stage. Without some type of redevelopment intervention the area will continue to lose population, dwelling units and decreased tax revenues.

RESIDENTIAL STRUCTURE SURVEY

Date 24 Oct 98		Inspector Don Moore	
City KCMO		Project/Survey Area Brooklyn East II	
Address 2214 Brooklyn		Block No.	Parcel No.
# D.U.'s 1	# Stories 2	Material	Basement: ☒ Yes ☐ No
Building Use By Floor VACANT (HOUSING)			

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			✓		Missing Broken Missing Broken
Windows			✓		
Exterior Paint		✓			
Leaders and Gutters			✓		
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					

BASEMENT

	Satisfactory	Req. Min. Rep.	Req. Maj. Rep.	Comments
Foundation Floor				
Foundation Walls				
Ceiling				
Staircase				
Columns				
Girders and Beams				
Plumbing Equipment				
Heating Equipment				
Chimney				
Ventilation				
Evidence of Moisture				
Rodent Control				
Electric Wiring				

RATING (see Definition of Ratings)

☐ Excellent
 ☐ Good
 ☐ Fair
 ☒ Poor
 ☐ Very Poor

BASIC REASONS FOR RATING (brief note):

Building systems open to elements. Roof problems. Listed on Kansas City's dangerous Building list in need of demolition.

RESIDENTIAL STRUCTURE SURVEY

Date **10/24/98** Inspector **DOJ MOORE**
 City **CNO** Project/Survey Area **BROOKLYN EAST II**
 Address **222 S Brooklyn** Block No. _____ Parcel No. _____
 # D.U.'s **1** # Stories **2** Material **FRAME** Basement: ☒ Yes ☐ No
 Building Use By Floor **VACANT (HOUSING)**

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			✓		Boarded
Windows			✓		Boarded
Exterior Paint					
Leaders and Gutters			✓		Falling
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					

BASEMENT

Satisfactory Req. Min. Rep. Req. Maj. Rep. Comments

Foundation Floor				
Foundation Walls				
Ceiling				
Staircase				
Columns				
Girders and Beams				
Plumbing Equipment				
Heating Equipment				
Chimney				
Ventilation				
Evidence of Moisture				
Rodent Control				
Electric Wiring				

RATING (see Definition of Ratings)

☐ Excellent ☐ Good ☐ Fair ☒ Poor ☐ Very Poor

BASIC REASONS FOR RATING (brief note):

RESIDENTIAL STRUCTURE SURVEY

Date	10/24/98	Inspector	DON MOORE	
City	KCMO	Project/Survey Area	Brooklyn East II	
Address	2307 Brooklyn	Block No.	Parcel No.	
#D.U.'s	2	Stories	Material	Brick
Building Use By Floor		Basement:	☒ Yes	☐ No

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		☒	☒		Boarded, Boarded, Broken, Missing
Exterior Paint					
Leaders and Gutters					
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					

BASEMENT

	Satisfactory	Req. Min. Rep.	Req. Maj. Rep.	Comments
Foundation Floor				
Foundation Walls				
Ceiling				
Staircase				
Columns				
Girders and Beams				
Plumbing Equipment				
Heating Equipment				
Chimney				
Ventilation				
Evidence of Moisture				
Rodent Control				
Electric Wiring				

RATING (see Definition of Ratings)

☐ Excellent
 ☐ Good
 ☐ Fair
 ☒ Poor
 ☐ Very Poor

BASIC REASONS FOR RATING (brief note):

RESIDENTIAL STRUCTURE SURVEY

Date 10/24/98		Inspector DON MOORE	
City KCMO		Project/Survey Area Brooklyn East II	
Address 2329 Brooklyn		Block No.	Parcel No.
# D.U.'s 1	Stories 2	Material Wood FRAME	Basement: ☒ Yes ☐ No
Building Use By Floor VACANT (HOUSING)			

BUILDING EXTERIOR

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

ITEM	Satis.	Slight	Inter.	Critical	Comments
Foundation			✓		
Walls			✓		
Roof			✓		Gaping holes
Porch			✓		
Stairs (Front and Rear)			✓		
Chimney					
Doors			✓		Boarded
Windows			✓		Boarded / Missing
Exterior Paint		✓			
Leaders and Gutters			✓		
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					

BASEMENT

	Satisfactory	Req. Min. Rep.	Req. Maj. Rep.	Comments
Foundation Floor				
Foundation Walls				
Ceiling				
Staircase				
Columns				
Girders and Beams				
Plumbing Equipment				
Heating Equipment				
Chimney				
Ventilation				
Evidence of Moisture				
Rodent Control				
Electric Wiring				

RATING (see Definition of Ratings)

☐ Excellent
 ☐ Good
 ☐ Fair
 ☐ Poor
 ☒ Very Poor

BASIC REASONS FOR RATING (brief note):

RESIDENTIAL STRUCTURE SURVEY

Date	10/24/98	Inspector	Don Moore
City	KCMO	Project/Survey Area	Brooklyn EAST II
Address	2202 E. 24th	Block No.	Parcel No.
# D.U.'s	4	# Stories	2
Building Use By Floor	VACANT (Housing)	Material	Brick
		Basement:	☒ Yes ☐ No

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		✓			
Lack 2nd Egress above 2nd Fl.					
Inadequate Orig. Cons.					
Inadequate Drainage					
Inadequate Conversion					
Topography Problems					
Building out of Plumb					

Boarded
Boarded, Missing Broken

PUBLIC HALLWAY..... If None Check Here ☐

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

BASEMENT

	Satisfactory	Req. Min. Rep.	Req. Maj. Rep.	Comments
Foundation Floor				
Foundation Walls				
Ceiling				
Staircase				
Columns				
Girders and Beams				
Plumbing Equipment				
Heating Equipment				
Chimney				
Ventilation				
Evidence of Moisture				
Rodent Control				
Electric Wiring				

RATING (see Definition of Ratings)

☐ Excellent

☐ Good

☐ Fair

☒ Poor

☐ Very Poor

BASIC REASONS FOR RATING (brief note):

RESIDENTIAL STRUCTURE SURVEY

Date	10/24/98	Inspector	Don Moore
City	ICAN	Project/Survey Area	Brachlyn East II
Address	2518 Park	Block No.	Parcel No.
# D.U.'s	1	# Stories	2
Material	Brick/Frame	Basement:	☐ Yes ☐ No
Building Use By Floor	RESIDENTIAL		

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)			✓		Deteriorated
Chimney					
Doors					
Windows					
Exterior Paint					
Leaders and Gutters					
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					

BASEMENT

Satisfactory

Req. Min. Rep.

Req. Maj. Rep.

Comments

Foundation Floor					
Foundation Walls					
Ceiling					
Staircase					
Columns					
Girders and Beams					
Plumbing Equipment					
Heating Equipment					
Chimney					
Ventilation					
Evidence of Moisture					
Rodent Control					
Electric Wiring					

RATING (see Definition of Ratings)

☐ Excellent

☐ Good

☐ Fair

☐ Poor

☐ Very Poor

BASIC REASONS FOR RATING (brief note):

RESIDENTIAL STRUCTURE SURVEY

Date 10/24/98		Inspector Brooklyn East II	
City Brooklyn		Project/Survey Area Brooklyn East II	
Address 125 20 Ave		Block No.	Parcel No.
# D.U.'s 1	# Stories 1.5	Material	
Building Use By Floor		Basement: ☐ Yes ☐ No	

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		✓			Boarded
Windows		✓			
Exterior Paint					
Leaders and Gutters					
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					

BASEMENT

Satisfactory Req. Min. Rep. Req. Maj. Rep. Comments

Foundation Floor				
Foundation Walls				
Ceiling				
Staircase				
Columns				
Girders and Beams				
Plumbing Equipment				
Heating Equipment				
Chimney				
Ventilation				
Evidence of Moisture				
Rodent Control				
Electric Wiring				

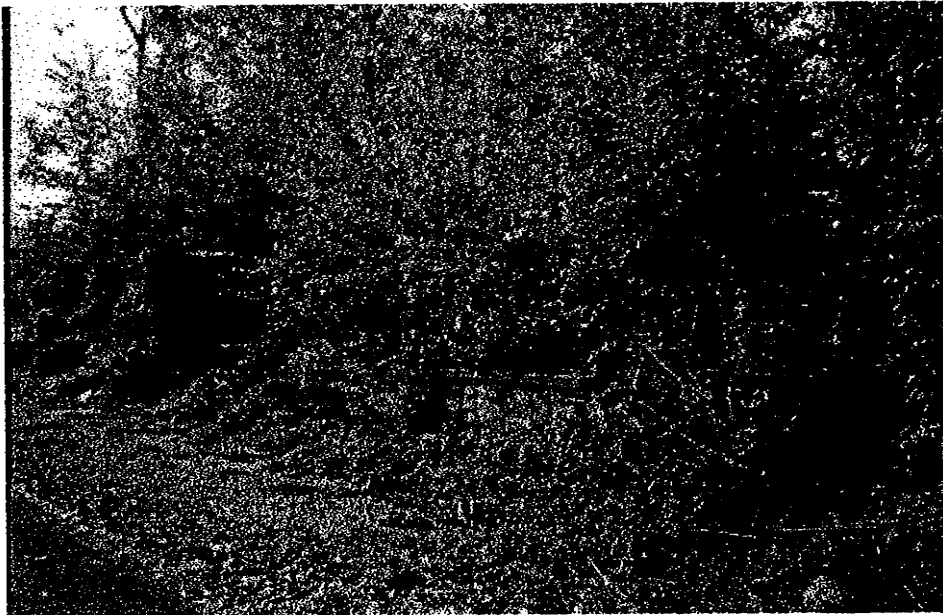
RATING (see Definition of Ratings)

☐ Excellent
 ☐ Good
 ☐ Fair
 ☐ Poor
 ☐ Very Poor

BASIC REASONS FOR RATING (brief note):



2318 & 2320 Park. 2320 is vacant. 2318 is occupied. These are the only two homes along the West side of Park between 23rd & 24th Streets. Purchase/demolition is recommended for both structures.



West side of 20th & Park. Vacant land, site of frequent dumping.



2329 Brooklyn – Vacant, probable beyond repair.



2202 E 24th – Vacant multi-family complex. Feasibility of rehab is unknown, but doubtful.



2223 Brooklyn – Vacant, possible candidate for purchase-rehab, but may be beyond repair.



2307 Brooklyn – Vacant, probable beyond repair.



V Vacant Structure

- Building footprint
- Brooklyn East II Boundary
- Vacant Lot
- Single Family
- Duplex
- Institutional
- Multi family
- Street
- Metro. Highway
- Parcel



Exhibit C - Brooklyn East II Urban Renewal Area
Land Use - Existing

No Scale

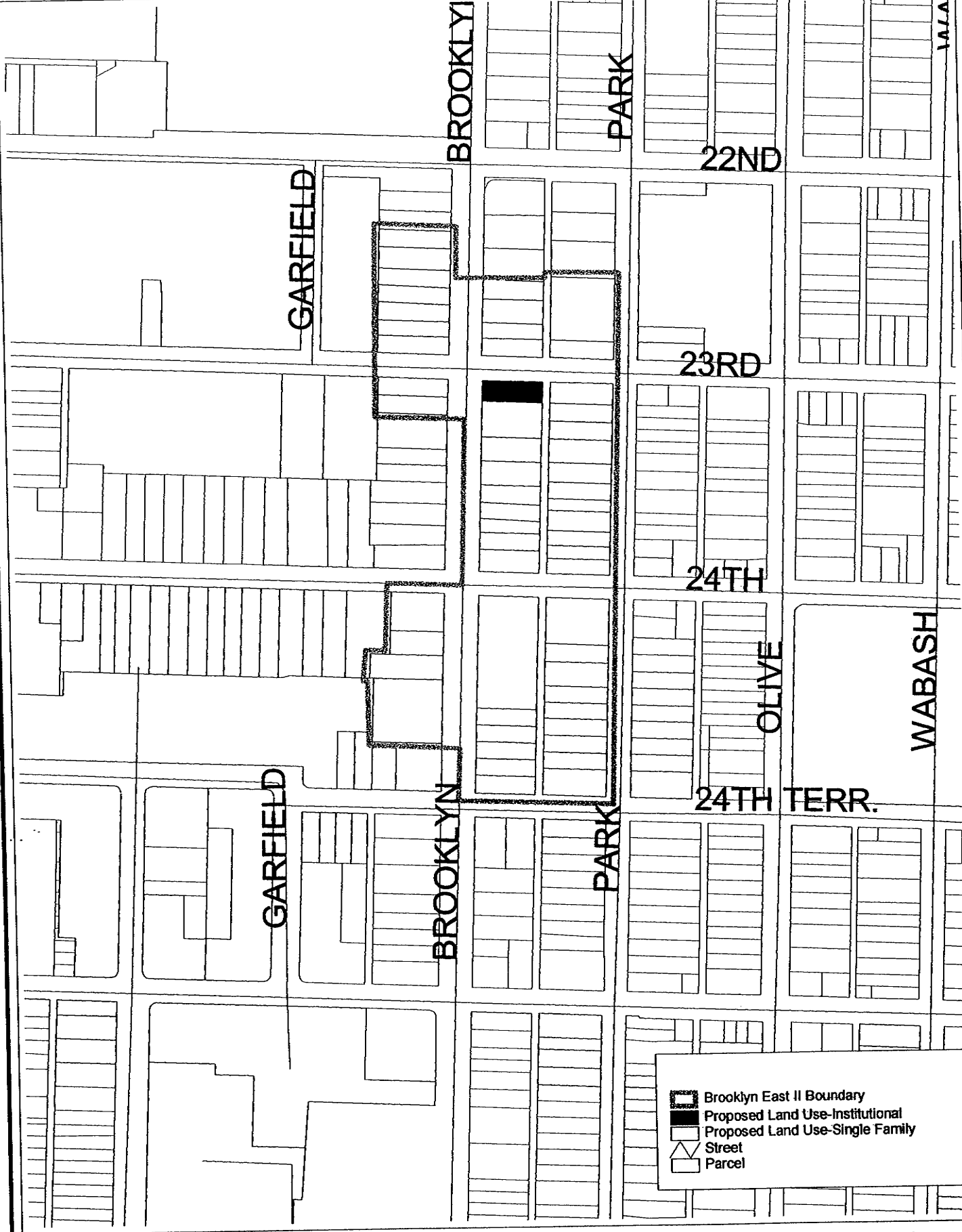


Exhibit D - Brooklyn East II Urban Renewal Area Proposed Land Use

No Scale

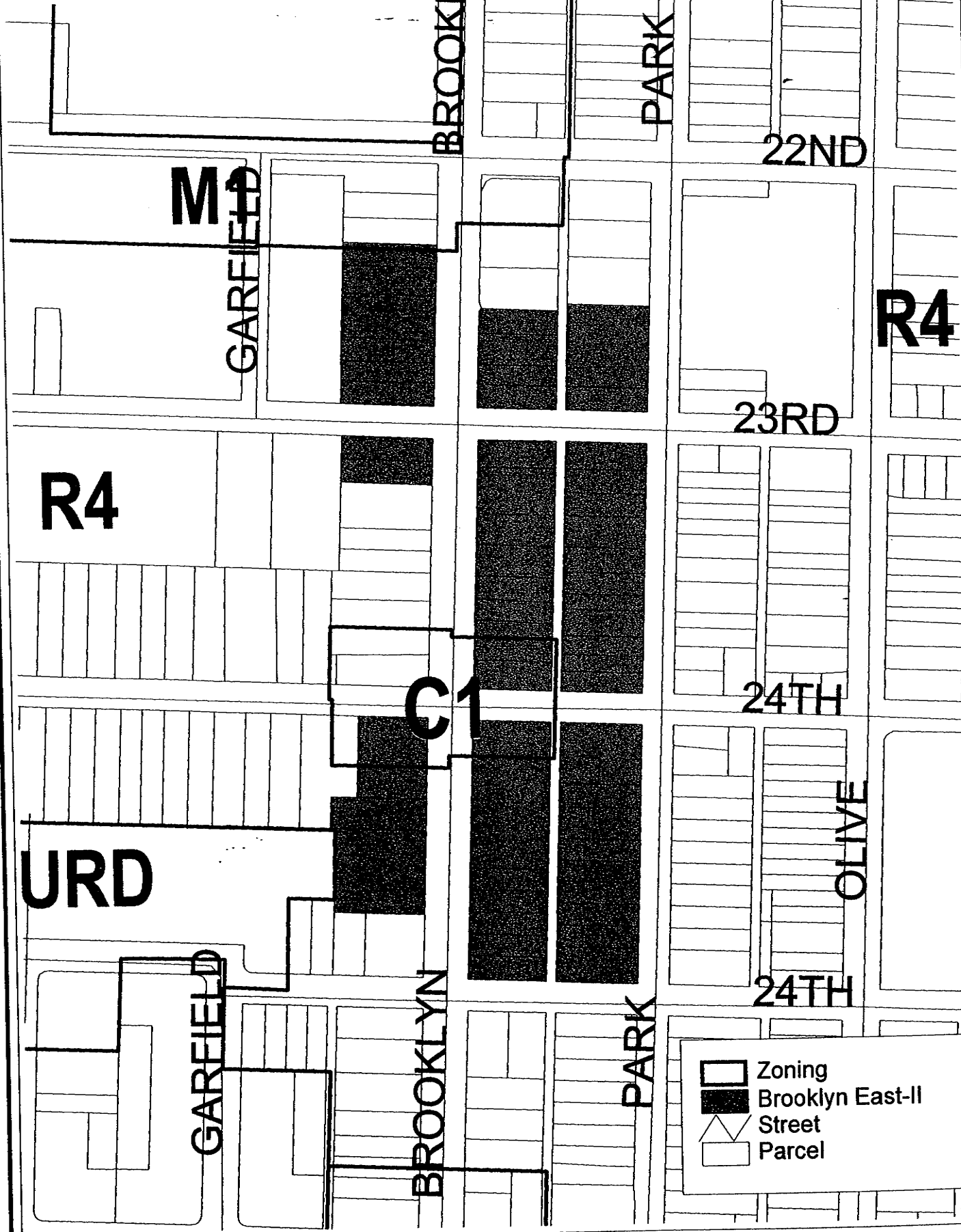


Exhibit E - Brooklyn East II Urban Renewal Area
Zoning - Existing

No Scale



**Exhibit F - Brooklyn East II Urban Renewal Area
Zoning - Proposed**

No Scale

EXHIBIT G
FINANCING TOOLS

HOUSING AND ECONOMIC DEVELOPMENT FINANCIAL CORPORATION

South Location: 6285 The Paseo • Kansas City, MO 64110-3535 • (816) 444-4600 • FAX (816) 444-7907

Rehab

Basic Details of HOME Investment Partnership Program (HOME)

Maximum Sales Price \$92,070.00

Loan Terms 75% of sales price - Conventional loan at market rate, term up to 30 years. 10% of sales price - 2nd mortgage financed by MHDC, 0% interest, repayable at \$25.00 per month until paid in full. 15% of sales price - 3rd mortgage financed by HEDFC, 0% interest, repayment deferred for 5 years, amortized 25 years.

Property Condition Property must meet HUD Housing Quality Standards (HQS) as determined by HEDFC Inspector (Including Lead Based Paint Provision.)

MAXIMUM INCOME LIMITS

1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
\$27,700	\$31,700	\$35,650	\$39,600	\$42,750	\$45,950	\$49,100	\$52,250

Prospective participants MUST BE FIRST - TIME HOMEBUYER

Single Family Residences only are Eligible for this program

Prospective Participants **MUST** have a minimum of \$1,000 or 2% of the SALES PRICE (WHICHEVER IS GREATER) in some form of savings to be applied toward purchase.
FUNDS CANNOT BE BORROWED OR GIFT

The Property must be located within the target area and must be an existing property

Applications will be accepted at participating lenders

PLEASE CONTACT (816) 276-3002 IF YOU HAVE ADDITIONAL QUESTIONS

HOUSING AND ECONOMIC DEVELOPMENT FINANCIAL CORPORATION

South Location: 6285 The Paseo • Kansas City, MO 64110-3535 • (816) 444-4600 • FAX (816) 444-7907

Basic Details of City Wide Home Program (KC 10)

Maximum Sales Price \$92,070.00

Loan Terms 90% of sales price- Conventional or FHA 1st mortgage loan at market interest rate, terms up to 30 years. 5% of sales price- 2nd mortgage loan financed by MHDC, 0% interest rate, repayable at \$25.00 per month until paid in full. 5% of sales price - 3rd mortgage financed by HEDFC, deferred for 5 years, repayable over 5 years.

Property Condition Property must meet HUD Housing Quality Standards (HQS) as determined by HEDFC Inspector (Including Lead Based Paint Provision.)

MAXIMUM INCOME LIMITS

1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
\$27,700	\$31,700	\$35,650	\$39,600	\$42,750	\$45,950	\$49,100	\$52,250

Prospective participants MUST BE FIRST - TIME HOMEBUYERS

Single Residences only are Eligible for this program

Prospective Participants **MUST** have a minimum of \$1,000 or 2% of the SALES PRICE (WHICHEVER IS GREATER) in some form of savings to be applied toward purchase.
FUNDS CANNOT BE BORROWED OR GIFT

The Property must be located within the City of Kansas City

Applications will be accepted at participating lenders

PLEASE CONTACT (816) 276-3002 IF YOU HAVE ADDITIONAL QUESTIONS

*****This Program is limited to 50 Participants Only*****

Loans must be closed within 120 days of reservation of funds

HOUSING AND ECONOMIC DEVELOPMENT FINANCIAL CORPORATION

South Location: 6285 The Paseo • Kansas City, MO 64110-3535 • (816) 444-4600 • FAX (816) 444-7907

Basic Details of Urban Homeownership Program (UHP) (Below 80% Income)

Maximum Sales Price \$ 92,070.00

Loan Terms 75% of sales price - Conventional 1st mortgage loan at market - interest rate, terms up to 30 years. 25% of sales price - 2nd mortgage loan financed by HEDFC at 0% interest rate, repayment deferred 5 years, amortized 25 years.

Property Condition Property must meet HUD Housing Quality Standards (HQS) as determined by HEDFC Inspector (including Lead Based Paint Provision.)

MAXIMUM INCOME LIMITS

1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
\$27,700	\$31,700	\$35,650	\$39,600	\$42,750	\$45,950	\$49,100	\$52,250

NEED NOT BE A FIRST-TIME HOMEBUYER

Single family residences only are eligible for this program

Prospective participants **MUST** have a minimum of \$1,000 or 2% of the SALES PRICE (WHICHEVER IS GREATER) in some form of savings to be applied toward purchase.
FUNDS CANNOT BE BORROWED OR GIFT

The property must be located within the designated target area specific to this program

Applications will be accepted at participating lenders

PLEASE CONTACT (816) 276-3002 IF YOU HAVE ADDITIONAL QUESTIONS

HOUSING AND ECONOMIC DEVELOPMENT FINANCIAL CORPORATION

South Location: 6285 The Paseo • Kansas City, MO 64110-3535 • (816) 444-4600 • FAX (816) 444-7907

Basic Details of Urban Homeownership Program (UHP) (Above 80% Income)

Maximum Sales Price	\$ 92,070.00
Loan Terms	70% of sales price - Conventional 1 st mortgage loan at market rate interest, terms up to 30 years. 30% of sales price - 2 nd mortgage loan financed by HEDFC at 3% interest rate for a term to run concurrently with 1 st mortgage.
Property Condition	Property must meet HUD Housing Quality Standards (HQS) as determined by HEDFC Inspector. (Including Lead Based Paint Provision.)

MAXIMUM INCOME LIMITS

There are no Maximum Income Guidelines

Single Family Residences only are Eligible for Participation

Prospective participants **MUST** have a minimum of \$1,000 or 2% of the SALES PRICE (WHICHEVER IS GREATER) in some form of savings to be applied as cash infusion.

FUNDS CANNOT BE BORROWED OR GIFT!

The property must be located within the target area.

Applications will be accepted at participating lenders

PLEASE CONTACT (816) 276-3002 IF YOU HAVE ADDITIONAL QUESTIONS

HOUSING AND ECONOMIC DEVELOPMENT FINANCIAL CORPORATION

South Location: 6285 The Paseo • Kansas City, MO 64110-3535 • (816) 444-4600 • FAX (816) 444-7907

Basic Details of New Construction Program (Below 80% Income)

Maximum Sales Price \$97,500.00

Loan Terms 70% of sales price - Conventional loan at market rate, term up to 30 years. 10% of sales price - 2nd mortgage financed by MHDC, 0% interest, repayable at \$25.00 per month until paid in full. 20% of sales price - 3rd mortgage financed by HEDFC, 0% interest, first payment deferred for 5 years (amortized over 25 years).

Property Condition Property must meet HUD Housing Quality Standards (HQS) as determined by HEDFC Inspector (Including Lead Based Paint Provision.)

MAXIMUM INCOME LIMITS

1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
\$27,700	\$31,700	\$35,650	\$39,600	\$42,750	\$45,950	\$49,100	\$52,250

Prospective participants MUST BE FIRST - TIME HOMEBUYERS

Single Family Residences only are Eligible for this program

Prospective Participants MUST have a minimum of \$1,000 or 2% of the SALES PRICE (WHICHEVER IS GREATER) in some form of savings to be applied toward purchase.
FUNDS CANNOT BE BORROWED OR GIFT

The Property must be built/developed by a CDC within target areas.

Applications will be accepted at participating lenders

PLEASE CONTACT (816) 276-3002 IF YOU HAVE ADDITIONAL QUESTIONS

HOUSING AND ECONOMIC DEVELOPMENT FINANCIAL CORPORATION

South Location: 6285 The Paseo • Kansas City, MO 64110-3535 • (816) 444-4600 • FAX (816) 444-7907

Basic Details of New Construction (Over 80% Income)

Maximum 2 nd Mortgage	\$19,500 or 20% of sales price-whichever is less (Note: There is no maximum sales price)
Loan Terms	No less than 80% of sales price - Conventional 1 st mortgage loan at market rate interest, terms up to 30 years. 20% of sales price (or \$19,500, whichever is less) - 2 nd mortgage loan financed by HEDFC at 2% interest rate for a term to run concurrently with 1 st mortgage.
Property Condition	Property must meet HUD Housing Quality Standards (HQS) as determined by HEDFC Inspector. (Including Lead Based Paint Provision.)

MAXIMUM INCOME LIMITS

There are no Maximum Income Guidelines

Single Family Residences only are Eligible for Participation

Prospective participants **MUST** have a minimum of \$1,000 or 2% of the SALES PRICE (WHICHEVER IS GREATER) in some form of savings to be applied as cash infusion.

FUNDS CANNOT BE BORROWED OR GIFT

The property must have been built/developed by a CDC within target areas.

Applications will be accepted at participating lenders

PLEASE CONTACT (816) 276-3012 IF YOU HAVE ADDITIONAL QUESTIONS

Exhibit H

BROOKLYN EAST II URBAN RENEWAL PLAN Acquisition Parcels

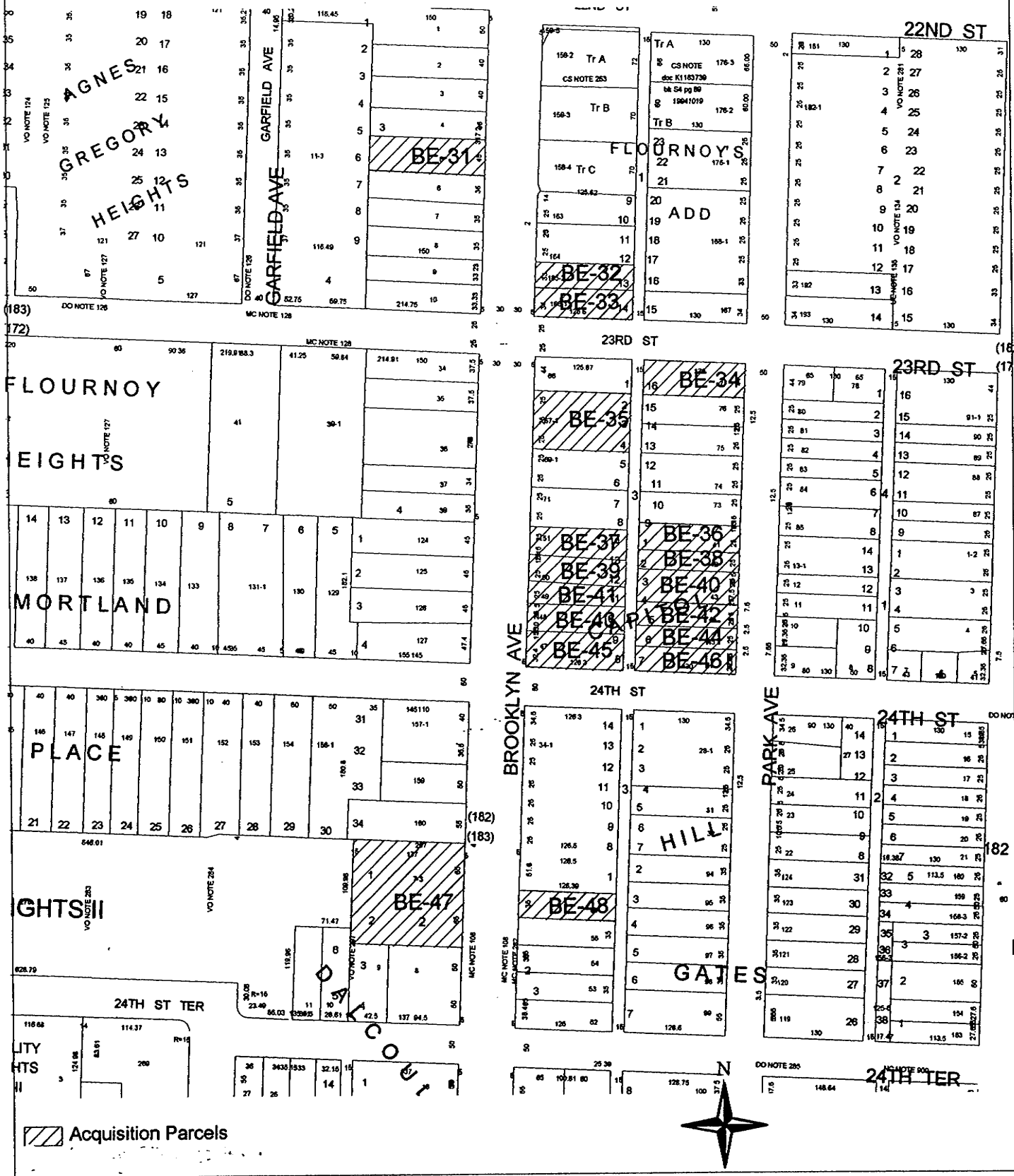


Exhibit H-1
Acquisition Tracts

Parcel Numbers	Property Owners	Legal Descriptions
BE-31	Mary Harper & Katherine Ross 2214 Brooklyn Ave. KCMO64127	2214 Brooklyn/ South 45 Feet of North 211 Feet of West 150 Feet of East 155 Feet of Lot 3 FLOURNOYS HEIGHTS Assessed Value: \$6,210
BE-32	Mary E. Allen & Myrtle Vanoy & Charlene Fowler 3443 Montgall Ave. KCMO 64128	2223 Brooklyn Ave./ East 125.62 Feet of Lot 13 Block 1 FLOURNOYS ADD Assessed Value: \$4,170
BE-33	Mary Elizabeth Allen & Myrtle Vanoy 3443 Montgall Ave. KCMO 64128	East 125.62 Feet of Lot 14 Block 1 FLOURNOYS ADD Assessed Value: \$230
BE-34	Pentecostal Bibleway 4100 Garfield KCMO 64130	Lot 16 Block 3 FLOURNOYS ADD Assessed Value: \$140
BE-35	Dale F. Reese 8517 Brooklyn Ave. KCMO 64132	2305-07 Brooklyn Ave./ All East of Brooklyn of Lots 234 Block 3 FLOURNOYS ADD Assessed Value: \$2,500
BE-36	James L. Kline P O Box 799 Kearney, MO 64060	2318 Park/ South 10 Feet Lot 9 Block 3 FLOURNOYS ADD and Lot 1 Block 4 CAPITOL HILL Assessed Value: \$3,480
BE-37	Sarah Hamlin 3023 Olive KCMO 64109	2321 Brooklyn/ North 15 Feet of East 126.3 Feet Lot 13 East 126.3 Feet Lot 14 Block 4 CAPITOL HILL Assessed Value: \$3,940
BE-38	Clarence Blaylock 2620 Chestnut KCMO 64127	2320 Park/ Lot 2 & North 5 Feet Lot 3 Block 4 CAPITOL HILL Assessed Value: \$4,010
BE-39	Theron E. Ragland 123 East White Oak Independence, MO 64127	2323 Brooklyn/ Vacant Lot/ East 126.3 Feet of Lot 12 & South 10 Feet of the East 126.3 Feet Lot 13 Block 4 CAPITOL HILL Assessed Value: \$390
BE-40	The Urban Pioneers P O Box 32301 KCMO 64111	2322 Park/ Vacant Lot/ South 20 Feet Lot 3 & North 17.5 Feet Lot 4 Block 4 CAPITOL HILL Assessed Value: \$220
BE-41	Louise Jackson 2329 Brooklyn KCMO 64127	2327 Brooklyn / Vacant Lot/ North 5 Feet of the East 126.3 Feet of Lot 10 East 126.3 Feet of Lot 11 Block 4 CAPITOL HILL Assessed Value: \$60
BE-42	Urban Pioneers P O Box 32301 KCMO 64111	2326 Park/ Vacant Lot/ South 7.5 Feet of Lot 4 & North 22.5 Feet Lot 5 Block 4 CAPITOL HILL Assessed Value: \$170
BE-43	Louise Jackson 2329 Brooklyn KCMO 64127	2329 Brooklyn / North 10 Feet of the East 126.3 Feet of Lot 9 & South 20 Feet of East 126.3 Feet of Lot 10 Block 4 CAPITOL HILL Assessed Value: \$5,550

BE-44	Frank William & Nillie C. Brown % Fredricka Gant 6026 Oak Creek Lane Spring, TX 77379	2328 Park/ Vacant Lot/ South 2.5 Feet of Lot 5 & All of Lot 6 & North 2.5 Feet of Lot 7 Block 4 CAPITOL HILL Assessed Value: \$170
BE-45	Louise Jackson 2329 Brooklyn KCMO 64127	2331 Brooklyn/ East 126.3 Feet Lot 8 & South 15 Feet of the East 126.3 Feet of Lot 9 Block 4 CAPITOL HILL Assessed Value: \$950
BE-46	Louise Jackson 2329 Brooklyn KCMO 64127	2330 Park/ Vacant Lot/ South 29.85 Feet of Lot 7 Block 4 CAPITOL HILL Assessed Value: \$50
BE-47	LAND TRUST 1734 East 63 rd Street #605 KCMO 64110	Part Northwest ¼ of the Southeast ¼ Section 9 Township 49 Range 33 Beginning at Southeast corner of Lot 34 MORTLAND PLACE Then West along South Line Said Subdivision 316.92 Feet Then South 4 Feet Then East along North Line Block 2 DALCOULIN 316.92 Feet to West Line Brooklyn Ave. Then North along Said West Line to Point of Beginning Assessed Value: \$0
BE-48	Arthur Lee Pease 2423 Brooklyn KCMO 64127	2421 Brooklyn/ DALCOULIN Part Lot 1 Block 3 Also Part Northeast ¼ Section of Southeast ¼ Section 9 Township 49 Range 33 Also Part Vacant Lockridge Road Beginning on East Line of Brooklyn Ave 143.40 Feet of North Line of 24 th Ter Then North 35 Feet to Southwest Corner Lot 1 Gates 3 rd ADD Then East along South Line Said Lot 126.39 Feet to Southeast Corner Then South 35 Feet Then West 126.56 Feet Assessed Value: \$3,420

BROOKLYN EAST II URBAN RENEWAL PLAN

Disposition Parcels

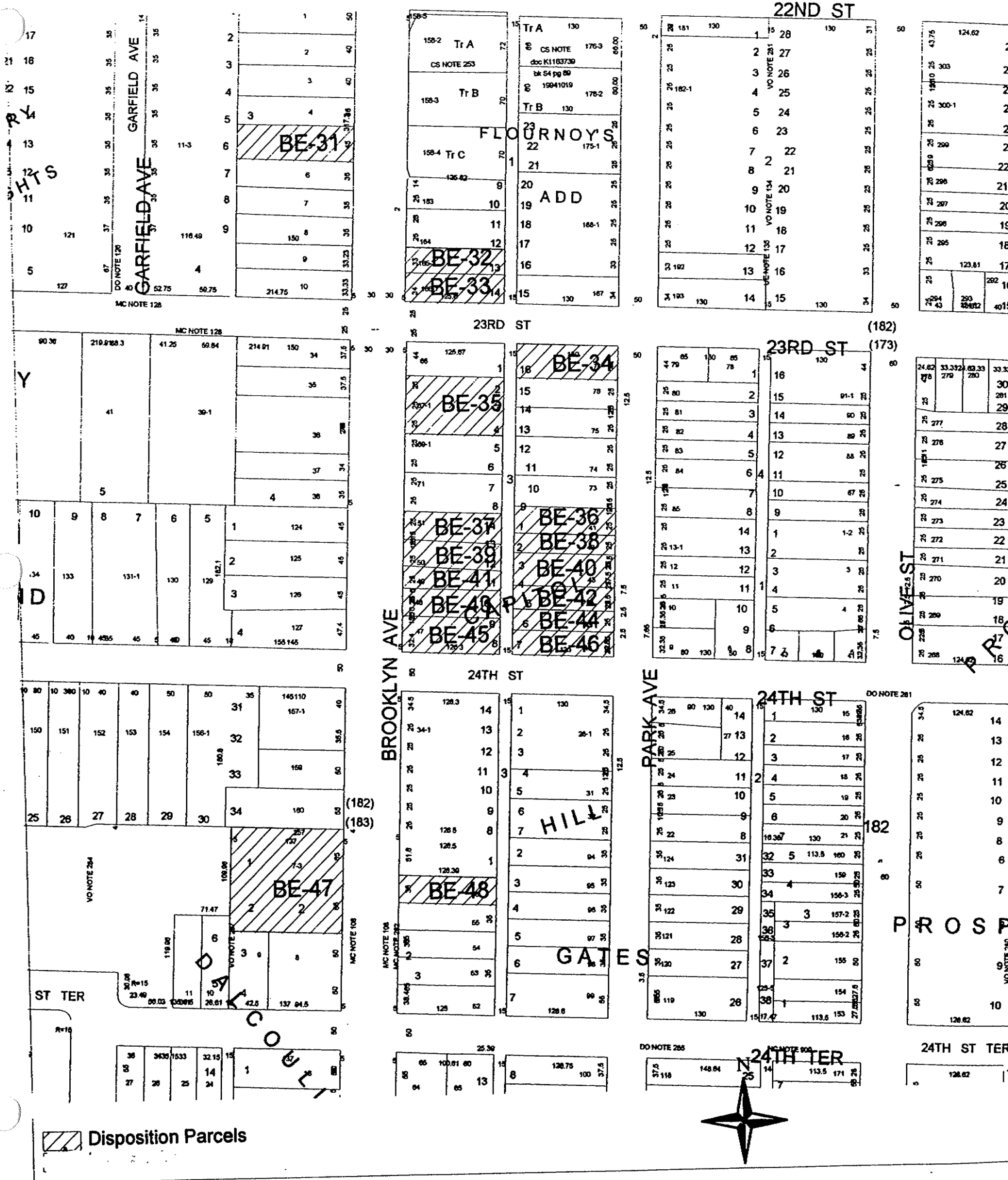


Exhibit I-1
Disposition Tracts

Parcel Numbers	Property Owners	Legal Descriptions
BE-31	Mary Harper & Katherine Ross 2214 Brooklyn Ave. KCMO64127	2214 Brooklyn/ South 45 Feet of North 211 Feet of West 150 Feet of East 155 Feet of Lot 3 FLOURNOYS HEIGHTS Assessed Value: \$6,210
BE-32	Mary E. Allen & Myrtle Vanoy & Charlene Flowler 3443 Montgall Ave. KCMO 64128	2223 Brooklyn Ave./ East 125.62 Feet of Lot 13 Block 1 FLOURNOYS ADD Assessed Value: \$4,170
BE-33	Mary Elizabeth Allen & Myrtle Vanoy 3443 Montgall Ave. KCMO 64128	East 125.62 Feet of Lot 14 Block 1 FLOURNOYS ADD Assessed Value: \$230
BE-34	Pentecostal Bibleway 4100 Garfield KCMO 64130	Lot 16 Block 3 FLOURNOYS ADD Assessed Value: \$140
BE-35	Dale F. Reese 8517 Brooklyn Ave. KCMO 64132	2305-07 Brooklyn Ave./ All East of Brooklyn of Lots 234 Block 3 FLOURNOYS ADD Assessed Value: \$2,500
BE-36	James L. Kline P O Box 799 Kearney, MO 64060	2318 Park/ South 10 Feet Lot 9 Block 3 FLOURNOYS ADD and Lot 1 Block 4 CAPITOL HILL Assessed Value: \$3,480
BE-37	Sarah Hamlin 3023 Olive KCMO 64109	2321 Brooklyn/ North 15 Feet of East 126.3 Feet Lot 13 East 126.3 Feet Lot 14 Block 4 CAPITOL HILL Assessed Value: \$3,940
BE-38	Clarence Blaylock 2620 Chestnut KCMO 64127	2320 Park/ Lot 2 & North 5 Feet Lot 3 Block 4 CAPITOL HILL Assessed Value: \$4,010
BE-39	Theron E. Ragland 123 East White Oak Independence, MO 64127	2323 Brooklyn/ Vacant Lot/ East 126.3 Feet of Lot 12 & South 10 Feet of the East 126.3 Feet Lot 13 Block 4 CAPITOL HILL Assessed Value: \$390
BE-40	The Urban Pioneers P O Box 32301 KCMO 64111	2322 Park/ Vacant Lot/ South 20 Feet Lot 3 & North 17.5 Feet Lot 4 Block 4 CAPITOL HILL Assessed Value: \$220
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BE-43	Louise Jackson 2329 Brooklyn KCMO 64127	2329 Brooklyn / North 10 Feet of the East 126.3 Feet of Lot 9 & South 20 Feet of East 126.3 Feet of Lot 10 Block 4 CAPITOL HILL Assessed Value: \$5,550

BE-44	Frank William & Nillie C. Brown % Fredricka Gant 6026 Oak Creek Lane Spring, TX 77379	2328 Park/ Vacant Lot/ South 2.5 Feet of Lot 5 & All of Lot 6 & North 2.5 Feet of Lot 7 Block 4 CAPITOL HILL Assessed Value: \$170
BE-45	Louise Jackson 2329 Brooklyn KCMO 64127	2331 Brooklyn/ East 126.3 Feet Lot 8 & South 15 Feet of the East 126.3 Feet of Lot 9 Block 4 CAPITOL HILL Assessed Value: \$950
BE-46	Louise Jackson 2329 Brooklyn KCMO 64127	2330 Park/ Vacant Lot/ South 29.85 Feet of Lot 7 Block 4 CAPITOL HILL Assessed Value: \$50
BE-47	LAND TRUST 1734 East 63 rd Street #605 KCMO 64110	Part Northwest ¼ of the Southeast ¼ Section 9 Township 49 Range 33 Beginning at Southeast corner of Lot 34 MORTLAND PLACE Then West along South Line Said Subdivision 316.92 Feet Then South 4 Feet Then East along North Line Block 2 DALCOULIN 316.92 Feet to West Line Brooklyn Ave. Then North along Said West Line to Point of Beginning Assessed Value: \$0
BE-48	Arthur Lee Pease 2423 Brooklyn KCMO 64127	2421 Brooklyn/ DALCOULIN Part Lot 1 Block 3 Also Part Northeast ¼ Section of Southeast ¼ Section 9 Township 49 Range 33 Also Part Vacant Lockridge Road Beginning on East Line of Brooklyn Ave 143.40 Feet of North Line of 24 th Ter Then North 35 Feet to Southwest Corner Lot 1 Gates 3 rd ADD Then East along South Line Said Lot 126.39 Feet to Southeast Corner Then South 35 Feet Then West 126.56 Feet Assessed Value: \$3,420

APPENDICIES

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.

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

The formal stages of submission follow:

1. SCHEMATIC DESIGN

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

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

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

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

2. DESIGN DEVELOPMENT

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

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

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

3. FINAL WORKING DRAWINGS AND SPECIFICATIONS

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

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

Once FINAL WORKING DRAWINGS AND SPECIFICATIONS have been approved and construction started, the only items subject to an additional review will be request for change orders in the construction. The Redeveloper is strictly required to construct the project in accordance with all details of the approved drawings. Permission to make changes from such approved drawings must be requested by the Redeveloper in writing to the Executive Director, 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

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



City Plan Commission

15th Floor, City Hall
414 East 12th Street
Kansas City, Missouri 64106-2795

(816) 274-1844
Fax: (816) 274-1840

RESOLUTION

**APPROVAL OF A MODIFICATION TO THE
BROOKLYN EAST II URBAN RENEWAL PLAN**

**Case No. 538-S
March 16, 1999**

WHEREAS the Brooklyn East II Urban Renewal Plan, refers to property generally located between 22th Street on the north, Park Avenue on the east, 24th Street on the south and a line about 200 feet west of Brooklyn Avenue on the west, and

WHEREAS the Brooklyn East II URP is now being approved with a finding of blight and the placement of 18 parcels of land within the acquisition and disposition category of the plan, for the redevelopment of approximately 23 single family homes, as required by the Land Clearance for Redevelopment Authority law of Missouri, Section 99.300 through 99.175, inclusive, R.S.Mo 1978, and

WHEREAS the approval of this URP enables redevelopment of the area by private developers, and

WHEREAS the URP permits ten years of tax abatement, and

WHEREAS the Land Clearance for Redevelopment Authority approved the plan with a declaration of blight by Resolution 2-1-99, which was also recommended for approval by the Redevelopment Coordinating Committee on March 8, 1999,

NOW THEREFORE, BE IT RESOLVED BY THE CITY PLAN COMMISSION:

- A. That the City Plan Commission reviewed the Brooklyn East II Urban Renewal Plan Area on March 16, 1999,
- B. 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 this plan be adopted,
- C. That the City Plan Commission, meeting in regular session on March 16, 1999, voted to recommend both a finding of blight and approval of the Brooklyn East II URP, with conditions that will become part of the plan,
- D. That the Secretary of the City Plan Commission is hereby directed to transmit a certified copy of the Resolution to the Redevelopment Authority,

certified copy of the Resolution to the Redevelopment Authority,

E. That said Urban Renewal Plan is hereby recommended for approval with the following conditions:

1. That the plan be revised in the following manner with conditions 2 through 8 added to the body of the plan and that five (5) copies be submitted:
 - a. Title Page: add LCRA Resolution number and correct date,
 - b. Summary Page, prior to Page 1, Objectives: change "23" to correct number after removing the existing "infill" sites from the total,
 - c. Summary Page, prior to Page 1, Objectives: change "1,300" sq ft to "1,500" sq ft.,
 - d. Page 1, para. I., line 2: change "24th Street Terrace" to "22nd Street",
 - e. Add page numbers to the plan,
 - f. Page 1, II. Findings, line 4: change Resolution 98-68, to Resolution 2-1-99,
 - g. Page 2, III. Statement, para. 2: change Plan to plan,
 - h. Page 4, V. Urban Renewal Techniques: Remove Item 4,
 - i. Exhibit A.: add 24th Terrace, and identify the parcels removed from the plan as shown in Exhibit A-1,
 - j. Exhibit A-1, 5 and 6 lines from the end: check the southeast corner designations for both lots 3, to confirm accuracy,
 - k. Exhibit B, page 1, para 4: change "urban renewal project" to "census tract",
 - l. Exhibit D: replace the "Institutional" land use designation at the southwest corner of 24th Street and Brooklyn with "Single Family" and replace the "Single Family" land use at the southeast corner of 23rd Street and Brooklyn with "Institutional",
 - m. Exhibit G: confirm the maximum sales price of the homes,
 - n. Exhibit H: remove Kansas City Parcels under Key,
 - o. Add a copy of the LCRA Resolution,
2. That the developer cause the area to be platted and processed in accordance with Chapter 66, Code of General Ordinances of Kansas City, Missouri, as amended, commonly known as the Subdivision Regulations, or that the area receive a Lot Split or Lot Combination as required.
3. That the developer provide or repair sidewalks as required by the City Engineer's Office.

4. That the developer provide at least one (1) street tree per lot as required by the City Forester.
5. That the developer contribute money in lieu of parkland dedication if platting is required.
6. That the developer rezone the area to the appropriate zoning district according to the guidelines of this Urban Renewal Plan.
7. That the developer submit a storm drainage study to the City Engineer for approval and that improvements be made as required by the City Engineer's Office.
8. That the developer submit plans for grading and siltation and erosion control to the City Engineer's Office if required, prior to the commencement of any construction.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Virginia L. Walsh", written over a horizontal line.

Virginia L. Walsh
Assistant Secretary
City Plan Commission

VLW/je

City of Kansas City - Ordinance File

[Print Page](#) | [Go Back](#)

ORDINANCE NO. 990639

Declaring the area generally bounded by 22nd Street on the north, Park Avenue on the east, 24th Street on the south and a line approximately 200 feet west of Brooklyn Avenue on the west to be a blighted and insanitary area in need of redevelopment and rehabilitation pursuant to the Missouri Land Clearance for Redevelopment Authority law and approving the Urban Renewal Plan for the same, said plan to be known as the Brooklyn East II Urban Renewal Plan.

WHEREAS, Section 99.430, Revised Statutes of Missouri, provides that a legislative body may approve a declaration of blight and approve an urban renewal plan for the same area simultaneously; and

WHEREAS, it is desirable and in the public interest that the Land Clearance for Redevelopment Authority of Kansas City, Missouri, submit an Urban Renewal Plan for the area generally bounded by 22nd Street on the north, Park Avenue on the east, 24th Street on the south and a line approximately 200 feet west of Brooklyn Avenue on the west; and

WHEREAS, said area is blighted due to the insanitary or unsafe conditions, deterioration of site improvements, and a combination of such factors so as to constitute an economic or social liability to the public health, safety, morals or welfare; and

WHEREAS, the Land Clearance for Redevelopment Authority of Kansas City, Missouri, did on the 24th day of February, 1999, adopt a resolution recommending that the area be declared blighted and recommending approval of an Urban Renewal Plan for the area generally bounded by 22nd Street on the north, Park Avenue on the east, 24th Street on the south and a line approximately 200 feet west of Brooklyn Avenue on the west, said resolution being set forth and incorporated in the Urban Renewal Plan; and

WHEREAS, the City Plan Commission reviewed and recommended approval of the designation of blight and approval of the Urban Renewal Plan on March 16, 1999, as evidenced by its resolution recommending approval of the adoption of said plan and found said plan to be in conformance with the Master Plan for the development of the community as a whole, subject to certain conditions, a copy of which resolution is attached hereto and incorporated herein by reference as Exhibit "A"; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the proposed Urban Renewal area identified as the Brooklyn East Urban II Renewal Plan generally bounded by 22nd Street on the north, Park Avenue on the east, 24th Street on the south and a line approximately 200 feet west of Brooklyn Avenue on the west, and more specifically described as:

Starting at the northeast corner of Tract A, Flournoy'92s Addition, then south 201 feet to the point of

beginning, being the northeast corner of Lot 20, Flourney'92s Addition, sect 990639

then south 1,075.5 feet to the southeast corner of Lot 7, Gates 3rd Addition, then west 338.6 feet to the southeast corner of Lot 4, Dalcoulin, then north 100 feet to the northeast corner of Lot 3, then west 137 feet to the northwest corner of Lot 3, Dalcoulin, then north 134 feet to a point 7.5 feet east of the southwest corner of Lot 34, Mortland Place, then west 7.5 feet, the southwest corner of Lot 34, Mortland Place, then north 55 feet to the northwest corner of Lot 34, Mortland Place, then east 35 feet, then north 125.50 feet to a point 35 feet east of the northwest corner of Lot 31, Mortland Place, then east 175 feet to the northwest corner of Lot 14, Capitol Hill, then north 375 feet, to the northwest corner of Lot 3, Capitol Hill, then west 220 feet to the southwest corner Lot 35, Flourney Heights, then north 378 feet to the southwest corner of Lot 3, Flourney Heights, then east 150 feet to the southeast corner of Lot 3, Flourney Heights, then south 103 feet from the southeast corner of Lot 3, to a point 14 feet north of the southeast corner of Lot 6, Flourney Heights, then east 70 feet, then east 126.62 feet to a point 11 feet south of the northwest corner of Lot 20, Flourney'92s Addition, then north 11 feet, then east 130 feet to the point of beginning.

The above-described plan boundary is for the Brooklyn East II plan area. However, there are existing infill housing urban renewal plans within the overall boundary of Brooklyn East II and will be excepted out of this description as follows:

East 126.3 feet Lots 8 through 14, Block 3, Capitol Hill, a subdivision lying in Kansas City, Jackson County, Missouri.

Lots 1 through 5, Block 3, Capitol Hill, a subdivision lying in Kansas City, Jackson County, Missouri.

North 15 feet Lot 9, and all of Lots 10 through 15, Flourney'92s Addition, a subdivision lying in Kansas City, Jackson County, Missouri.

is a blighted area and in need of redevelopment and rehabilitation and is appropriate for an Urban Renewal Project, and that the undertaking by the Land Clearance for Redevelopment Authority of Kansas City, Missouri, of surveys and plans for an urban renewal project of a character contemplated by Section 99.430, Revised Statutes of Missouri, as amended, and the proposed urban renewal area is hereby approved.

Section 2. That the Council has duly made the findings necessary for compliance with Sections 99.320 and 99.430, Revised Statutes of Missouri, as amended.

Section 3. That the Urban Renewal Plan which is known as the Brooklyn East II Urban Renewal Plan, a copy of which is on file in the office of the City Clerk under Document No. 990639 and which is incorporated herein by reference, is hereby approved.

Section 4. That said Urban Renewal Plan is hereby found to be feasible and in conformance with the Master Plan for the development of the community as a whole.

I hereby certify that as is required by Chapter 99, Revised Statutes of Missouri, 1994, as amended, all public notices and hearings required by law have been given and had.

Secretary, City Plan Commission

Approved as to form and legality:

Assistant City Attorney

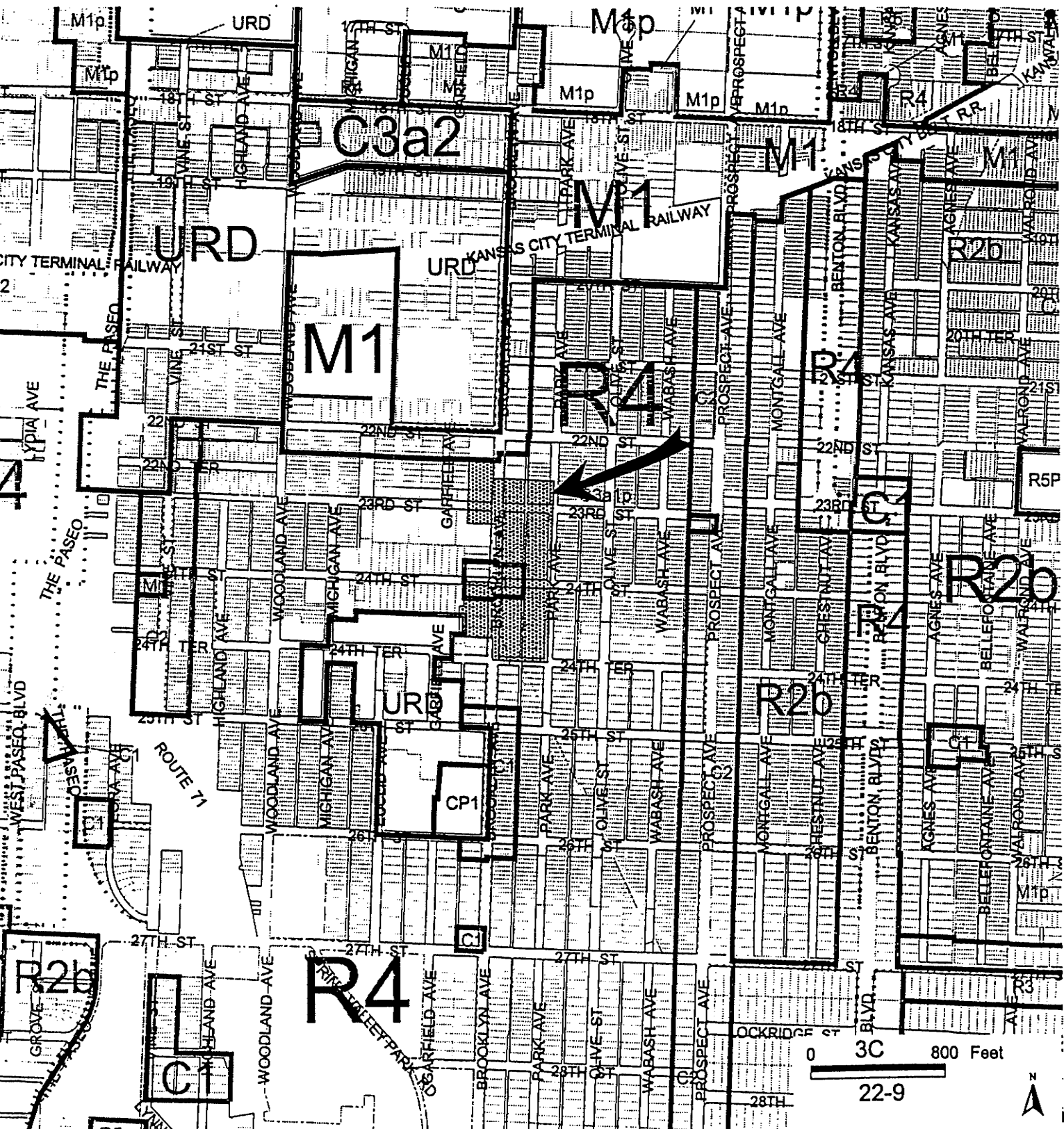
BUDGET BROOKLYN EAST II

ACQUISITION		\$ 166,000
LAND	107,166	
STRUCTURES	58,000	
DEMOLITION		\$ 40,000
LEGAL		\$ 35,000
ENVIRONMENTAL		\$ 60,000
TITLE & APPRAISAL		\$ 18,700
RELOCATION		\$ 80,400
ADMINISTRATIVE FEE	5,400	
MOVING EXPENSES	75,000	
TOTAL		\$ 400,100

Brooklyn East II Urban Renewal Plan

Case No. 538-S – To consider the approval of the Brooklyn East II Urban Renewal Plan generally bounded by 22nd Street on the north, Park Avenue on the east, 24th Street on the south and a line about 200 feet west of Brooklyn Avenue on the west, to allow redevelopment of the area.

03-16-99



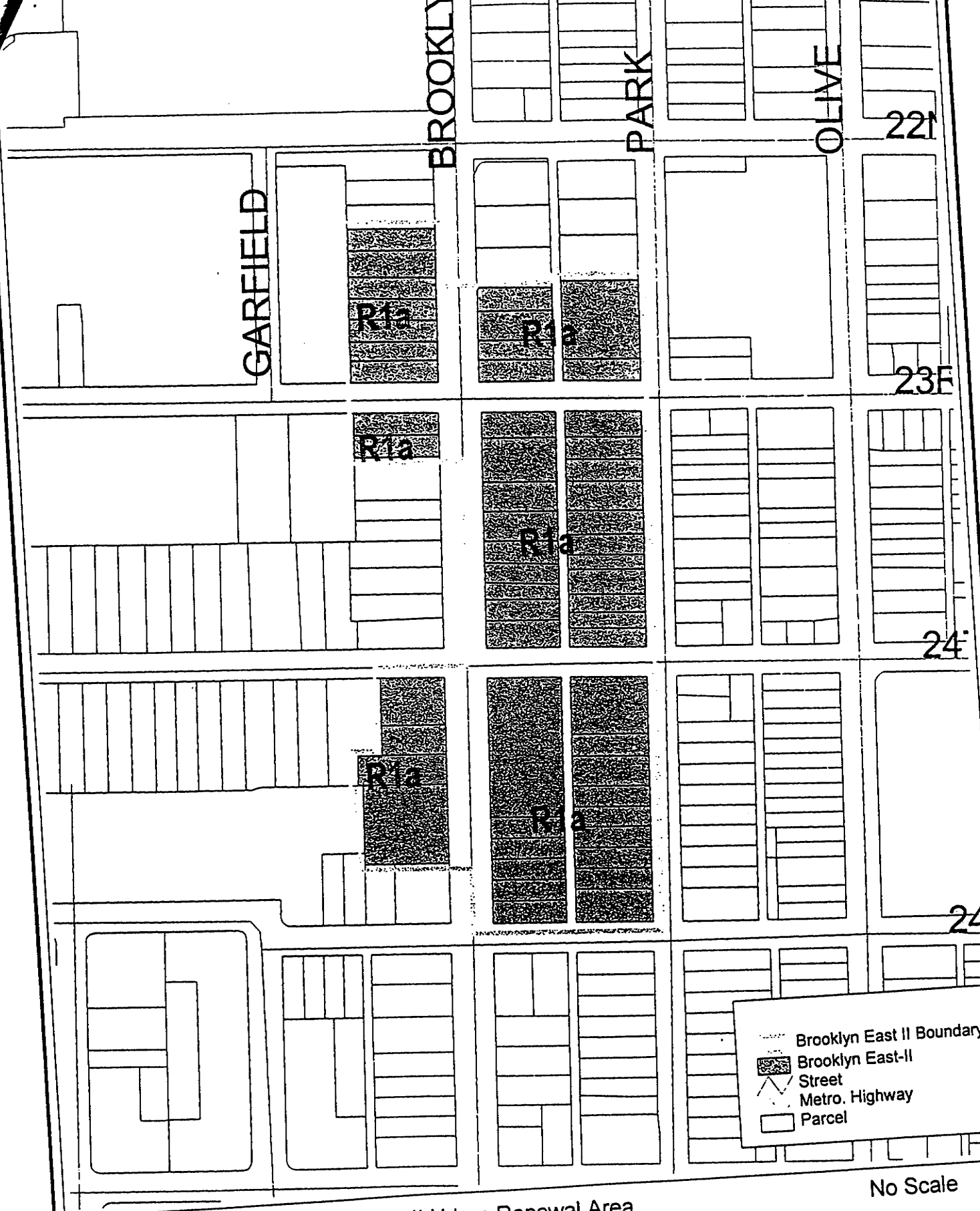


Exhibit F - Brooklyn East II Urban Renewal Area
Zoning - Proposed

Prepared by the Economic Development Corporation of Kansas City, Missouri JCP 2/17/99



City Planning & Development Department

Development Management Division

15th Floor, City Hall
414 East 12th Street
Kansas City, Missouri 64106-2795

(816) 274-1844
Fax (816) 274-1840

STAFF REPORT: March 16, 1999 (14)

RE: Case No. 538-S

APPLICANT: Land Clearance for Redevelopment Authority (LCRA) represented by Donald Moore

LOCATION: An area generally bounded by 22nd Street on the north, Park Avenue on the east, 24th Street on the south and a line about 200 feet west of Brooklyn Avenue on the west

REQUEST: To consider the approval of the Brooklyn East II Urban Renewal Plan, as required by the Land Clearance for Redevelopment Authority ("LCRA") Law of Missouri, Section 99.300 through 99.715, inclusive, R.S.Mo.

PURPOSE: To allow for property acquisition through eminent domain, the disposition of property and tax abatement within the area for qualifying residential property owners.

PRIOR APPROVALS: Numerous individual single family urban renewal cases have been approved within this area. These previously approved cases are being excepted out of this overall plan.

APPROVED PLANS:

Washington Wheatley/Wendell Phillips/Downtown East Neighborhood Planning Study - Approved by the City Council on March 4, 1992 with Resolution No. 920198, and amended March 14, 1996 with Resolution No. 960082, and July 23, 1998 with Resolution No. 980754. Recommends "Residential" land use for most of the area and "Institutional" land use at the southeast corner of Brooklyn Avenue.

Resolution No. 2-1-99 - Resolution of the Land Clearance for Redevelopment Authority of Kansas City, Missouri approving the Brooklyn East II Urban Renewal Plan on November 25, 1998.

Major Street Plan: Identifies 23rd Street as a primary arterial and Brooklyn Avenue as a secondary arterial.

REPORT:

The Brooklyn East II Urban Renewal Plan consists of an area which contains about three city blocks. The plan area has 51 parcels. Of these, 18 are proposed for acquisition and disposition to a future selected developer. The plan calls for the construction of about 23 single family homes with an average size of 1,500 sq. ft. and an average cost of about \$95,000. These homes will be offered for sale to low and moderate income residents of Kansas City.

The approval of the plan will allow for the total assessed valuation of the redeveloped area to be frozen at the level existing prior to the redevelopment. Tax abatement for urban renewal areas is granted for a period of up to 10-years.

The plan gives the following status of the parcels:

- Acquisition Category: 18 (35%)
- Vacant Parcels: 18 (35%)
- Vacant Structures: 8 (16%)
- Single family Resid.: 25 (49%)
- Duplex: 5 (10%)
- Church: 1 (1%)

Condition of the Area:

- Rotting wood
- Broken windows
- Missing shingles and warped roofs
- Holes in walls, missing bricks and falling siding
- Sagging porches, warped porch floors, falling porch ceilings, missing railings and sinking steps
- Missing or falling gutters
- Buckling or crumbling retaining walls
- Overgrowth of weeds and litter
- One structure gutted by fire

Note that not all of the properties within the plan are designated to be acquired. About three of the parcels have already been approved and designated as Urban Renewal Projects within the Infill Housing Urban Renewal Plans (See Exhibit A-1). These parcels have been excepted out of the plan. Other parcels which have neither been previously approved as an infill housing urban renewal area nor identified as an acquisition parcel, may qualify for tax abatement on improvements to the property if the owner submits plans to Land Clearance for Redevelopment Authority staff for approval.

Land Use Plan:

The area is within the *Washington Wheatley/Wendell Phillips/Downtown East Neighborhood Planning Study* - approved by the City Council on March 4, 1992 with Resolution No. 920198, amended March 14, 1996 with Resolution No. 960082, and July 23, 1998 with Resolution No. 980754. The long range plan recommends "*Institutional*" land use at the southeast corner of 23rd Street and Brooklyn Avenue and "*Residential*" land use for the remaining area. Following a revision to Exhibit D, in the plan, the proposed land use for the urban renewal plan will be in conformance with the city area plan.

Zoning:

The plan area is zoned R-4 (low apartment district) and C-1 (neighborhood retail business district). The plan states that the proposed zoning is R-1a (one-family dwelling district—medium density). Land Clearance for Redevelopment Authority staff and the plan indicate that the area will be rezoned at the time of plan implementation.

Redevelopment Coordinating Committee ("RCC") Action and Recommendation:

At a meeting held on March 8, 1999, the RCC voted to recommend approval of the following:

- A. A finding of "Blight" and "Insanitary" conditions as described in the Plan, and
- B. The proposed Plan and use for the property (single family residential) as described within the Plan.

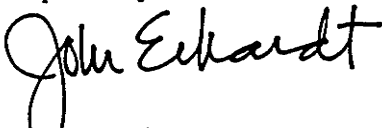
both subject to the following conditions:

- 1. That the plan be revised in the following manner with conditions 2 through 8 added to the body of the plan and that five (5) copies be submitted:
 - a. Title Page: add LCRA Resolution number and correct date,
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-
- 2. That the developer cause the area to be platted and processed in accordance with Chapter 66, Code of General Ordinances of Kansas City, Missouri, as amended, commonly known as the Subdivision Regulations, or that the area receive a Lot Split or Lot Combination as required.
 - 3. That the developer provide or repair sidewalks as required by the City Engineer's Office.
 - 4. That the developer provide at least one (1) street tree per lot as required by the City Forester.
 - 5. That the developer contribute money in lieu of parkland dedication if platting is required.
 - 6. That the developer rezone the area to the appropriate zoning district according to the guidelines of this Urban Renewal Plan.
 - 7. That the developer submit a storm drainage study to the City Engineer for approval and that improvements be made as required by the City Engineer's Office.
 - 8. That the developer submit plans for grading and siltation and erosion control to the City Engineer's Office if required, prior to the commencement of any construction.

City Planning and Development Department staff recommends approval of this case with the above listed conditions.

Respectfully submitted,



John Eckardt
Planner