

Main Street – ABC/36 Block Urban Renewal Plan



LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY, MISSOURI

PLAN APPROVALS:

5-24-2022	LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
7-19-2022	CITY PLAN COMMISSION
10-5-2022	NEIGHBORHOOD PLANNING AND DEVELOPMENT COMMITTEE
10-6-2022	CITY COUNCIL

Land Clearance for Redevelopment Authority of Kansas City, Missouri

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Melissa Hazley, Vice-Chair
Andrea Bough
Tammy Henderson
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Brian Platt, 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 or 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."

**MAIN STREET – ABC/36 BLOCK
URBAN RENEWAL PLAN
OF
KANSAS CITY, JACKSON COUNTY, MISSOURI**

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Exhibit A-2- "Legal Description"
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MAIN STREET – ABC/36 BLOCK URBAN RENEWAL PLAN

EXECUTIVE SUMMARY

PROPONENTS	Exact Landmark, LLC
LOCATION	Two scattered sites on the west side of Main Street located between Linwood Boulevard on the north, Main Street on the east, W. 37 th Street on the south, and Baltimore Avenue on the west, and more specifically located at 3240-3244 Main Street (Project Area 1) and at 3620-3636 Main Street, 2 W. 37 th Street, and at 3633-3635 Baltimore Avenue (Project Area 2).
AREA PLAN	Midtown/Plaza Area Plan
COUNCIL DISTRICT	4 th District–Councilwoman Katheryn Shields 4 th District–Councilman Eric Bunch
PROJECT	Renovation and conversion of the historic ABC Storage & Vans Co. warehouse and the Anderson Electric Car Company building from commercial to mixed use. The estimated \$13 million project will provide approximately 50-60 apartments and 4,100 square feet of commercial rooftop space, in addition to resident amenities and parking (Project Area A) A multi-phase development consisting of: 1) the renovation and conversion of the historic Kansas City National Guard Armory from storage to mixed use with commercial and multifamily space; 2) development of 8 new townhomes on Baltimore Avenue; and 3) development of a new mixed-use building with approximately 132 apartments, about 10,000 square feet of ground floor commercial space fronting Main Street, a public outdoor patio adjacent to the Armory, an underground parking garage of about 94 spaces and two surface parking lots totaling about 93 spaces (Project Area B)
OBJECTIVES	Adoption of the Main Street – ABC/36 Block Urban Renewal Area Plan will: • Stimulate and facilitate private investment in the redevelopment of two underutilized infill sites in Midtown/Plaza that is transit-supportive and respectful of the existing neighborhoods' scale and character;

- Support and facilitate the renovation of the historic ABC Storage & Van Co. warehouse at 3244 Main Street;
- Support and facilitate the renovation of the historic Kansas City National Guard Armory, listed on the National Register of Historic Places and located at 3620 Main Street; and
- Support the development of at about 200 apartments, 8 townhomes and about 27,000 square feet of street and rooftop level commercial space.

LCRA ASSISTANCE

Assistance anticipated by the Proponent includes:

- Tax Abatement

BLIGHT STUDY

On behalf of the Proponents, Sterrett Urban, LLC documented physical conditions in the Plan Area that constituted blighted or insanitary conditions.

I. DESCRIPTION OF THE PROJECT AREA

This Plan Summary, statement of State, City and Agency Policy implemented by this Plan, and all exhibits hereto, taken together, shall constitute the Main Street – ABC/36 Block Urban Renewal Plan (the “Plan”) for the Main Street – ABC/36 Block Urban Renewal Area.

The Plan Area encompasses two scattered Project Areas totaling approximately 2.36 acres and is located within the Midtown/Plaza Area Plan prepared by the City Planning and Development Department of the City of Kansas City, Missouri (the “City”). The Midtown/Plaza Area Plan (adopted January 7, 2016 by Committee Substitute for Resolution No. 150899, as Amended) recommends land uses of Mixed Use Community, Mixed Use Neighborhood and Medium High Density Residential within the Plan Area.

The Main Street ABC/36 Block Urban Renewal Area is located within the north central portion of the Midtown/Plaza Area Plan. The Plan Area consists of two scattered sites in an area generally bound by Linwood Boulevard on the north, Main Street on the east, W. 37th Street on the south, and Baltimore Avenue on the west. The two sites front Main Street and both are easily accessed from the local and regional network of streets. Project Area A consists of two tax parcels located at 3240 Main Street and 3244 Main Street, and Project Area B consists of six tax parcels located at 3620 Main Street, 3634 Main Street, 3636 Main Street, 2 W. 37th Street, 3633 Baltimore Avenue and 3635 Baltimore Avenue.

As noted in FOCUS and within the Midtown/Plaza Area Plan, Midtown Kansas City is characterized by a variety of development patterns and variations in condition. Despite recent and significant reinvestment in some of the perimeter neighborhoods, such as Union Hill, Valentine, Hyde Park, and Coleman Highlands, a great many underutilized infill sites exist, particularly in the central and eastern portions of the area. The two project areas included in this Plan Area are prime examples of underutilized properties – two buildings long used for storage in Project Area A, and several surface parking lots, a vacant historic building, and small retail shops in Project Area B - located in primary mixed-use corridors and districts that are in close proximity to important nodes of economic activity along the KC Streetcar line.

The Plan’s proponent has proposed two Project Areas with a total investment of approximately \$48 million that will bring to market a total of almost 200 apartments and about 27,000

square feet of commercial ground and rooftop floor space that will help animate the Main Street/KC Streetcar corridor.

The Plan’s proponents believe that assistance from the Land Clearance for Redevelopment Authority (the “Authority”), potentially consisting of property tax abatement, will present opportunities to redevelop underutilized properties within the boundaries of the Midtown/Plaza Area Plan, bounded by 31st Street on the north, The Paseo Boulevard on the east, 55th Street on the south, and State Line Road on the west. The proponent will fulfill several goals and guiding principles of the Midtown/Plaza Area Plan by specifically targeting the development of multifamily and mixed-use projects in strategic locations, such as within walking distance of the future expanded Kansas City Streetcar route. Priority is given to locations where a diversity of dense infill housing options can be provided and are developed with a scale and character compatible with the surrounding environs, and to protect and strengthen the City’s investment in the Kansas City Streetcar. Investment in dense, compatible residential developments near major transit routes will, as noted in the City’s Transit-Oriented Development Policy, bring about neighborhoods that are transit-supportive that “could catalytically transform the city into an engine for economic growth”. (p.2, *Kansas City, Missouri Transit-Oriented Development Policy*)

The LCRA has considered and determined that the development, land use, and building requirements proposed by the Plan for the Main Street ABC/36 Block Urban Renewal Area is designed with the general public purpose, to accomplish, in harmony or conformance with the Area Plan and the FOCUS Kansas City Plan, the City’s adopted comprehensive master plan, a coordinated, adjusted and harmonious development of the community and of its environs. The LCRA has further considered and determined that such development will promote the health, safety, morals, order, convenience, prosperity and the general welfare of the community, in addition to efficiency and economy in the development process. The LCRA has further considered and determined that the proposed redevelopment and revitalization activities, which will be in conformance with all existing zoning and building codes, will make adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic and other dangers, adequate provision for light and air, the promotion of healthful and convenient population distribution, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities and other requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, the prevention of the recurrence of insanitary and unsafe dwelling accommodations or

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

Location

The Plan is located within the 4th Council District of the City of Kansas City, Missouri in the Old Hyde Park Historic District Neighborhood. Refer to Exhibit A-1 for a map of the Plan Area, Exhibit A-2 for the legal description of the Plan Area.

Conformance to the Comprehensive Plan

The Plan is located within the Midtown/Plaza Area Plan prepared by the City Planning and Development Department of the City of Kansas City, Missouri (the “City”). The Midtown/Plaza Area Plan covers all parcels associated with the Main Street ABC/36 Block Urban Renewal Plan. The Midtown/Plaza Area Plan recommends Mixed Use Community for Project Area 1 and Mixed Use Neighborhood and Medium High Density Residential for Project Area 2 within the Plan Area. The Midtown/Plaza Area Plan defines Mixed Use Community, Mixed Use Neighborhood and Medium High Density Residential as follows:

Mixed Use Community

Primarily intended to accommodate and promote a variety of community-serving retail sales or service uses generally of a higher intensity and larger scale than what is allowed in Mixed Use Neighborhood areas. This category should include a mix of business and residential uses designed to enhance the pedestrian environment of the community and generally corresponds with the “B2” zoning category within the zoning ordinance.

Mixed Use Neighborhood

Primarily intended to accommodate and promote neighborhood serving retail sales or service uses, as well as mixed-use development consisting of business uses on a building’s lower floors and residential uses on upper floors. This type of vertical, mixed-use development that includes a variety of business and residential choices should enhance the pedestrian environment of the community. Encouraging residential development in mixed-use areas provides increased housing choice and promotes higher density housing. This land use classification generally corresponds with the “B1” zoning category within the zoning ordinance.

Medium High Density Residential

Intended for single family, townhome, two-unit houses, and multi-unit houses (3 to 8 dwelling units) up to 17.4 units per acre. This land use classification generally corresponds with the “R-2.5” zoning category within the zoning ordinance.

It will not be necessary to modify the land uses cited in the Midtown/Plaza Area Plan for this Urban Renewal Plan to be in conformance with the recommended land use cited in the Midtown/Plaza Area Plan. Refer to Exhibit B for a map of the current land uses. Refer to Exhibit C for a map of the proposed land uses for the Main Street ABC/36 Block Urban Renewal Plan, which matches Exhibit B.

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

Reaffirm and Revitalize the Urban Core

- The Urban Renewal Area is located within the East-Central Core Urbanized Zone Development Priority Zone identified in FOCUS.
- Implement Urban Design Guidelines.
- Target investment and incentives on the Great Streets.
- Provide high quality housing for residents of all income ranges.
- Reinforce and encourage mixed-use neighborhoods.

Utilities and Infrastructure

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

II. FINDINGS

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

"Blighted area", the same meaning as defined pursuant to section 99.805.

The definition of a blighted area as defined in RSMo. 99.805(1) is articulated as follows:

"Blighted area", an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, 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, or welfare in its present condition and use; and

Insanitary: An area in which there is a predominance of buildings and improvements which by reason of dilapidation, age or obsolescence, inadequate provision for ventilation, light, air, sanitation or open spaces, high density of

population and overcrowding of buildings, overcrowding of land, or the existence of conditions which endanger life or property by fire and other causes, or any delinquency and crime or constitutes an economic or social liability and is detrimental to the public health, safety, welfare.

All of the components of the Chapter 99 definitions were present in the proposed Main Street ABC/36 Block Urban Renewal Area. Although some portions of the Plan Area are in adequate or sound condition, there exist deteriorated and substandard conditions throughout the Plan Area as a whole, which could lead the legislative body to a finding that the proposed redevelopment area is blighted.

The dominant blighting factors in the proposed redevelopment area include 1) the presence of unsafe or unsanitary conditions, including the presence of trash and debris, noncompliance with modern building codes and the Americans with Disabilities Act, inoperable building systems and lack of life safety systems, and the deterioration of sidewalks and pavement; 2) deterioration of site improvements, including primary roofs, deterioration of windows and doors, and the failing of finishes, as well as site deterioration, including the deterioration of parking surfaces, all of which are prevalent throughout both Project Areas and the Plan Area as a whole; 3) deteriorated public improvements in the Plan Area, including uneven or cracked sidewalks; and 4) commercial vacancies. These factors result in unsafe conditions in the proposed redevelopment area, and make redevelopment of the area by private enterprise alone cost prohibitive.

All of the above combine to create economic underutilization, an inability to generate reasonable taxes, and social liabilities.

Therefore, the consultant has determined that the proposed Main Street ABC/36 Block Urban Renewal Area of Kansas City, Missouri, as of March 26, 2022, is a “blighted area” according to the definition provided in Missouri’s Land Clearance for Redevelopment Law in the Missouri Revised Statutes (RSMo. Ch. 99) and is a menace to the health, safety, morals, and welfare of the city. See Exhibit G for the LCRA’s Finding of Blight.

III. STATEMENT OF DEVELOPMENT OBJECTIVES

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

Development objectives to be met through the adoption of this Urban Renewal Plan include the following items:

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

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

- To support and facilitate the estimated \$13 million redevelopment of 3240-3244 Main Street to convert an underutilized buildings currently used for storage to a dense mixed-use project consisting of rooftop commercial space (4,100 square feet) and 50-60 apartments;
- To support and facilitate the redevelopment of the historic ABC Storage & Vans Co. building at 3244 Main Street;
- To support the and facilitate the estimated \$35 million redevelopment of a multiphase project that includes conversion of the historic Kansas City National Guard Armory at 3620 Main Street and the construction of about 200 new apartments, 8 townhomes, 23,000 square feet of ground floor

commercial space, parking, and pedestrian amenities;

- To support and facilitate the redevelopment of the Kansas City National Guard Armory, listed on the National Register of Historic Places and located at 3620 Main Street; and
- To create mixed use development appropriate to the surrounding neighborhoods along the KC Streetcar route that will enhance and protect the City’s investment in public mass transit.

IV. LAND USE PLAN

A. Current Land Use Plan

The Plan Area lies within the Midtown/Plaza Area Plan. The current land use for the specific parcels within the Plan Area is Commercial (both Project Area 1 and Project Area 2). For a depiction of these current land uses, see Exhibit B – Current Land Use.

B. Proposed Land Use Plan

All uses within the Plan Area shall conform to City Code requirements. Land uses for the specific parcels within the Plan Area are identified within the Midtown/Plaza Land Use Plan as “Mixed Use Community” for Project Area 1 and “Mixed Use Neighborhood” for Project Area 2. For a depiction of the Midtown/Plaza Area Plan land use recommendations, see Exhibit C – Proposed Land Use.

It is anticipated that proposed land uses within this Plan will conform to designated land uses as outlined by the city. Individual projects may be required to amend the land use recommendations as they are brought forward for consideration.

C. Design Objectives and Controls

Overall design objectives are hereby established in order to achieve sound and attractive development within the Main Street – ABC/36 Block Urban Renewal Area. All sites and building designs for redevelopment parcels to be assisted by the Authority will be subject to the LCRA “Design Review Process”, described in Appendix 1.

1. Building Design Objectives

Building materials and color schemes shall be complementary to (as much as possible) those used on adjacent buildings within adjacent block(s). Buildings shall be designed to avoid creation of unarticulated, blank facades and to create architectural style and proportion sympathetic or complementary to existing structures so that new construction is an integral element of overall site design. While major changes in building scale shall be avoided whenever possible, some diversity of building scales should also be encouraged.

2. Parking Design Objectives

All off-street parking areas for commercial uses to be improved as part of a redevelopment project assisted by the Authority shall conform to the screening requirements of Chapter 88, Article IV of the City of Kansas City's Code of Ordinances. Redevelopers shall maintain parking facilities in an acceptable manner (weed- and litter-free, plantings trimmed and maintained, all required lighting is operable, pavement cracks and defects are sealed or corrected, etc.) in conformance with the Plan.

3. Signage

Within the Main Street – ABC/36 Block Urban Renewal Area, in exchange for tax abatement on any tracts owned by the owner or leaseholder of a freestanding outdoor advertising sign, the developer agrees to remove freestanding outdoor advertising signs prior to the approval of any property tax abatement by the Authority.

4. Street, pedestrian walkways and open space objectives

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

5. General maintenance:

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

6. Zoning

The existing zoning in the Plan Area is B3-2 (Community Business (dash 2)), B4-5 (Heavy Business/Commercial 4 (dash 5)), M1-5 (Manufacturing 1 (dash 5)), and R-6 (Residential 6). Existing zoning within the Plan Area and surrounding environs is demonstrated in Exhibit D. As part of the redevelopment of the Plan Area and demonstrated in Exhibit E, rezoning to UR (Urban Redevelopment) will be required for all redevelopment seeking LCRA assistance (including tax abatement) unless the developer follows the Department of the Interior Standards or rezoning is waived by the City Planning Director. It is anticipated that redevelopment will occur as market conditions warrant. Prior to redevelopment the UR will be presented to include the appropriate project information for that particular project.

V. URBAN RENEWAL TECHNIQUES TO ACHIEVE PLAN OBJECTIVES

With respect to implementation of the Main Street – ABC/36 Block Urban Renewal Plan, the following urban renewal techniques will be used to ensure positive economic and community development:

A. Tax Abatement

The LCRA may provide tax abatement, or other forms of development assistance, to projects proposed by residents, organizations or business entities and which are in conformance with this Plan. No property will receive abatement or other incentives unless the applicant(s) demonstrates that: 1) all property taxes have been paid for all of the properties owned by or under the control of the applicant(s) and 2) that there are no unresolved code violations on any property located within the City of Kansas City, Missouri that is owned or controlled by the applicant, unless, however, the applicant's proposed project within the Area shall correct or remediate any code violation at the property within the Plan area for which the applicant has been cited within the ninety (90) days prior to the submittal date of a Redevelopment Project Application. All commercial, industrial, retail, mixed-use, office, multi-family and/or institutional redevelopment projects seeking assistance from the LCRA will follow the Authority's Workable Program. The projects will be evaluated to determine if public assistance is necessary to fulfill the objectives of the Plan. Any property being considered for a subsequent tax abatement must exhibit significant blight at the time of the second application and that at least five years shall have elapsed since the end of the previous tax abatement, provided, however, that said requirement that at least five years shall have elapsed may be waived or reduced by the Authority in the event of hardship circumstances.

A request for development assistance that exceeds standard Chapter 99 tax abatement (assessed valuation of property "frozen" for 10 years of abatement on the increased valuation of the property) shall be considered as a request for a minor modification of this Plan. The Authority will inform the Director of Finance and the

Director of City Development in writing not less than thirty (30) days prior to the hearing of such a request by the Authority.

B. Eminent Domain

Under the provisions of Section 99.420(4) R.S.Mo., the Authority is granted the power of eminent domain for the purposes of assisting in the implementation of approved redevelopment projects and/or the eradication of blight or insanitary conditions. The Plan's proponent does not believe that it will be necessary for the Authority to exercise its power of eminent domain within the Main Street ABC/36 Block Urban Renewal Area to further the purposes and intent of the Plan in response to redevelopment project applications or in an effort to eradicate blight or insanitary conditions.

C. Project Plan/Design and Financing Review/Developer's Obligations

Prior to the approval of a Project, the LCRA will submit a copy of the proposal to the Director of City Development and the Director of Finance for their review regarding the proposal's compliance with the City's adopted plans and design guidelines in this plan.

VI. WORKABLE PROGRAM

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

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

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

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

C. Application

1. Each Applicant shall submit an application (“Application”) that shall include a Project budget and sufficient financial information to enable the Authority to determine whether the Project would not be economically viable without the granting of the LCRA Benefits sought by the Applicant. Each Application shall include such other information as required by the Workable Program and the Rules for Implementation.

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

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

VII. PROPOSED FINANCING PLAN

The proponents of this Plan have estimated the Total Project Costs for the renovation and conversion of the historic ABC Storage and Vans Company warehouse and the Anderson Electric Car Company building to a mixed-use multifamily/commercial project (Project Area A) at 3240-3244 Main Street to be approximately \$13 million and the estimated Total Project Costs for the multi-phase Project Area B that includes the renovation and conversion of the historic Kansas City National Guard Armory to a mixed-use multifamily/commercial project; the construction of eight (8) new townhomes on Baltimore Avenue; and the construction of a mixed-use

multifamily/commercial development project, all to be developed in phases and located at 3620-3636 Main Street, 2 W. 37th Street, and at 3633-3635 Baltimore Avenue, to be approximately \$35 million for a total of approximately \$48 million. Construction plans and detailed cost estimates will be prepared as part of all Redevelopment Project Applications submitted for consideration by the Authority.

In conformance with Chap. 99.430(7) R.S.Mo., it is anticipated that private funding sources, including traditional debt financing and cash equity, will be used to help finance restoration, rehabilitation, and redevelopment projects within the Main Street ABC/36 Block Urban Renewal Area. Federal and State historic preservation investment tax credits, among other similar programs, may also be used to generate equity for some or all of the projects to be undertaken within the Plan Area.

VIII. RELOCATION

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

IX. AFFIRMATIVE ACTION PLAN

The Land Clearance for Redevelopment Authority has developed an affirmative action process (Appendix 4) 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

The Main Street – ABC/36 Block Urban Renewal Plan shall be effective for a period of fifteen (15) years from the date of passage of the approving ordinance.

XI. PROVISION FOR AMENDING PLAN

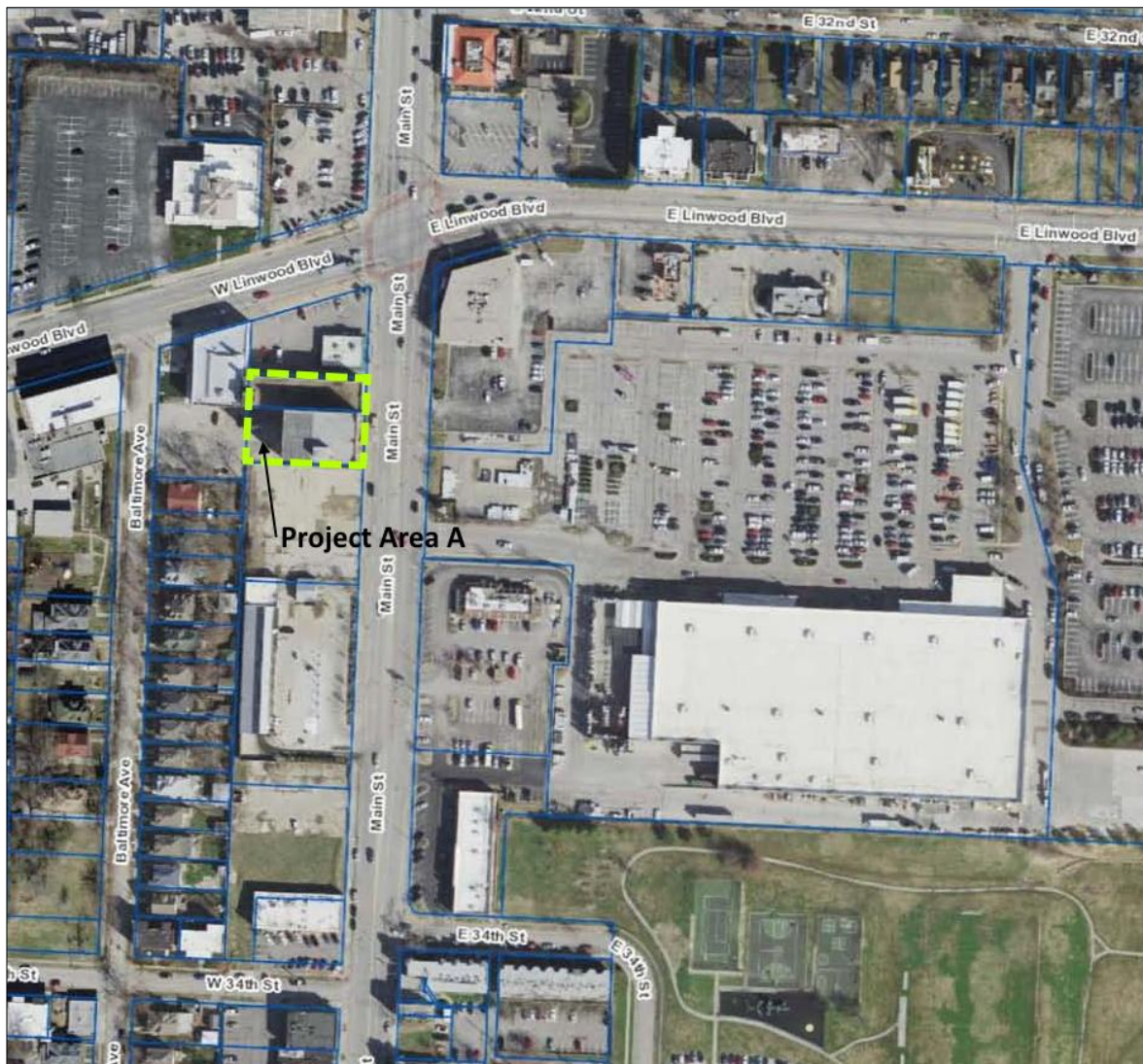
This Plan may be modified by the Authority, provided that when the proposed modification will substantially change the development of the urban renewal plan as previously approved by the City of Kansas City, Missouri, it must similarly be approved by the City Council.

Exhibit A-1 Map of Plan Area



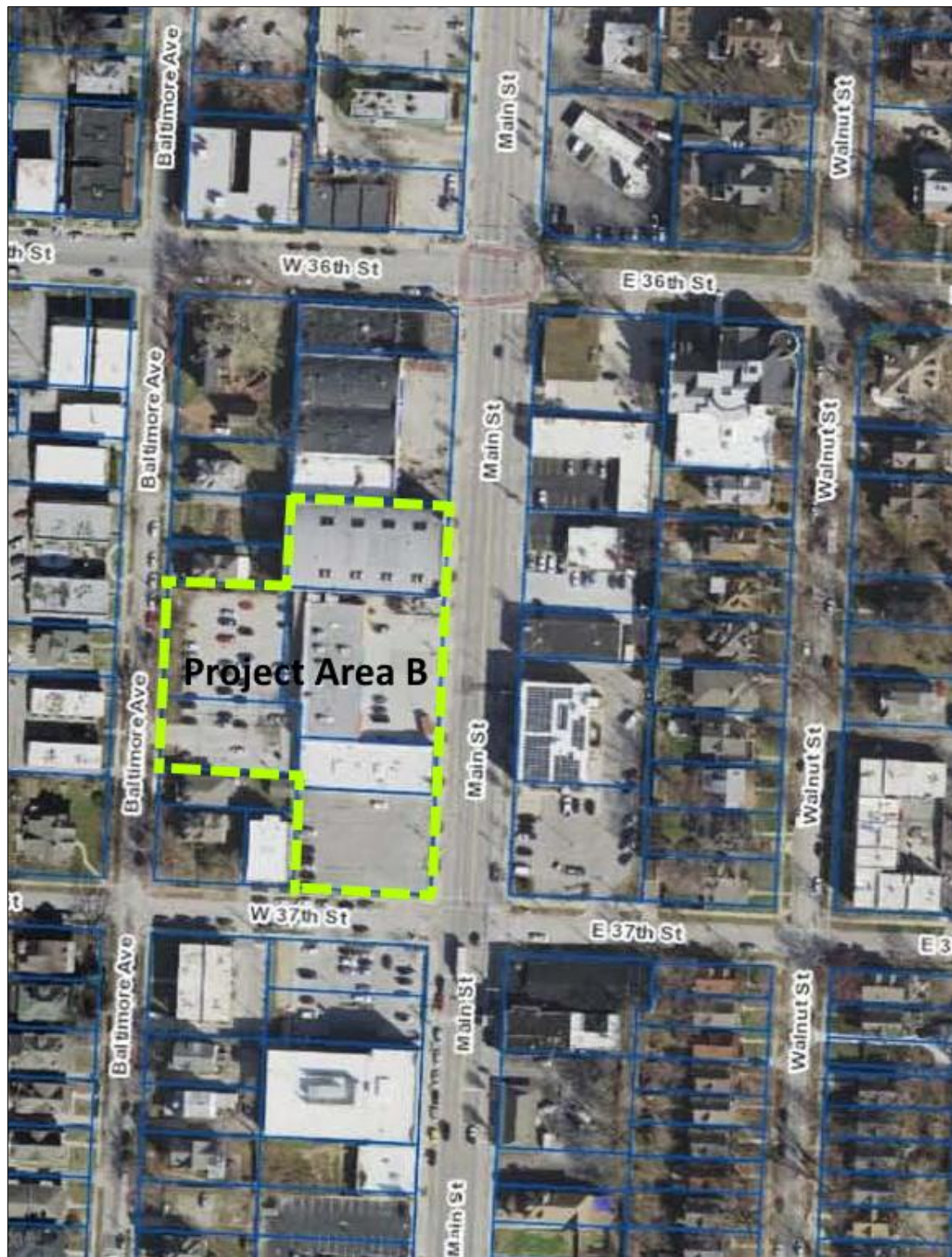
Main Street ABC/36 Block Urban Renewal Plan

Exhibit A-1 Map of Plan Area



**Main Street – ABC/Block 36 Urban Renewal Plan
Project Area A – 3240-3244 Main Street**

Exhibit A-1 Map of Plan Area



Main Street – ABC/36 Block Urban Renewal Plan
Project Area B – 3620-3636 Main Street, 2 W. 37th Street, 3633-3635 Baltimore Avenue

Exhibit A – 2

Legal Description

Parcel 1 (Project Area A)

3240 Main Street

Owner: Richard J Kappa

Tax ID No. 29-830-19-34-01-0-00-000

Lot 3, except the North 4 feet thereof, Block 2, HYDE PARK, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, together with an easement for private alley or passageway appurtenant to the above-described property over the North 4 feet of said Lot 3 and appurtenant to the premises in question on the North as described in instrument recorded in Book B-1303, Page 363, in the Office of the Recorder of Deeds of Jackson County, Missouri, at Kansas City.

Parcel 2 (Project Area A)

3244 Main Street

Owner: A B C R E Inc.

Tax ID No. 29-830-19-34-02-0-00-000

LOT 4, and the North 1/2 of LOT 5, BLOCK 2, HYDE PARK, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Parcel 3 (Project Area B)

2 W. 37th Street

Owner: Exact 36 Block, LLC

Tax ID No. 30-220-12-13-00-0-00-000

Lots 5 and 6, Block 1, HYDE PARK ANNEX, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Parcel 4 (Project Area B)

3636 Main Street

Owner: Exact 36 Block, LLC

Tax ID No. 30-220-12-14-00-0-00-000

Lot 4, Block 1, HYDE PARK ANNEX, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Exhibit A – 2

Legal Description

Parcel 5 (Project Area B)

3620 Main Street

Owner: Variety House, LLC

Tax ID No. 30-220-12-16-00-0-00-000

LOTS 5 & 6, Block 30, HYDE PARK, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Parcel 6 (Project Area B)

3635 Baltimore Avenue

Owner: Exact 36 Block, LLC

Tax ID No. 30-220-12-24-00-0-00-000

The North 37-1/2 feet of Lot 9 and the South 33-1/3 feet of LOT 10, Block 1, HYDE PARK ANNEX, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Parcel 7 (Project Area B)

3634 Main Street

Owner: Exact 36 Block, LLC

Tax ID No. 30-220-12-27-00-0-00-000

Lots 1, 2, and 3, VALENTINE ADDITION, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Parcel 8 (Project Area B)

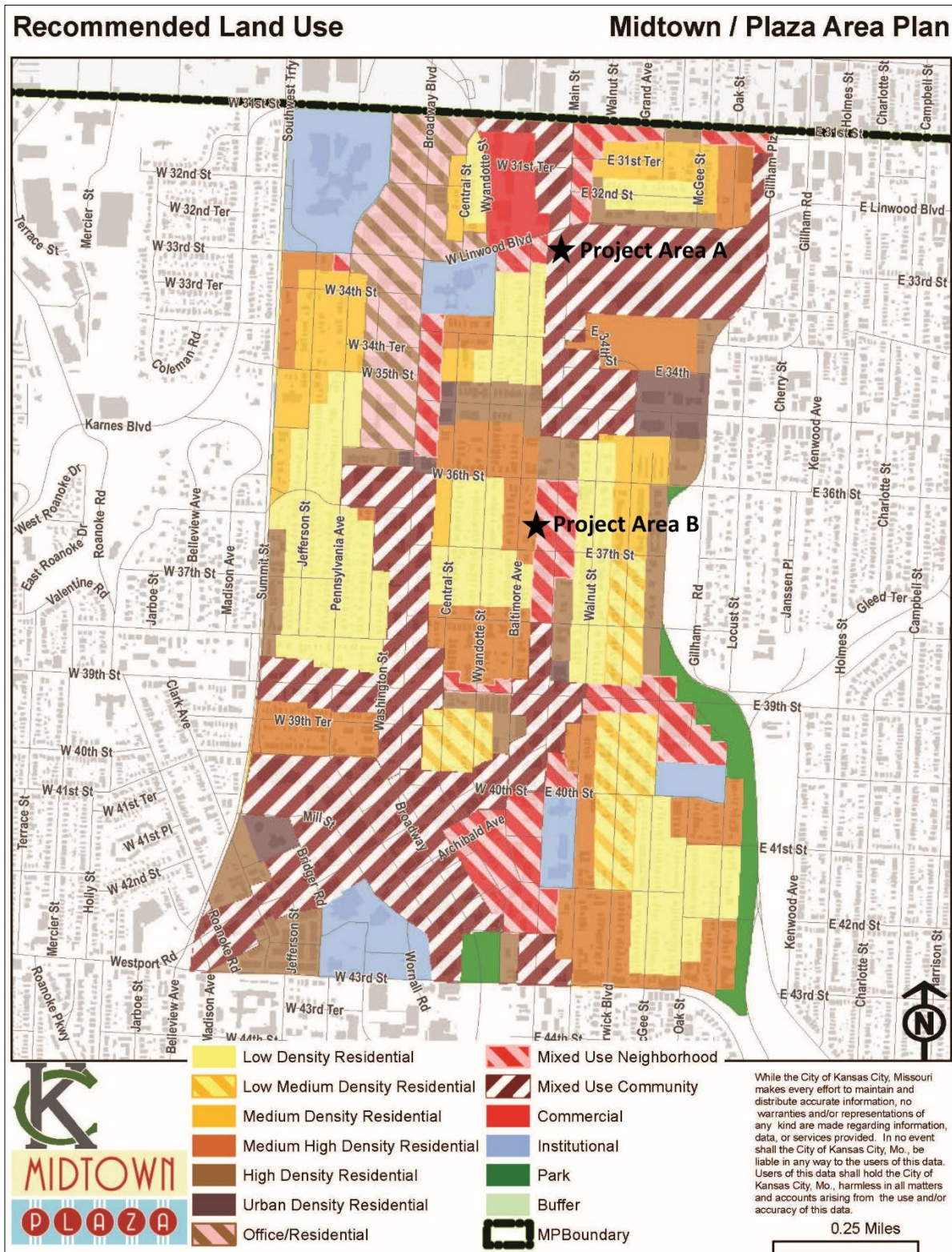
3633 Baltimore Avenue

Owner: Exact 36 Block, LLC

Tax ID No. 30-220-12-28-00-0-00-000

Lots 4 and 5, VALENTINE ADDITION, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Exhibit B – Current Land Use



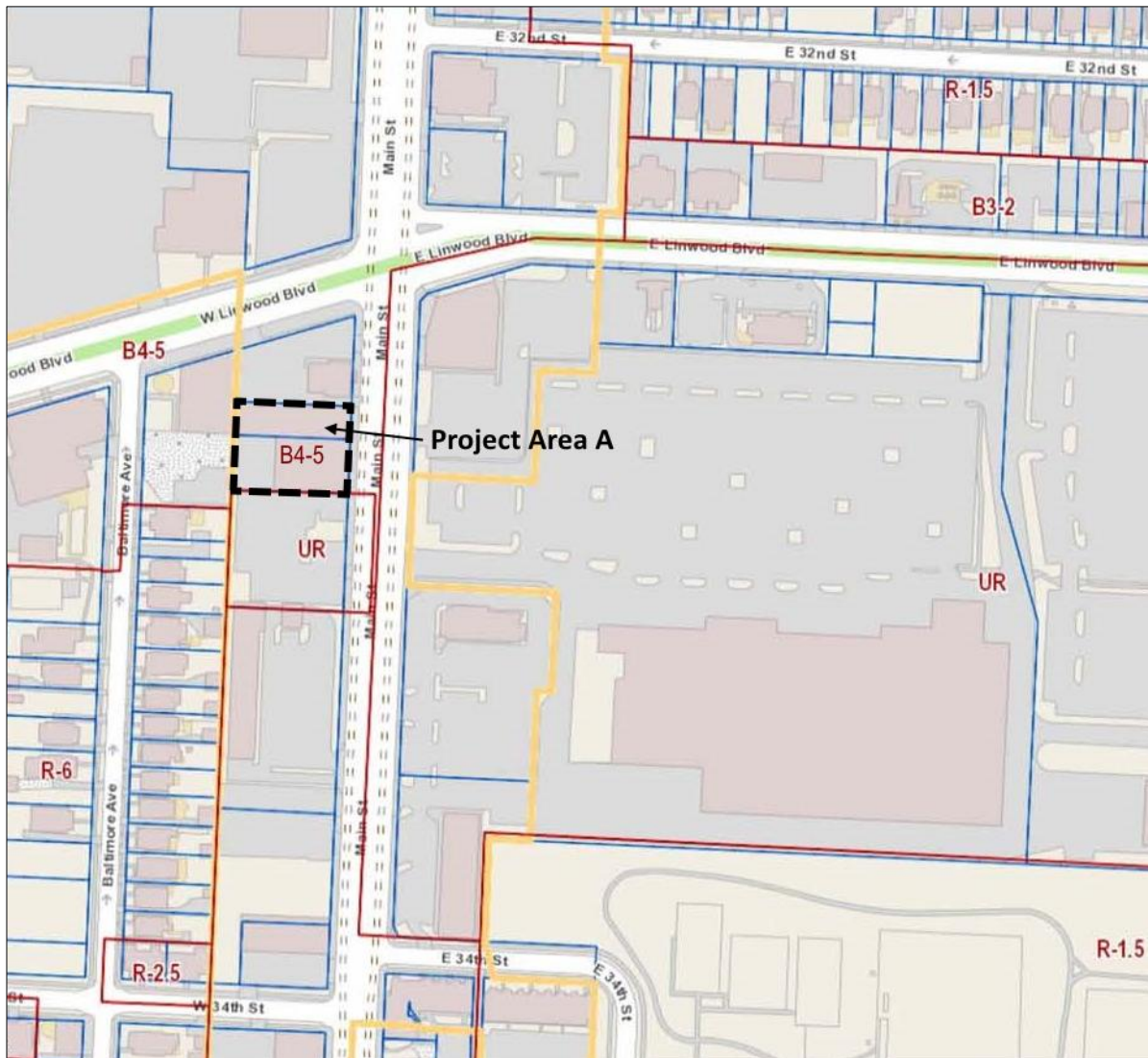
Main Street – ABC/36 Block Urban Renewal Plan

Exhibit C – Proposed Land Use



Main Street – ABC/36 Block Urban Renewal Plan

Exhibit D – Current Zoning



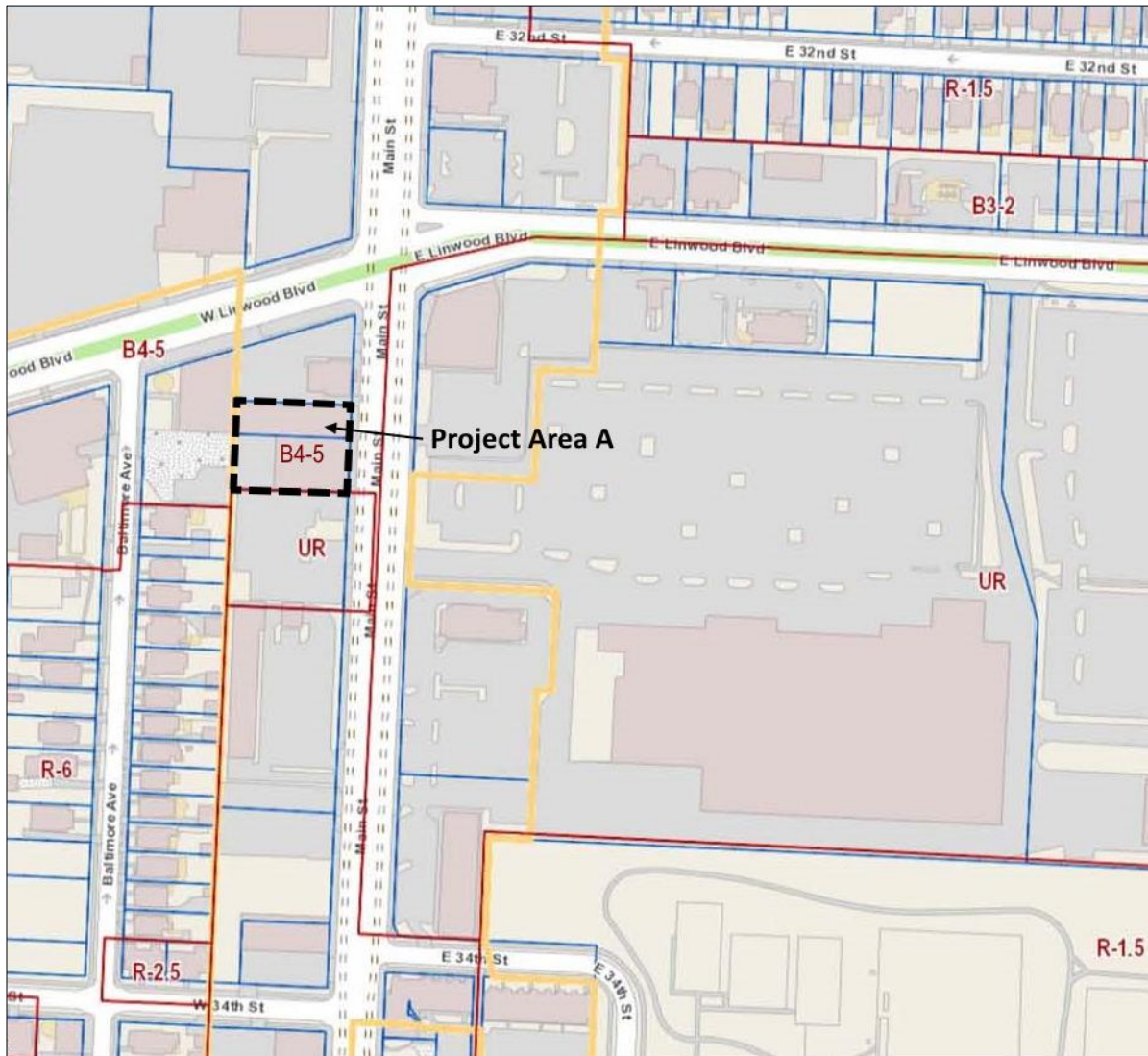
Main Street – ABC/36 Block Urban Renewal Plan
Project Area A – 3240-3244 Main Street

Exhibit D – Current Zoning



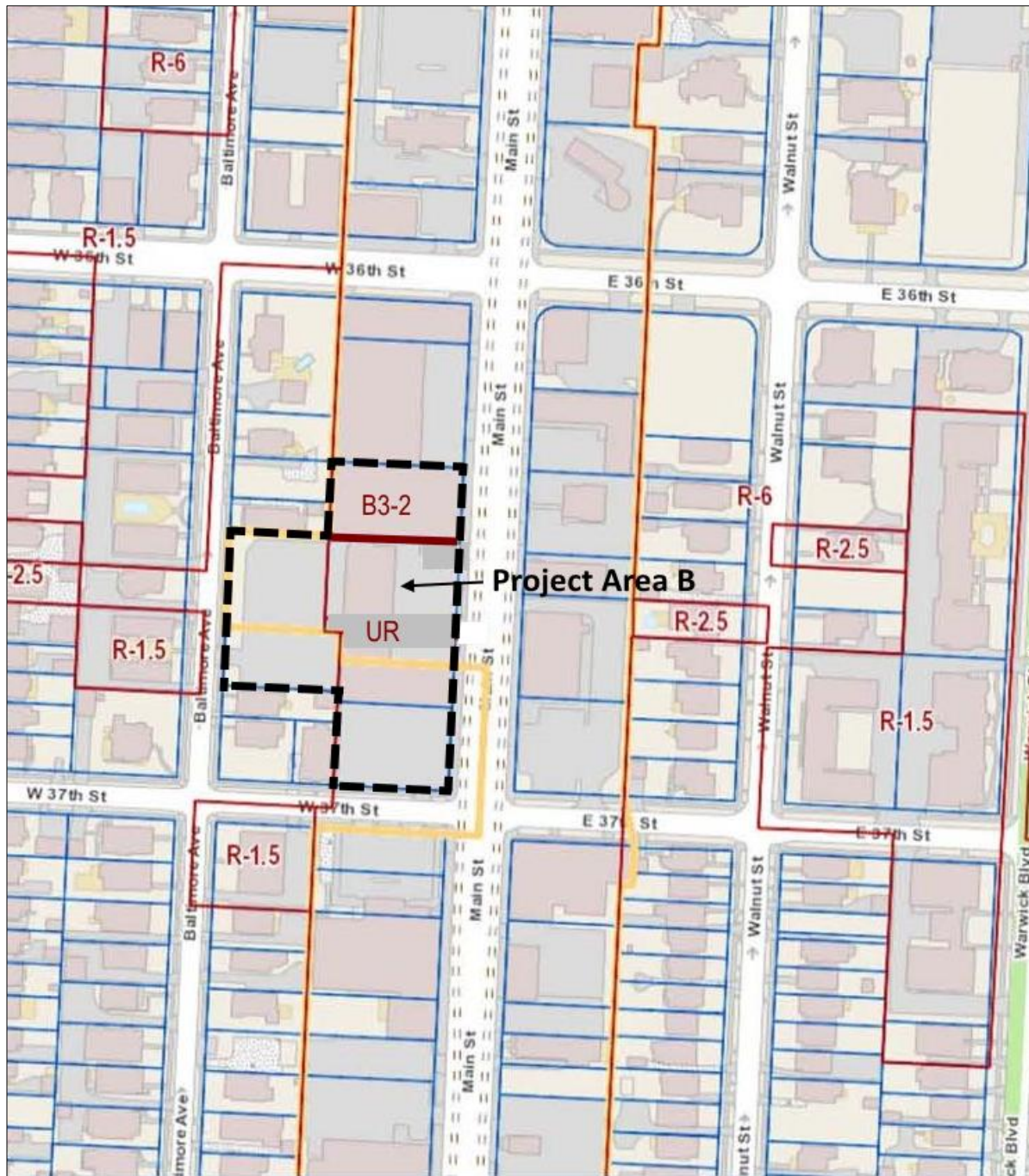
Main Street – ABC/36 Block Urban Renewal Plan
Project Area B – 3620-3636 Main Street, 2 W. 37th Street, 3633-3635 Baltimore Avenue

Exhibit E – Proposed Zoning



Main Street – ABC/36 Block Urban Renewal Plan
Project Area A – 3240-3244 Main Street

Exhibit E – Proposed Zoning



Main Street – ABC/36 Block Urban Renewal Plan
Project Area B – 3620-3636 Main Street, 2 W. 37th Street, 3633-3635 Baltimore Avenue

Exhibit F

Blight Study

Under Separate Cover

Exhibit G

Land Clearance for Redevelopment Authority's Resolution of Approval for Plan and Blight Study

**(The LCRA's Resolution making a finding of blight and approving the
Urban Renewal Plan will be provided following its adoption)**