

Longfellow/Dutch Hill Neighborhood Urban Renewal Plan

**LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF
KANSAS CITY, MISSOURI**

PLAN APPROVALS:

REDEVELOPMENT COORDINATING COMMITTEE

CITY PLAN COMMISSION

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY (RES.)

PLANNING & ZONING COMMITTEE

CITY COUNCIL (ORD. NO.)

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY, MISSOURI

Michael Duffy, Chairman

Steve Hamilton

James White

John Mulvihill

Sylvester James

Joseph F. Egan, Executive Director

Robert Long, Development Services Specialist

CITY PLAN COMMISSION

Evert Asjes, Chair

Charles Myers
Stephen Abend
George Cook
Jeff Krum
Stan Archie
Michael Graf
Babette Macy

CITY COUNCIL

Mark Funkhouser, Mayor

Deb Hermann
Bill Skaggs
Ed Ford
Russ Johnson
Sharon Sanders Brooks
Melba Curls
Jan Marcason
Beth Gottstein
Cindy Baker Circo
Terry Riley
John Sharp
Cathy Jolly

Wayne Cauthen, City Manager

By Ordinance 16120 of November 21, 1952, the City Council of the City of Kansas City authorized and created the Land Clearance for Redevelopment Authority of Kansas City, Missouri under the Land Clearance for Redevelopment Authority Law, Section 99.300 et. seq. R.S. Mo. Section 99.310 of such Law, the Declaration of Policy, states:

“It is hereby found and declared that there exists in municipalities of the state insanitary, blighted, deteriorated and deteriorating areas which constitute a serious and growing menace injurious to the public health, safety, morals and welfare of the residents of the state; that the existence of these areas contributes substantially and increasingly to the spread of disease and crime, necessitating excessive and disproportionate expenditures of public funds for the preservation of the public health and safety, for crime prevention, correction, prosecution, punishment and the treatment of juvenile delinquency and for the maintenance of adequate police, fire and accident protection and other public services and facilities, constitutes an economic and social liability, substantially impairs or arrests the sound growth of communities and retards the provisions of housing accommodations; that this menace is beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operation of private enterprise without the aids herein provided; that the elimination or prevention of the detrimental conditions in such areas, the acquisition and preparation of land in or necessary to the development, renewal or rehabilitation of such areas and its sale of lease for development, renewal or rehabilitation in accordance with general plans and redevelopment or urban renewal plans of communities and any assistance which may be given by any public body in connection therewith are public uses and purposes for which public money may be expended and private property acquired; and that the necessity in the public interest for the legislative determination; and that certain insanitary, blighted, deteriorated or deteriorating areas, or portions thereof, since the prevailing condition of or decay may make impractical the reclamation of the area by conservation or rehabilitation, but other areas or portions thereof, through the means provided in this law may be susceptible to conservation or rehabilitation in such manner that the conditions and evils herein before enumerated may be eliminated, remedied or prevented, and to the extent feasible, conserved and rehabilitated by the voluntary action and the regulatory process. A municipality, to the greatest extent that it determines to be feasible in carrying out the provisions of this law, shall afford maximum opportunity, consistent with the sound needs of the municipality as a whole, to the redevelopment or rehabilitation or renewal of areas by private enterprise.”

**LONGFELLOW/DUTCH HILL
NEIGHBORHOOD
URBAN RENEWAL PLAN
OF
KANSAS CITY, JACKSON COUNTY, MISSOURI**

CONTENTS

	Executive Summary	
I.	Description of the Project Area	5
II.	Findings.....	8
III.	Statement of Development Objectives.....	9
IV.	Land Use Plan.....	10
	A. Existing Land use Plan	
	B. Proposed Land Use Plan	
	C. Design Objectives and Controls	
	D. Zoning	
V.	Urban Renewal Techniques to be Used to Achieve Plan Objectives	13
VI.	Other Provisions Necessary To Meet Requirements of Law.....	15
VII.	Workable Program.....	16
VIII.	Proposed Financing.....	18
IX.	Relocation.....	19
X.	Affirmative Action.....	19
XI.	Duration of Controls.....	19
XII.	Provision for Amending Plan.....	19
	Exhibits:	
	Exhibit A - "Project Location"	
	Exhibit A-1 - "Legal Description"	
	Exhibit B - "Photographs of Plan Area"	
	Exhibit C - "Existing Land Use"	
	Exhibit D - "Proposed Land Use"	
	Exhibit E - "Current Zoning"	
	Exhibit F - "Proposed Zoning"	
	Exhibit G - "Beacon Hill - Longfellow Design Guidelines"	
	Exhibit H - "Finding of Blight and/or Insanitary Conditions"	
	Exhibit I - "Longfellow/Dutch Hill & Sheffield Police Call Policy"	
	Appendices:	
	Appendix 1 - Design Review Process	
	Appendix 2 - Standardized Relocation Policy	
	Appendix 3 - Affirmative Action Process	
	Appendix 4 - Workable Program	

**LONGFELLOW/DUTCH HILL
NEIGHBORHOOD
URBAN RENEWAL PLAN**

EXECUTIVE SUMMARY

FUNDER	Longfellow/Dutch Hill Neighborhood Association, Inc.
LOCATION	The Plan Area is generally bound by 27 th Street on the north, Troost Avenue on the east, Linwood Boulevard on the south, and Gillham Plaza on the west.
AREA PLAN	Beacon Hill - Longfellow Area Plan
COUNCIL DISTRICT	4th District – Jan Marcason and Beth Gottstein
PROJECT	The intent of the Longfellow/Dutch Hill Neighborhood Urban Renewal Plan is to encourage and assist property owners to maintain and improve the unique architectural and historical characteristics that give the Longfellow/Dutch Hill neighborhood its appeal.
OBJECTIVES	<p>Adoption of the Longfellow/Dutch Hill Neighborhood Urban Renewal Area Plan will:</p> <ul style="list-style-type: none">• Stimulate private investment in the rehabilitation and/or exterior maintenance of single-family homes;• Stimulate private investment in the conversion of existing multifamily buildings that had originally been single-family homes into single-family homes;• Stimulate private investment in the rehabilitation and/or exterior maintenance of multifamily buildings;• Stimulate private investment in the rehabilitation and/or exterior maintenance of commercial buildings.• Stimulate private investment in the development of new architecturally-appropriate residences and commercial buildings.
LCRA ASSISTANCE	<p>Assistance anticipated by the Proponent includes:</p> <ul style="list-style-type: none">• Tax Abatement• Property Acquisition
BLIGHT STUDY	On behalf of the Authority, Sterrett Urban, LLC documented physical conditions in the Plan Area in December 2007 and January and February 2008 that constituted blighted or insanitary conditions.

I. DESCRIPTION OF THE PROJECT

This Plan Summary, statement of State, City and Agency Policy implemented by this Plan, and all exhibits hereto, taken together, shall constitute the Longfellow/Dutch Hill Neighborhood Urban Renewal Plan (the “Plan”) for the Longfellow/Dutch Hill Neighborhood Urban Renewal Area.

The Plan is located within the Beacon Hill - Longfellow Area Plan (the “Area Plan”) prepared by the City Planning and Development Department of the City of Kansas City, Missouri (the “City”). The Beacon Hill - Longfellow Area Plan (adopted July 15, 1976 by Resolution No. 46714 and last amended December 6, 2007 by Resolution No.071094) recommends *(insert narrative description of proposed land uses from Beacon Hill – Longfellow Area Plan, as amended).*

The Longfellow/Dutch Hill neighborhood on the southern edge of greater downtown Kansas City began developing in the late 19th and early-20th Century as a prosperous and attractive middle-class neighborhood. The neighborhood was initially home to many Dutch and German immigrants, which explains why part of the neighborhood is known as “Dutch Hill.” Housing choices ranged from modest cottages and large, ornate houses to the colonnade-style apartment buildings common through the Midtown area. Neighborhood-oriented businesses developed and flourished in substantial mixed-use buildings along Troost Avenue, 31st Street, Gillham Road and Linwood Boulevard. But, as Kansas City began its outward expansion and became more suburban, the traditional nature of the Longfellow/Dutch Hill neighborhood became less appealing and a long, slow decline began. Once desirable single-family homes soon became neglected or were transformed in crowded, multifamily structures. Many of the once attractive colonnaded apartment buildings slowly deteriorated into dirty and dangerous tenements. Long-established businesses lost their customer bases and were replaced by a series of transient businesses or were torn down after becoming dangerous eyesores. Stagnation and decline were widespread throughout the neighborhood.

The times are, however, changing once again in the Longfellow/Dutch Hill neighborhood. Homebuyers are rediscovering the quality, size, style and value of the older homes common throughout the Longfellow/Dutch Hill neighborhood. The easy access of the neighborhood to downtown, Crown Center, Hospital Hill’s institutional uses, and the Country Club Plaza is also an important factor to many residents and businesses. It is within this context that the Plan’s proponents seek to encourage and assist the stabilization and revitalization of the Longfellow/Dutch Hill neighborhood. The Plan’s proponents recognize that the long period of stagnation and decline has left the neighborhood’s residential and commercial building stock with

a variety of deferred maintenance problems and inappropriate remodelings. The Plan's proponents believe that assistance from the Land Clearance for Redevelopment Authority (the "Authority"), consisting of real property tax abatement and, potentially, property acquisition assistance, accompanied by rezoning portions of the neighborhood to a lower density residential classification, and leveraged by private resources, will help in the continuing revitalization of the Longfellow/Dutch Hill neighborhood.

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

Location

The Plan is located in the northeastern portion of the 4th Council District of the City of Kansas City, Missouri. Refer to Exhibit A-1 for a map of Project Location and Exhibit A-2 for the legal description of the property included in the Project Area.

Conformance to the Comprehensive Plan

The Plan is located within the Beacon Hill - Longfellow Area Plan prepared by the City Planning and Development Department of the City of Kansas City, Missouri (the "City"). The Beacon Hill - Longfellow Area Plan calls for *(insert narrative description of the proposed land uses from the Beacon Hill – Longfellow Area Plan, as amended)*. It is believed that an amendment of the Beacon Hill - Longfellow Area Plan will be required to expand the boundaries

southward to cover the area between 31st Street and Linwood Boulevard, which is not included within any Area Plan. This Plan will, therefore, be in conformance with the Beacon Hill - Longfellow Area Plan.

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, a Development Priority Zone identified in FOCUS.
- Encourage the preservation and adaptive reuse of historically desirable buildings and amenities.
- Adaptive reuse and conservation of existing facilities.
- Use incentive programs to support preservation and reuse efforts.

Utilities and Infrastructure

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

II. FINDINGS

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

Blighted Area: *An area which by reason of the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use; and,*

Insanitary: *An area in which there is a predominance of buildings and improvements which by reason of dilapidation, age or obsolescence, inadequate provision for ventilation, light, air, sanitation or open spaces, high density of population and overcrowding of buildings, overcrowding of land, or the existence of conditions which endanger life or property by fire and other causes, or any delinquency and crime or constitutes an economic or social liability and is detrimental to the public health, safety, welfare.*

Pat Sterrett of Sterrett Urban, LLC was retained by the Authority to conduct a blight study of the proposed Longfellow/Dutch Hill Neighborhood Urban Renewal Area. Mr. Sterrett conducted site visits in December 2007 and January and February 2008. Sterrett's report concludes as follows:

All of the components of the Chapter 99 definitions were present in the proposed Longfellow/Dutch Hill Urban Renewal Area. Although some portions of the Study Area are in adequate or sound condition, there exist deteriorated and substandard conditions throughout the Study 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) deterioration of site improvements, including primary roofs and walls, life safety elements such as exterior stairs and balconies, deterioration of windows and doors, and the failing of finishes, as well as site deterioration, including unscreened trash areas and the deterioration of parking surfaces, all of which are prevalent throughout the entire Study Area; 2) high incidence of crime in the area; 3) deteriorated public improvements in the Study Area, including uneven or cracked sidewalks; 4) vacancies; 5) deterioration of secondary structures such as garages and sheds throughout the Study Area; and 6) inadequate lot size, resulting in the lack of off-street parking and consequently placing pressure on future development with respect to parking needs. These factors result in unsafe conditions in the proposed redevelopment area, and make redevelopment of the area by private enterprise alone cost prohibitive. Neighborhood and safety issues include vacant buildings, graffiti, trash and vermin, property access and parking layout adjacent to streets, deterioration of aging improvements and public infrastructure, and above-ground utilities. The decline in population and the non-existent growth in construction, particularly in relation to the neighborhoods adjacent to the proposed redevelopment area to the north and west, and high number of delinquent tax payments, indicate blight is present with

the proposed Longfellow/Dutch Hill Urban Renewal Area. All of the above combine to create economic underutilization, an inability to generate reasonable taxes, and social liabilities.

See Exhibit H for additional information regarding the blight findings.

The LCRA staff believed the Urban Renewal Area to be blighted in accordance with the section 99.320(3) R.S.Mo of Missouri's Land Clearance for Redevelopment Statute.

III. STATEMENT OF DEVELOPMENT OBJECTIVES

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

Development objectives to be met through the adoption of this urban renewal plan include the following items:

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

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

- Stimulate private investment in the rehabilitation and exterior maintenance of existing single-family homes;
- Stimulate private investment in the conversion of existing multifamily buildings that had originally been single-family homes back into single-family homes;
- Stimulate private investment in the rehabilitation and exterior maintenance of existing multi-family buildings;
- Stimulate private investment in the rehabilitation and exterior maintenance of existing commercial buildings;
- Stimulate private investment in the construction of appropriately-designed residences and/or commercial buildings;
- To establish development standards and design review procedures that will be required of all properties utilizing the Authority’s incentives.

IV. LAND USE PLAN

A. Existing Land Use Plan

The Plan Area lies completely within the Beacon Hill - Longfellow Area Plan. The Beacon Hill - Longfellow Area Plan call for *insert narrative description of the proposed land uses from the Beacon Hill – Longfellow Area Plan, as amended*. The actual existing land uses show four functional sub-areas within the neighborhood. Commercial and light industrial uses occupy the Troost Avenue corridor. A mix of residential uses occupies the central core, from 27th Street on the north to E. 31st Street on the south. A mixture of public and semi-public institutional uses, commercial uses, and residences occupy the western edge along Gillham Road and Cherry Street. The area bound by E. 31st Street on the north, Troost Avenue on the east, Linwood Boulevard on the south, and Gillham Plaza on the west is a diverse mixture of commercial and light industrial uses, a variety of residential uses, and institutional uses. For a depiction of these existing land uses, see Exhibit C – Existing Land Use.

B. Proposed Land Use Plan

The proposed land uses within the Plan Area have changed to reflect the neighborhood’s desire to promote appropriate residential development and densities

within the core of the neighborhood, while supporting and restricting commercial and mixed-use development along the western, southern and eastern portions of the Plan Area. It will, therefore, be necessary to amend the Beacon Hill - Longfellow Area Plan to support implementation of this Plan. See Exhibit D- Proposed Land Use.

C. Design Objectives and Controls

Overall design objectives are hereby established in order to achieve sound and attractive development within the Longfellow/Dutch Hill Neighborhood Urban Renewal Area. Some properties within the Plan Area are listed on the National Register of Historic Places and/or designated local historic districts by Landmarks Commission of the City of Kansas City. Any such properties are subject to architectural review by the Landmarks Commission and shall, therefore, be exempt from design review by the LCRA. All other site and building designs for redevelopment parcels to be assisted by the Authority will be subject to the LCRA “Design Review Process”, described in Appendix 1.

1. Building Design Objectives

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

2. Parking Design and Fencing 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 52, 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.

Chain-link fencing shall only be allowed in the rear yards of any property receiving LCRA assistance, except, however, it shall not be allowed adjacent to any street right-of-way. No privacy fencing taller than four (4)-feet shall be

allowed, except when it is directly adjacent to an attached rear deck or patio. All fencing shall be maintained in good condition.

3. Signage

Within the Longfellow/Dutch Hill Neighborhood 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 the freestanding outdoor advertising sign 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 Dept. of Parks and Recreation, include provision of Authority-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 Plan area is currently zoned R2b, R3, R4, R5, C1, C2, C3a2, C3a2P, and M1. See Exhibit E- Existing Zoning for details. The portions of the Plan Area currently zoned R2b, R3, R4, and R5 located within the Plan Area will be rezoned R2b - Two-Family Dwellings in an effort to maintain the existing character and density of the neighborhood; except, however, that existing legal duplexes and multifamily structures shall retain their existing zoning. No other zoning changes are proposed.

While adoption of this Plan will not require no other immediate changes in the zoning of the area other than that mentioned above, for purposes of implementation and in order to reinforce its objectives, developers will have to apply to the City for and obtain a URD zoning designation in order to be eligible for the tax abatement benefits of this Plan, if the project meets either one of the criteria listed below:

-
1. Any new residential project of five (5) or more units, but excluding any new residential units that are to be constructed within an existing building; or
 2. Any project that involves construction of new buildings or an expansion greater than 10% or 1,000 square feet (whichever is less).

The requirements to obtain URD zoning for projects which are smaller than projects described in Nos. 1 and 2 above may only be waived by the Director of City Development upon the recommendation of the Executive Director of the LCRA. Prior to granting a waiver, the Director of City Development must consult with the Planning & Zoning Committee. See Exhibit F- Proposed Zoning.

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

With respect to implementation of the Longfellow/Dutch Hill Neighborhood 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 within the Area to projects in conformance with this Plan.

In an effort to produce significant and visible improvements within the Longfellow/Dutch Hill Neighborhood Urban Renewal Area, the LCRA shall require that all redevelopment projects seeking assistance from the LCRA shall meet the following minimum criteria:

1. The removal of blight, but not less than \$5,000 per residential unit or \$10,000 per commercial space, as adjusted accordingly for inflation for inflation on the Consumer Price Index throughout the duration of the Plan, must be invested; and
2. At least 25% of the total project cost (value) for each redevelopment project must be for the mitigation of all exterior violations (nuisance and mechanical), or, if none, for exterior improvements visible from the adjacent public right-of-way;

-
3. All redevelopment projects located within an historic district or which are individually listed on the National Register of Historic Places and/or designated locally by the City of Kansas City's Landmarks Commission must provide a Certificate of Appropriateness from the Landmarks Commission; and
 4. All approved redevelopment projects must remain in compliance with the Kansas City, Missouri Code of Ordinances following the removal of blight.

These criteria will ensure that all LCRA-assisted projects will benefit the neighborhood, as well as the individual property owner. All properties receiving assistance from the Authority must remain free of unresolved code violations throughout the term of any such assistance.

Any property being considered for a subsequent tax abatement must exhibit significant blight at the time of the second application and 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 (frozen assessed valuation of property for 10 years of abatement on the increased valuation of the property"), shall be considered as a request to amend this Plan. Please see Section XII - Provisions for Amending the Plan. The Authority will inform the Director of Finance and the Director of City Planning and Development in writing not less than seven (7) 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 Authority, therefore, declares its intent to exercise its power of eminent domain within the Longfellow/Dutch Hill Neighborhood 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. The Authority shall not use its power of eminent

domain to acquire owner-occupied residential property. While assisting approved redevelopment projects or eradicating blight or insanitary conditions, the Authority shall, however, limit its use of eminent domain to the acquisition of properties with one or more of the following conditions: repeated and/or unresolved code violations, being included on the City’s “dangerous buildings” list, repeated calls for Police service being made to residential rental properties (see Exhibit I for specific guidelines regarding Police calls), a pattern of late payment of real property taxes and/or assessments, abandonment, or such other condition as may be deemed appropriate by the Authority. The proposed use of eminent domain must be approved by the Longfellow Community Association prior to the Authority’s approval of the use of its power of eminent domain. The Authority shall consider any such request to exercise its power of eminent domain as a major modification of the Plan and shall, therefore, seek the approval of the City Council prior to exercising its power of eminent domain in furtherance of the Plan.

C. Additional Requirements.

- Any single-family home that seeks tax abatement and which is located within a commercially- or industrially-zoned area shall be required to downzone to the same R2b category as the residential areas within the Urban Renewal Area prior to the approval of tax abatement.
- Any proposed multifamily development of more than four units that seeks tax abatement must already be located within an appropriate residentially-zoned area; the Authority will not provide tax abatement for a multifamily development that requires the rezoning of any R1 zoned property.
- Any proposed commercial development that seeks tax abatement must already be located within an appropriate commercially-zoned area; the Authority will not provide tax abatement for a commercial development that requires the rezoning of any residentially-zoned property.
- Applicants seeking tax abatement for multi-family residential, commercial, or mixed-use projects must demonstrate that they have

met with the Longfellow Community Association to discuss their proposed project prior to the Authority's consideration.

VI. OTHER PROVISIONS NECESSARY TO MEET REQUIREMENTS OF LAW

- A. No additional public utilities or recreational and community facilities are envisioned to be required at this time other than those called for in the Plan (curbs, gutters, sidewalks, alleys, lighting etc.). If at the time the development takes place, additional public facilities and/or utilities are deemed to be necessary, it shall be the responsibility of the developer to provide the same. It is anticipated that all water, sanitary and storm sewer, electrical power and telephone connector lines required will be a redeveloper cost associated with the new construction envisioned for each structure.
- B. Any changes in existing streets, street levels or grades, vacations of streets or alleys, or revisions of existing traffic movement patterns that may be required under this Plan will be the responsibility of the Developer and will be carried out according to the City's standards.
- C. No changes in building codes and/or ordinances are required.
- D. That the developer submit, as may be required by the Development Services Office, a storm drainage study to the Development Services Office for approval for the entire development, and that the developer make any improvements as required by the Development Services office.
- E. That the developer submits, as may be required by the Development Services Office, plans for grading, siltation, and erosion control to the Development Services office for approval prior to the commencement of any construction activity.
- F. That the developer obtains a Land Disturbance Permit from the Development Services Offices prior to beginning any construction, grading, clearing or grubbing activities, if the disturbed area exceeds one acre.
- G. That the developer extend sanitary sewer as required by Development Services.
- H. That the developer constructs or repairs curb, gutter and sidewalk as may be required by Development Services.
- I. That the developer submit a street tree planting plan prior to or concurrent with the final plan submittal, secure the approval of the City Forester for street trees planed on right-of-way (with a copy to be submitted to the City Planning and Development

Department staff), and agrees to plan in conformance with the plan approved by the City Forester. The plan shall include size, type, species, and placement of trees.

- J. That the developer shall cause the area to be platted and processed in accordance with Chapter 66, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Subdivision Regulations and as may be required by Development Services.

VII. 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. 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.

VIII. PROPOSED FINANCING PLAN

The proponents and advocates of this Plan do not have any specific restoration, rehabilitation, or redevelopment projects under consideration at this time. Housing rehabilitation costs typically range from \$80 - \$100 per square foot, although historic rehabilitation costs may be significantly higher for historic homes and multifamily properties. It is not currently possible to estimate the number of residential properties, or their square footage, that may seek the Authority’s assistance for rehabilitation or redevelopment projects at this time. Rehab costs for commercial buildings undergoing “gut” rehabs are approximately \$110 or more per square foot; costs per square for less extensive commercial rehabilitations are expected to be lower. Although commercial properties represent a small portion of the Plan Area, it is not possible to estimate the number of properties, or their square footage, that may seek the Authority’s assistance for rehabilitation or redevelopment projects at this time. 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 debt financing and cash equity, will be used to finance restoration, rehabilitation, and redevelopment projects within the Longfellow/Dutch Hill Neighborhood Urban Renewal Area. It is possible that public financing sources, such as the U.S. Small Business Administration and/or the EDC Loan Corporation, may be utilized to partially finance individual commercial projects within the Longfellow/Dutch Hill Neighborhood 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.

IX. 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.

X. AFFIRMATIVE ACTION PLAN

The Land Clearance for Redevelopment Authority has developed an affirmative action process (Appendix 3) which requires that developers and project contractors submit individual affirmative action plans. All projects approved by LCRA are subject to applicable federal, state and/or City affirmative action regulations, requirements, guidelines and procedures.

XI. DURATION OF CONTROLS

The Longfellow/Dutch Hill Neighborhood Urban Renewal Plan shall be effective for a period of fifteen (15) years from the date of passage of the approving ordinance.

XII. 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.

EXHIBITS

DRAFT

Exhibit A-1 Legal Description

Commencing at the point of intersection of the centerlines of *(insert metes-and-bounds legal description of boundary here)*, said point being the Point of Beginning, all situated in the City of Kansas City, Jackson County, Missouri.

A listing of the individual addresses and brief legal descriptions of the parcels included within the Longfellow/Dutch Hill Neighborhood Urban Renewal Area, as described above, may be found on the following pages.

DRAFT

Exhibit B
Site Photographs

DRAFT

Exhibit H

Blight Findings

DRAFT

APPENDICES