

**GENERAL**

**Ordinance Fact Sheet**

**Ordinance Number**

**Brief Title: Santa Fe Area Council Urban Renewal Plan**

**Approval Deadline:**

**Reason:**

**Details:**

**Purpose:** To approve a Finding of Blight and the Santa Fe Area Council Urban Renewal Plan.

**Redevelopment Plan Area:** The Santa Fe Area Council Urban Renewal Plan consists of an area generally bound by E. 27<sup>th</sup> Street on the north, Indiana Avenue on the east, Linwood Boulevard on the south, and Prospect Avenue on the west. It excludes those areas located within the existing Santa Fe Urban Renewal Area, which is generally located within the northeastern quadrant of E. 31<sup>st</sup> Street & Prospect Avenue.

**Purpose:** The Santa Fe Area Council Urban Renewal Plan is located near E. 31<sup>st</sup> Street & Prospect Avenue, lying adjacent the Key Coalition neighborhood to the west and the Washington - Wheatley to the north, approximately 3 mile southeast of the Central Business District. It is located within the 3<sup>rd</sup> Council District.

The Santa Fe neighborhood began as part of John Thornton’s distillery and grain mill and later became the Lockridge family farm, which survived into the early 1890s. In 1893, Santa Fe Place began as an exclusive residential neighborhood and by 1915, it had become one of Kansas City’s preeminent neighborhoods for White middle- and upper-class families. Kansas City’s “Twenty Blocks of Black laid just to the west across Prospect Avenue, so in 1931 the neighborhood created a covenant prohibited the sale or rental of any property to Black people for at least thirty years. Just seventeen years later, Dr. D.M. Miller and his wife became the first Black residents of the Santa Fe neighborhood. During the 1950s, the Santa Fe neighborhood became one of the preferred neighborhoods for affluent Black families in Kansas City. The Santa Fe neighborhood thrived for many years.

Kansas City’s “Twenty Blocks of Black” and

adjacent black neighborhoods, including Santa Fe, began to decline in the early 1960s as the nation’s civil rights landscape underwent seismic shifts and allowed middle- and upper-income African-American families to move out, dramatically weakening the economic base of the historically minority neighborhoods. Many long-term residents that could move did move out to more suburban areas, following jobs and better schools. This out-migration depressed property values, which made the Santa Fe neighborhood more affordable to lower-income families and attractive to absentee landlords.

There are, however, signs of change in the area. The Linwood Shopping Center and Linwood Square shopping centers, adjacent to the Santa Fe neighborhood’s southwestern edge, have recently been reinvigorated. Some adjacent neighborhoods are experiencing an influx of new homeowners, who are discovering the architectural appeal and value of the existing housing stock or building new homes, as well as the ease of access to downtown and the entire metropolitan area. There is renewed interest in revitalizing the historic homes associated with some of Kansas City’s historic jazz musicians, as well as the home of the home of Satchel Paige, one of the Negro League’s icons. The Santa Fe neighborhood is well-positioned to benefit from these attributes.

The Plan’s proponents are planning to both rehabilitate historic homes, as well as construct new single-family homes, to stabilize and strengthen the neighborhood’s economic base. The Plan’s proponents believe that these proposed projects would help attract new residents to the neighborhood.

<b>Sponsor</b>	
<b>Programs, Departments, or Groups</b>	<b>Council District: 3rd</b>

<b>Affected</b>	<b>Other Districts (school, etc.):</b> Kansas City Public Schools, Kansas City Public Library
<b>Applicants / Proponents</b>	<b>Applicant:</b> Land Clearance for Redevelopment Authority <b>City Department</b>  <b>Other:</b>
<b>Opponents</b>	<b>Groups or Individuals:</b>  <b>Basis of opposition:</b>
<b>Recommendation</b>	Approval of a Finding of Blight and the Santa Fe Area Council Urban Renewal Plan
<b>Board or Commission Recommendation</b>	<b>By: Land Clearance for Redevelopment Authority</b>

<b>Council Committee Actions</b>	
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Fact Sheet Prepared by: Robert D. Long  
Economic Development Corporation  
Date: October 13, 2021