

# Santa Fe Area Council Urban Renewal Plan

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

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### PLAN APPROVALS:

- \_\_-\_\_-2021     **LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY**
- \_\_-\_\_-2021     **CITY PLAN COMMISSION**
- \_\_-\_\_-2021     **PLANNING, ZONING, AND ECONOMIC DEVELOPMENT COMMITTEE**
- \_\_-\_\_-2021     **CITY COUNCIL**

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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."

**SANTA FE AREA COUNCIL  
URBAN RENEWAL PLAN  
OF  
KANSAS CITY, JACKSON COUNTY, MISSOURI**

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- Exhibit A-1 – “Map of the Plan Area”
- Exhibit A-2- "Legal Description"
- Exhibit B - “Current Land Use”
- Exhibit C - “Proposed Land Use”
- Exhibit D- “Current Zoning”
- Exhibit E- “Proposed Zoning”
- Exhibit F - “Blight Study”
- Exhibit G- “Land Clearance for Redevelopment Authority’s Resolution of Approval for Plan and Blight Study”

**Appendices:**

- Appendix 1 – Design Review Process
- Appendix 2 – Standardized Relocation Policy
- Appendix 3 – Workable Program
- Appendix 4 – Affirmative Action Process

# **SANTA FE AREA COUNCIL URBAN RENEWAL PLAN**

## **EXECUTIVE SUMMARY**

<b>PROPONENTS</b>	Santa Fe Area Council & City of Kansas City, Missouri
<b>LOCATION</b>	The Plan Area is generally bounded 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.
<b>AREA PLAN</b>	Heart of the City Area Plan
<b>COUNCIL DISTRICT</b>	3 <sup>rd</sup> District–Councilman Brandon Ellington 3 <sup>rd</sup> District–Councilwoman Melissa Robinson
<b>PROJECT</b>	The intent of the Santa Fe Area Council Urban Renewal Plan is to stimulate commercial and residential reinvestment and growth within the Santa Fe Area Council neighborhood.
<b>OBJECTIVES</b>	Adoption of the Santa Fe Area Council Urban Renewal Area Plan will: <ul style="list-style-type: none"><li>• Stimulate and facilitate private investment in neighborhood-oriented commercial projects that meet the shopping, dining, entertainment, and employment needs of neighborhood residents, commuters and other interested consumers.</li><li>• Stimulate and facilitate private investment in new housing and housing rehabilitation that meet the needs of and appeal to both neighborhood residents and potential residents.</li></ul>
<b>LCRA ASSISTANCE</b>	Assistance anticipated by the Proponent includes: <ul style="list-style-type: none"><li>• Tax Abatement</li></ul>
<b>BLIGHT STUDY</b>	On behalf of the Proponents, APD Urban Planning & Management, Inc. documented physical conditions in the Plan Area 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 Santa Fe Area Council Urban Renewal Plan (the “Plan”) for the Santa Fe Area Council Urban Renewal Area.

The Plan is located within the Heart of the City Area Plan prepared by the Planning and Development Department of the City of Kansas City, Missouri (the “City”). The Heart of the City Area Plan (adopted April 21, 2011 by Resolution No. 110159) recommends a mixture of low, medium density, and medium-high density residential, mixed-use neighborhood and mixed-use community, and institutional for the area within the Santa Fe Area Council neighborhood.

The Santa Fe Area Council neighborhood is part of Kansas City’s Historic Eastside, lying approximately 3 miles south-southeast of the Central Business District. The Santa Fe neighborhood began as part of John Thornton’s distillery and grain mill to serve people on the Santa Fe Trail. In 1835, the Thornton property 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. 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.

There is a wide variety of architectural styles and sizes throughout the Santa Fe Area Council Neighborhood, ranging from larger Victorian, Classical Revival, and “shirt-waist,” and bungalow homes, as well as “Colonnade” and small – and medium-sized multifamily properties. The commercial structures tend to be modest or vernacular structures, built to serve the surrounding neighborhoods. Prospect Avenue, located along the western edge of the Santa Fe Area Council Neighborhood, developed as a commercial core for the surrounding neighborhoods, while E. 31<sup>st</sup> Street also served as a neighborhood-oriented commercial district. 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.

To revitalize the Santa Fe Area Council neighborhood, the Plan's proponents believe that assistance from the Land Clearance for Redevelopment Authority (the "Authority"), consisting of real property tax abatement, will present opportunities to revitalize the Santa Fe Area Council neighborhood by stimulating and facilitating private investment in both commercial and residential uses and building upon the architectural appeal, property values and ethnic diversity of these neighborhoods. It is important to note that the southernmost portion of the Santa Fe Area Council, lying between E. Linwood Boulevard and E 35<sup>th</sup> Street, is already located within the existing Oak Park Urban Renewal Area.

The LCRA has considered and determined that the development, land use, and building requirements proposed by the Plan for the Santa Fe Area Council 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 3<sup>rd</sup> Council District of the City of Kansas City, Missouri in the Historic East Neighborhoods Coalition. 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 Heart of the City Area Plan prepared by the City Planning and Development Department of the City of Kansas City, Missouri (the “City”). The Heart of the City Area Plan covers all parcels associated with the Santa Fe Area Council Urban Renewal Plan. The Heart of the City Area Plan recommends a mixture of parks, low density, medium density and medium-high density residential, mixed-use neighborhood and mixed-use community, and institutional uses within the Santa Fe Area Council neighborhood. It will not be necessary to modify the land uses cited in the Heart of the City Area Plan for this Urban Renewal Plan to be in conformance with the recommended land use cited in the Heart of the City 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 Santa Fe Area Council 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:** 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.*

All of the components of the Chapter 99 definitions were present in the proposed Santa Fe Area Council 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) the presence of unsafe or insanitary conditions on vacant and developed lots alike, including the presence of weeds and trash/debris; 2) deterioration of site improvements, including primary roofs, deterioration of windows, soffits and fascia, and the failing of finishes, as well as site deterioration, including the deterioration drives, retaining walls and fences, all of which are prevalent throughout the entire Study Area; 3) deteriorated public improvements in the Study Area, including uneven or cracked sidewalks; 4) commercial and extremely high residential vacancies; and 5) a high number of vacant lots. 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, deterioration of aging improvements and public infrastructure. The decline in population and the non-existent construction activity in the Study Area since 2002, particularly as it relates to nearby neighborhoods and the 18th & Vine entertainment district where growth has been taking place over the past fifteen years, indicate blight is present within the proposed Santa Fe Neighborhood Council Urban Renewal Area. All of the above combine to create economic underutilization and an inability to generate reasonable taxes.

Therefore, the consultant has determined that the proposed Santa Fe Area Council Urban Renewal Area of Kansas City, Missouri, as of April 27, 2021, 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:

- Stimulate and facilitate private investment by property owners, residents, organizations and businesses in commercial projects that meet the shopping, dining, entertainment, and employment needs of neighborhood residents, commuters and other interested consumers.
- Stimulate and facilitate private investment by property owners and developers in new housing and housing rehabilitation that meet the needs of - and appeal to - both current neighborhood residents and potential residents.

#### **IV. LAND USE PLAN**

##### **A. Current Land Use Plan**

The Plan Area lies within the Heart of the City Area Plan. The current land use for the Santa Fe Area Council neighborhood is a mixture of uses, which include low density, medium density and medium-high density residential, mixed-use neighborhood and mixed-use community, and institutional uses. For a depiction of these current land uses, see Exhibit B – Current Land Use.

##### **B. Proposed Land Use Plan**

The Heart of the City Area Plan recommends the land uses to be a mixture of low density, medium density and medium-high density residential, mixed-use neighborhood and mixed-use community, and institutional uses. For a depiction of the Heart of the City Area Plan land use recommendations, see Exhibit C – Proposed Land Use.

It will not be necessary to modify the land uses proposed in the Heart of the City Area Plan at this time. 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 Santa Fe Area Council 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 Santa Fe Area Council 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 Plan Area is currently zoned a mixture of R-0.5, R-1.5, B 1-1, B3-2 (Community Business), and UR. See Exhibit D- "Current Zoning" for details. See Exhibit E – "Proposed Zoning, which is identical to Exhibit D as no immediate changes are proposed.

While adoption of this Plan will require no other immediate changes in the zoning of the area, for purposes of implementation and in order to reinforce its objectives, developers will have to apply to the City for and obtain a UR 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 UR zoning for projects which are larger 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.

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

With respect to implementation of the Santa Fe Area Council 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 Authority, therefore, declares its intent to exercise its power of eminent domain within the Santa Fe Area Council 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 and commercial properties, 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 Santa Fe Area Council Area Council, or the successor organization, 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. 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. 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 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 \$100 - \$130 per square foot, although 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 \$130 or more per square foot; costs per square foot 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. The nature, extent or cost of any potential public improvements or projects within the Plan Area has not been identified 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 traditional debt financing and cash equity, will be used to help finance restoration, rehabilitation, and redevelopment projects within the Santa Fe Area Council 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 Santa Fe Area Council 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 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.

### **X. DURATION OF CONTROLS**

The Santa Fe Area Council Urban Renewal Plan shall be effective for a period of twenty (20) 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 – 2**

### **Legal Description**

Beginning at the point of intersection of the centerline of Prospect Avenue and the centerline of E. 27<sup>th</sup> Street, thence easterly along the centerline of E. 27<sup>th</sup> Street to its point of intersection with the centerline of Indiana Avenue; thence southerly along said centerline of Indiana Avenue to its point of intersection with the centerline of Linwood Boulevard; thence westerly along said centerline of Linwood Boulevard to its point of intersection with the centerline of Montgall Avenue; thence northerly along said centerline of Montgall Avenue to its point of intersection with the centerline of E. 31<sup>st</sup> Street; thence easterly along said centerline of E. 31<sup>st</sup> Street to its point of intersection with Benton Boulevard; thence northerly along said centerline of Benton Boulevard to its point of intersection with the centerline of E. 29<sup>th</sup> Street; thence westerly along said E. 29<sup>th</sup> Street to its point of intersection with Prospect Avenue; thence northerly along said centerline of Prospect Avenue to its point of intersection with the centerline of E. 27<sup>th</sup> Street; said point being the Point of Beginning, all lying situate within the City of Kansas City, Jackson County, Missouri.