



906 Grand
Community Improvement District
Blight Study

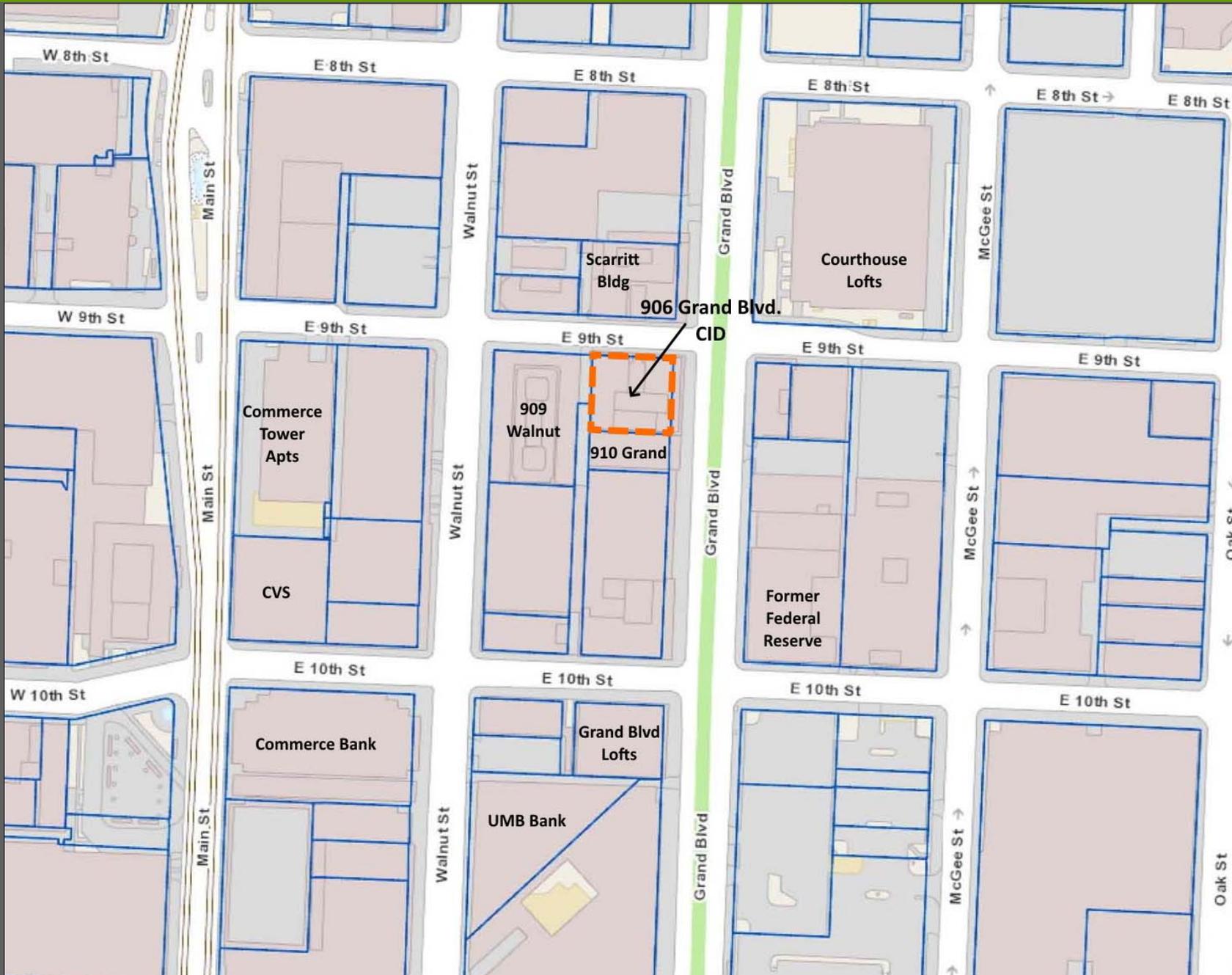
*Neighborhood Planning and Development Committee
City Council – City of Kansas City, Missouri
February 2, 2022*

906 Grand CID

Project Area

- Location: SWC of 9th Street and Grand Boulevard
- CBD Urban Renewal Plan
 - Finding of blight
- Grand Boulevard Corridor TIF Plan
 - Finding of blight

906 Grand CID



Boundaries

906 Grand CID

Property

- 1 parcel
- 0.25 acres
- Rialto Building - 13-story building
- 138,125 square feet
- Constructed late 1800s, expanded 1912
- National Register
- Parking (not in CID) located at 710 Walnut St
 - 85 spaces

Blighting Factors – Components

Effective August 28, 2021

- ~~Defective or inadequate street layout~~
- ~~Improper subdivision or obsolete platting~~
- Insanitary and unsafe conditions
- Deterioration of site improvements
- Conditions which endanger life or property by fire or other causes

Predominance of one or more blighting factors above leads to:

- Retards provision of housing accommodations, OR
- Economic liability, OR
- Social liability, OR
- Menace to public health, safety, morals, or welfare

In present condition and use

Blighting Factors – Insanitary or Unsafe Conditions

INSANITARY OR UNSAFE CONDITIONS

- Absent/damaged/deteriorated building, life safety systems
 - Power, HVAC, plumbing, automation, communications
 - Fire pump inoperable
 - Lack of emergency lighting and sprinklers
 - Water line break - Sept/Oct 2019 – flooded lower level
- Deterioration of sidewalk over vaults
- Building debris – hazardous, impedes ingress/egress
- Water intrusion
- Noncompliance with ADA

100% of CID Area

Blighting Factors – Insanitary or Unsafe Conditions



Blighting Factors – Insanitary or Unsafe Conditions



Blighting Factors – Insanitary or Unsafe Conditions



Blighting Factors – Insanitary or Unsafe Conditions



Blighting Factors – Insanitary or Unsafe Conditions



Blighting Factors – Deterioration

DETERIORATION

- Aging and deteriorating improvements
 - Roof requires major repair, replacement
 - Concrete and steel structural elements
 - Deterioration of windows, doors
 - Water intrusion through foundation
 - Failure of finishes

100% of CID Area

Blighting Factors – Deterioration



Blighting Factors – Deterioration



Blighting Factors – Deterioration



Blighting Factors – Deterioration



Blighting Factors – Deterioration



Blighting Factors – Deterioration



Blighting Factors – Summary

906 Grand Community Improvement District					
Summary of Blighting Factors					
Study Area	Parcels	Pct.	Area (Acres)	Pct.	
Total	1	100%	0.25	100%	
Blighting Factors					
Insanitary or unsafe conditions	1	100.0%	0.25	100.0%	
Deterioration of site improvements	1	100.0%	0.25	100.0%	
Existence of conditions which endanger life or property by fire and other causes	1	0.0%	0.25	0.0%	
Parcels with at least one blighting factor	1	100.0%	0.25	100.0%	
Parcels with no blighting factors	0	0.0%	0	0.0%	
Parcels with Predominance of Blighting Factors	1	100.0%	0.25	100.0%	

Blighting Factors – Economic Liability

ECONOMIC LIABILITY

- Reduced, negligible income
- Low assessed values (compared to similar developments)
 - \$9.73 AV/sf
 - Comparable Properties
 - \$26.48 AV/sf - \$36.87 AV/sf
- Impaired economic value
 - Physical deterioration
 - Insanitary, unsafe conditions
 - High level of vacancy
 - Lack of parking



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