

# Waldo Ice House Urban Renewal Plan

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

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**PLAN APPROVALS:**

**XX-XX -2019 CITY PLAN COMMISSION**

**XX-XX -2019 LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY**

**XX-XX -2019 NEIGHBORHOOD PLANNING AND DEVELOPMENT COMMITTEE**

**XX-XX -2019 CITY COUNCIL**

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

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Daniel Edwards  
Gabriel Okafor  
Faiza Alhambra  
Pat Contreras

*Daniel Moye, Executive Director*

*Robert D. Long, Senior Development Services Specialist*

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*Troy Schulte, 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."

**WALDO ICE HOUSE  
URBAN RENEWAL PLAN  
OF  
KANSAS CITY, JACKSON COUNTY, MISSOURI**

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# **WALDO ICE HOUSE URBAN RENEWAL PLAN**

## **EXECUTIVE SUMMARY**

<b>PROPONENTS</b>	Ice House Partners, LLC
<b>LOCATION</b>	The Plan Area consists of a single parcel, 226 W. 75 <sup>th</sup> Street, on the north side of W. 75th Street, between Broadway and Wyandotte Street, in the Waldo business district portion of the Tower Homes neighborhood.
<b>AREA PLAN</b>	Country Club/Waldo Area Plan
<b>COUNCIL DISTRICT</b>	6 <sup>th</sup> District–Councilman Kevin McManus 6 <sup>th</sup> District–Councilwoman Andrea Bough
<b>PROJECT</b>	The intent of the Waldo Ice House Urban Renewal Plan is to stimulate private reinvestment and growth within the Waldo business district and Tower Homes neighborhood of Kansas City.
<b>OBJECTIVES</b>	Adoption of the Waldo Ice House Urban Renewal Area Plan will: <ul style="list-style-type: none"><li>• Stimulate and facilitate private investment in a mixed-use project that provides new commercial space, a mixture of market-rate and affordable apartments and off-street parking; and</li><li>• Increases population density within the Waldo neighborhood.</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, EDCKC staff documented physical conditions in the Plan Area that constituted blighted or insanitary conditions.

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# Waldo Ice House Urban Renewal Plan

## 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 Waldo Ice House Urban Renewal Plan (the “Plan”) for the Waldo Ice House Urban Renewal Area.

The Plan is located within the Country Club/Waldo Area Plan prepared by the Planning and Development Department of the City of Kansas City, Missouri (the “City”). The Country Club/Waldo Area Plan (adopted February 22, 2018 by Resolution No. 180106) recommends Mixed-Use Community, a mixture of offices, commercial/retail, custom manufacturing, some light industrial, public, institutional and residential uses, for the Waldo business district.

226 W. 75<sup>th</sup> Street is located within Kansas City’s Waldo business district, which is adjacent to the Tower Homes neighborhood. The Waldo business district is home to a diverse mixture of restaurants, bars, offices, service businesses, light industrial uses, retail shops, galleries, vacant buildings, and surface parking lots. 226 W. 75<sup>th</sup> Street was the Waldo Ice House for many years, but was remodeled for retail use, most recently as an “antiques mall”. The building has been vacant and deteriorating for a few years.

The Plan’s proponents have proposed the demolition of the former Waldo Ice House building and the construction of a four (4) – story mixed-use structure, with three (3) stories of approximately 33 apartments above ground floor commercial office spaces, with approximately 33 parking spaces provided to the rear of the building. At least three (3) of the apartments will be affordable to households at or below 70% of the area median income. In order to strengthen the streetscape/façade wall of the Waldo business district, the new mixed-use building will be close to the W. 75<sup>th</sup> Street right-of-way, with its’ off-street parking to the rear. The Plan’s proponents believe that this proposed project is well-positioned to attract new residents to Waldo because of the new housing units being constructed and its location in the heart of the Waldo business district.

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 redevelop 226 W. 75<sup>th</sup> Street as a new

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mixed-use building with ground floor commercial space and a total of 33 apartments.

The LCRA has considered and determined that the development, land use, and building requirements proposed by the Plan for the Waldo Ice House 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 6<sup>th</sup> Council District of the City of Kansas City, Missouri in the business district portion of the Waldo 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 Country Club/Waldo Area Plan prepared by the City Planning and Development Department of the City of Kansas City, Missouri (the "City"). The Country Club/Waldo Area Plan covers the single parcel associated with the Waldo Ice House Urban Renewal Plan. The Country Club/Waldo Area Plan identifies Mixed-Use Community, a mixture of offices, commercial/retail, custom manufacturing, some light industrial, public, institutional and residential uses, for the Waldo business district. It will not be necessary to

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modify the land uses cited in the Country Club/Waldo Area Plan for this Urban Renewal Plan to be in conformance with the recommended land use cited in the Country Club/Waldo 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 Waldo Ice House 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 Southwest Corridor Urbanized Zone Development Priority Zone identified in FOCUS.
- Implement Urban Design Guidelines.
- 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,*

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*or any delinquency and crime or constitutes an economic or social liability and is detrimental to the public health, safety, welfare.*

The LCRA staff conducted a site inspection of the project area on August 19, 2019. 226 W. 75<sup>th</sup> Street is currently a 100% vacant commercial building. The off-street parking lot, which lies directly adjacent to W. 75<sup>th</sup> Street and in front of the existing building, has deteriorating pavement, large potholes, has no stormwater runoff controls, has no interior or perimeter landscaping, and does not comply with the City's Chap. 52 requirements. There is a freestanding pole-mounted sign at the edge of the right-of-way that is deteriorating, non-functional, and has electrical or telephone wire drooping across it's top. The building is currently vacant and has been for some time. The building exterior has failing surface treatments, deteriorating wood and masonry components, damaged awnings and storefronts, and deteriorating stairways. The building's interior has water-damaged and rotting wood studs, joists, and rafters, damaged walls, floors, and ceilings, extensive roof damage, dripping and standing water in various locations, and mold. None of the heating, air-conditioning or ventilating systems were functional, nor were the electrical or plumbing systems. See Exhibit F for blight documentation. These physical conditions are examples of insanitary or unsafe conditions, deterioration of site improvements, existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, and which retards the provision of housing accommodations or which constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use.

Therefore, the Authority has determined that the proposed Waldo Ice House Urban Renewal Area of Kansas City, Missouri, as of September 2019, 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. The LCRA finds 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. 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



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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 includes the following major items:

- To stimulate the creation of a new four (4)-story mixed-use building.
- To coordinate improvements with the planned W. 75<sup>th</sup> Street streetscape project.
- To stimulate the creation of new commercial office spaces, one of which will be occupied by a local optometrist that had previously planned to move from the neighborhood.
- To stimulate the creation of thirty-three (33) apartments, at least three (3) of which will be affordable to house at or below 70% of the area median income.

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

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**A. Current Land Use Plan**

The Plan Area lies within the Country Club/Waldo Area Plan. The current land use for the 226 W. 75<sup>th</sup> Street site was commercial/retail, which conforms with the Mixed Use Community land use designation. For a depiction of these current land uses, see Exhibit B – Current Land Use.

**B. Proposed Land Use Plan**

The Country Club/Waldo Area Plan recommends Mixed Use Community uses within this portion of the Waldo business district. For a depiction of the Country Club/Waldo Area Plan land use recommendations, see Exhibit C – Proposed Land Use.

It will not be necessary to modify the land uses proposed in the Country Club/Waldo Area Plan to accommodate the proposed mixed-use project contemplated in the Waldo Ice House Urban Renewal Plan.

**C. Design Objectives and Controls**

Overall design objectives are hereby established in order to achieve sound and attractive development within the Waldo Ice House 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

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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 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.

**3. Signage**

Within the Waldo Ice House 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 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

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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 B4-5. See Exhibit D-“Current Zoning” for details. See Exhibit E – “Proposed Zoning,” which shows the proposed rezoning to UR.

Adoption of this Plan will require commercial and multifamily projects seeking assistance from the Authority to be rezoned to UR (Urban Redevelopment). 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, only 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 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 & Economic Development Committee.

**V. Urban Renewal Techniques To Be Used To Achieve Plan Objectives**

With respect to implementation of the Waldo Ice House Urban Renewal Plan, the following urban renewal techniques will be used to ensure positive economic and community development:

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A. Tax Abatement

The LCRA may provide tax abatement or other forms of development assistance within the Area to projects, proposed by residents, organizations or business entities that 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. In accordance with Ordinance No. 160383, property tax abatement within the Waldo Ice House Urban Renewal Plan shall be capped at a maximum of seventy-five percent (75%) as the 226 W. 75<sup>th</sup> Street property is not located within a "continuously distressed" census tract. 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.

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## **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 does not believe that it will be necessary to exercise its power of eminent domain within the Waldo Ice House Urban Renewal Area to further the purposes and intent of the Plan.

## **VI. Other Provisions Necessary to Meet Requirements of Law**

1. 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.
2. 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.
3. No changes in building codes and/or ordinances are required.
4. That the developer submit, as may be required by Chapter 88 of the Code of Ordinances, a storm drainage study for approval for the entire development, and that the developer make any improvements as required by Chapter 88 of the Code of Ordinances.
5. That the developer submits, as may be required by Chapter 88 of the Code of Ordinances, plans for grading, siltation, and erosion control for approval prior to the commencement of any construction activity.
6. That the developer obtains a Land Disturbance Permit prior to beginning any construction, grading, clearing or grubbing activities, if the disturbed area exceeds one acre.

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7. That the developer extend sanitary sewer as required by the Development Services Office.
  8. That the developer constructs or repairs curb, gutter and sidewalk as may be required by Chapter 88 of the Code of Ordinances.
  9. For projects that require rezoning, that the developer shall 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 planted 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. For projects not requiring rezoning, a minimum of one street tree shall be planted for each residential unit, where feasible and as approved by the City Forester.
  10. That the developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Subdivision Regulations.
  11. That the Authority will include in any redevelopment contract for implementation of this plan, where applicable, Stormwater Best Management Practices (BMPs) for any new development or redeveloped property within the Waldo Ice House Urban Renewal Plan boundaries. These BMPs may include, but are not limited to:
    1. bio-swales (typically well-suited to streets with no curbs and gutters);
    2. pervious paving, especially in areas that are over-parked;
    3. rain gardens and similar vegetated detention basins.
    4. use of native plants

## **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

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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



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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 of this Plan have estimated the Total Project Costs for their project to be \$7,525,000. Debt financing of \$5,350,000 or 71% of the Total Project Costs is anticipated. An equity injection of \$2,175,000 or 29% of the Total Project Costs is also anticipated.

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 redevelopment projects within the Waldo Ice House Urban Renewal 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 Waldo Ice House 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**

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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.

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## Exhibit A – 1

### Site Location



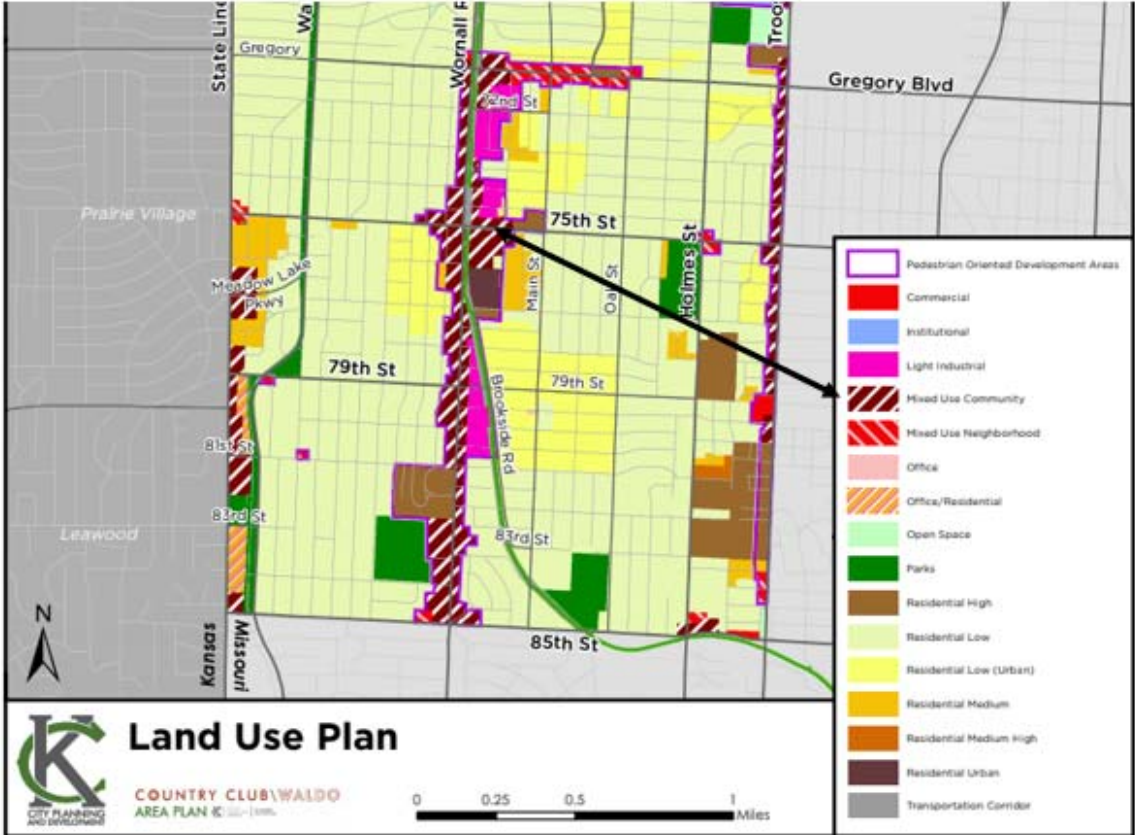
### Waldo Ice House Urban Renewal Plan

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**Exhibit A – 2**  
**Legal Description**

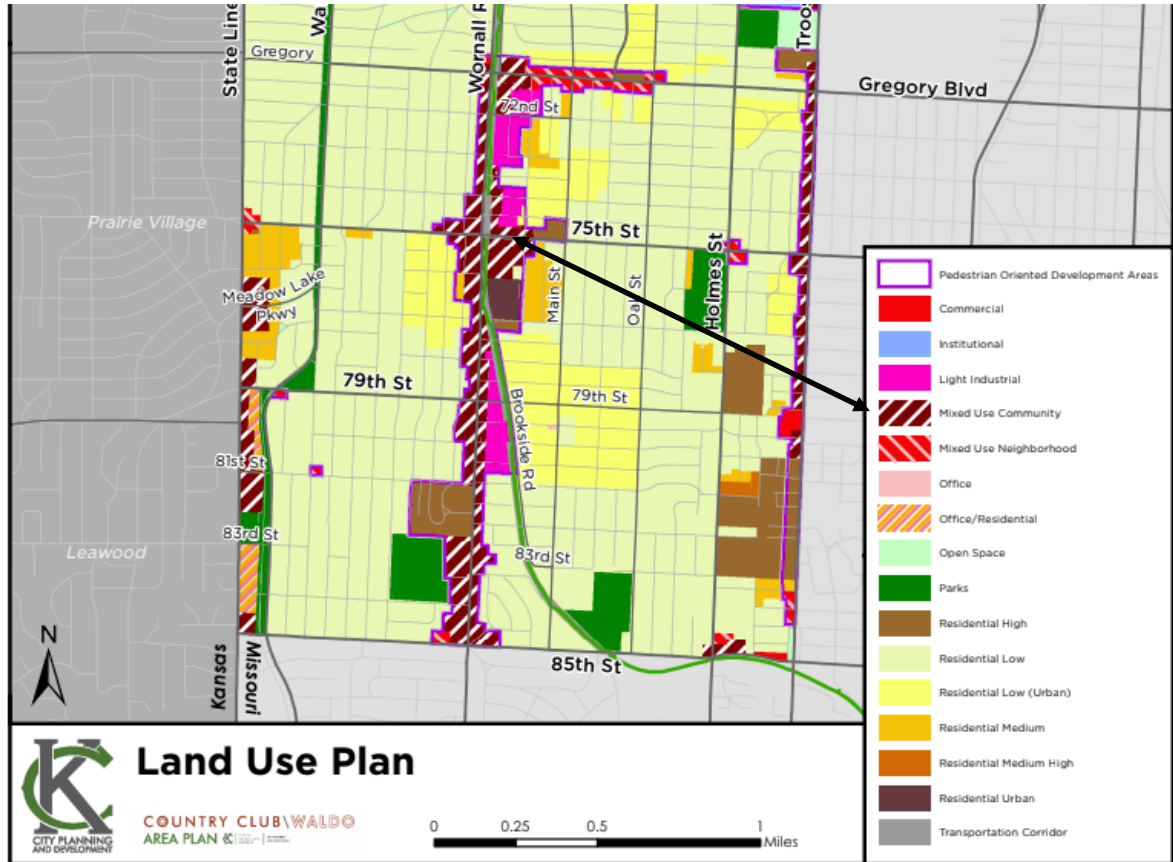
226 W. 75<sup>th</sup> Street - All of the Parts of Lots 34 – 38, Broadway Plaza, a subdivision in Kansas City, Jackson County, Missouri

## Current Land Use



## Exhibit C

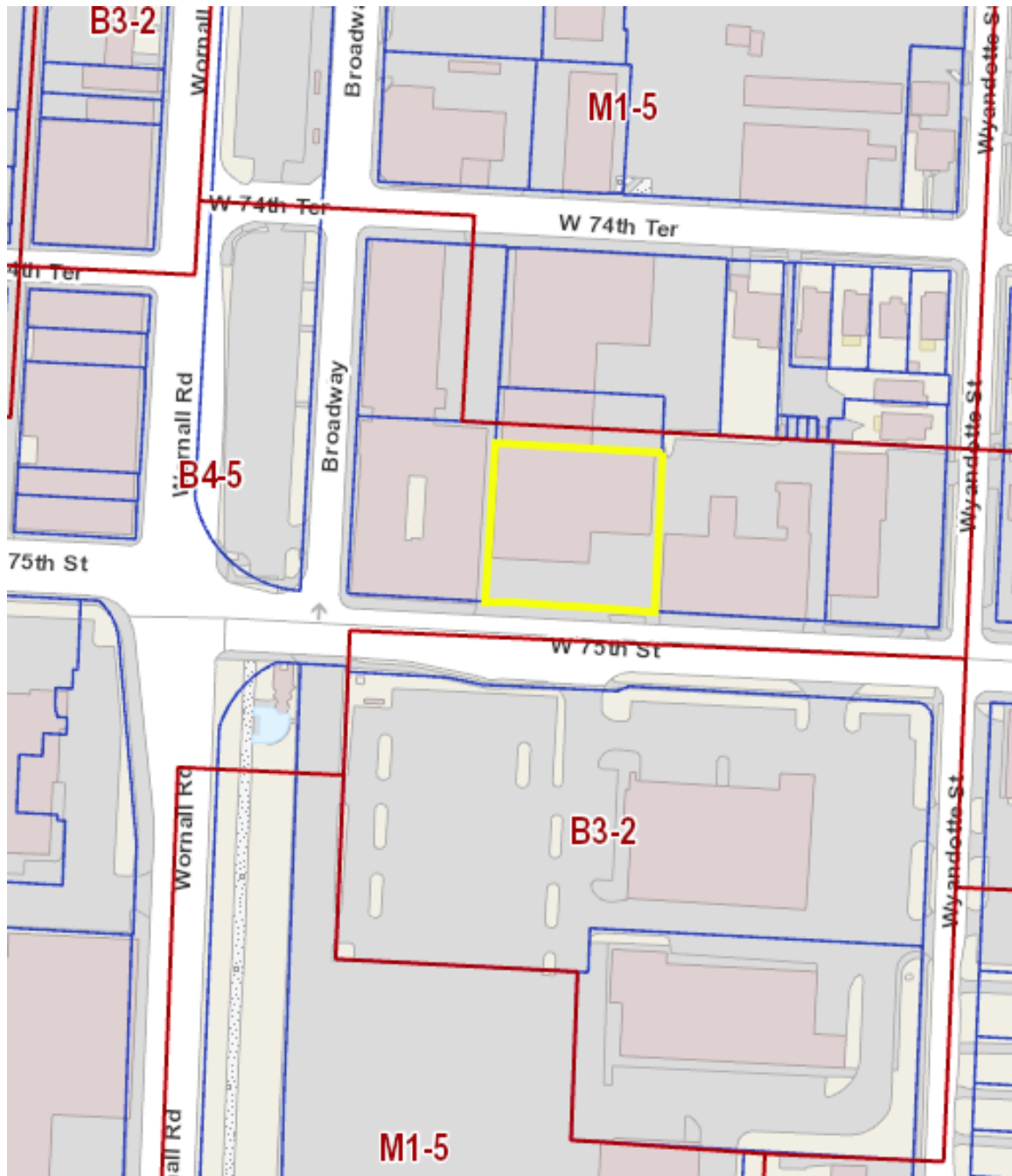
### Proposed Land Use



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## Exhibit C

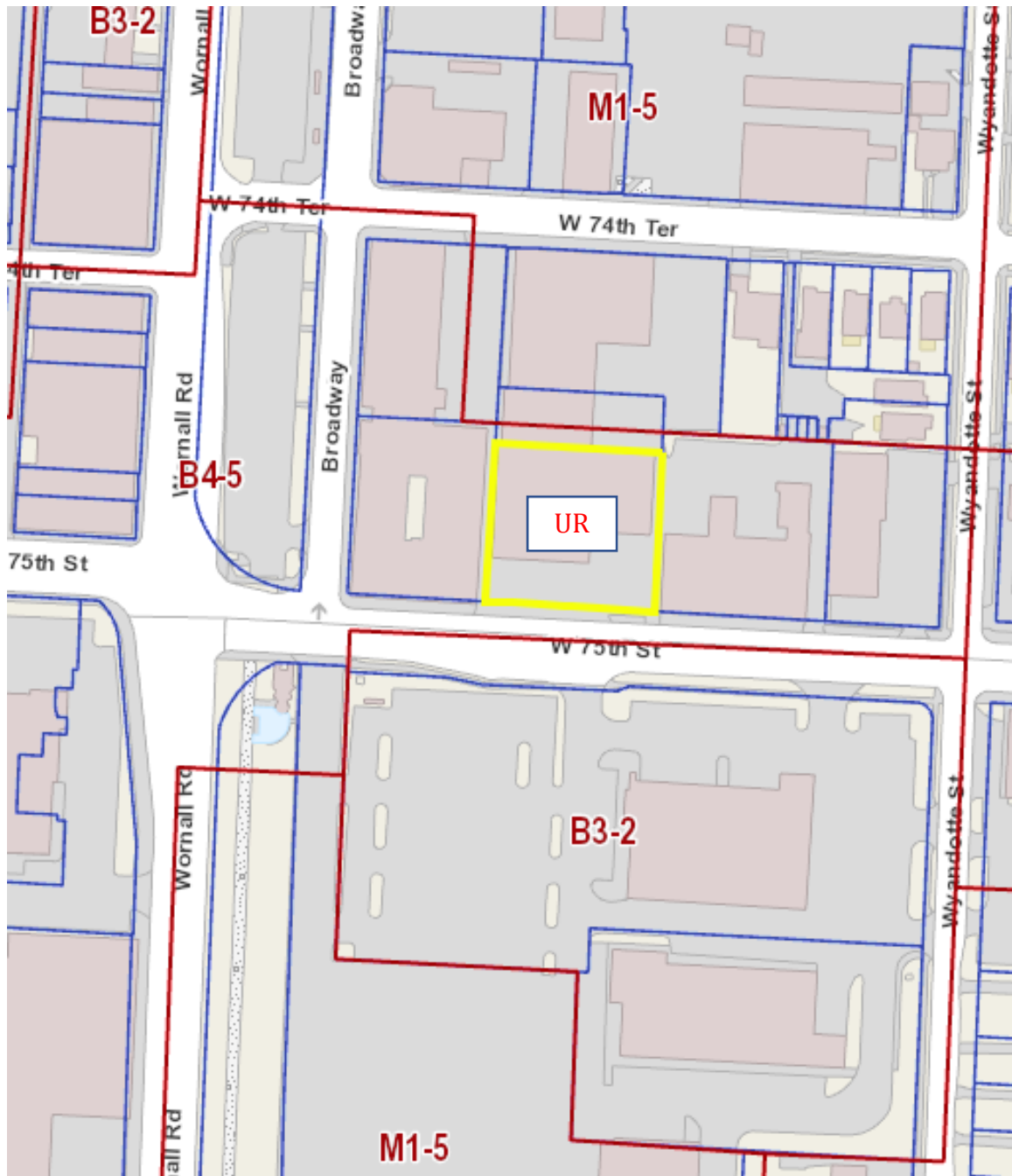
### Current Zoning



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## Exhibit D

### Proposed Zoning





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## Exhibit F

### Blight Study

The LCRA staff conducted a site inspection of the project area on August 19, 2019.

226 W. 75<sup>th</sup> Street is the former Waldo Ice House, which served the adjacent neighborhoods. The property is nearly square in shape and is located mid-block on the north side of E. 75<sup>th</sup> Street.

There is a freestanding pole-mounted sign along the southeaster edge of the property. It is leaning, has exposed (but disconnected) wiring, and overhead lines appear to be resting on top of the sign.



The existing asphalt surface parking lot covers the entire W. 75<sup>th</sup> Street frontage of the property and has no landscaping islands or borders, has no interior curb-and-gutters or stormwater drainage and, therefore, does not comply with the City's Chap. 52 requirements for off-street parking. The photographs below shows the failure of the asphalt surface, resulting in large potholes and uneven settling.





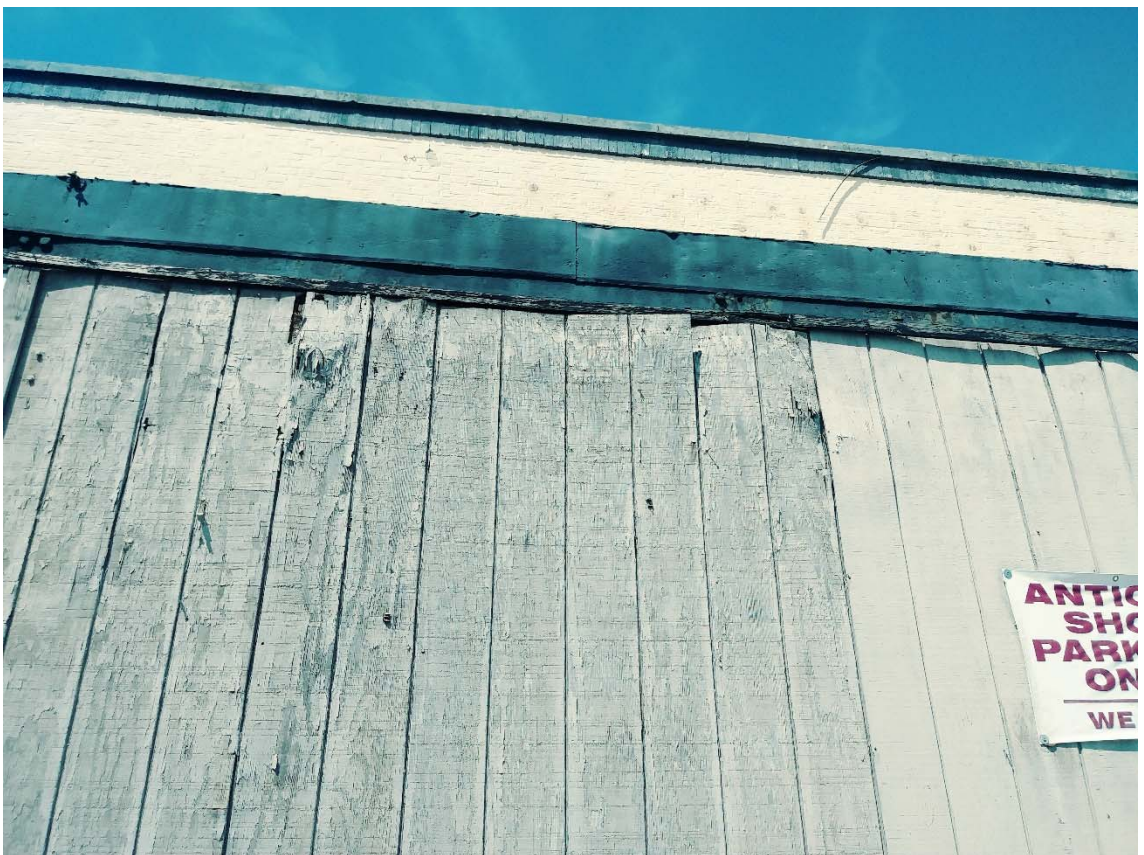
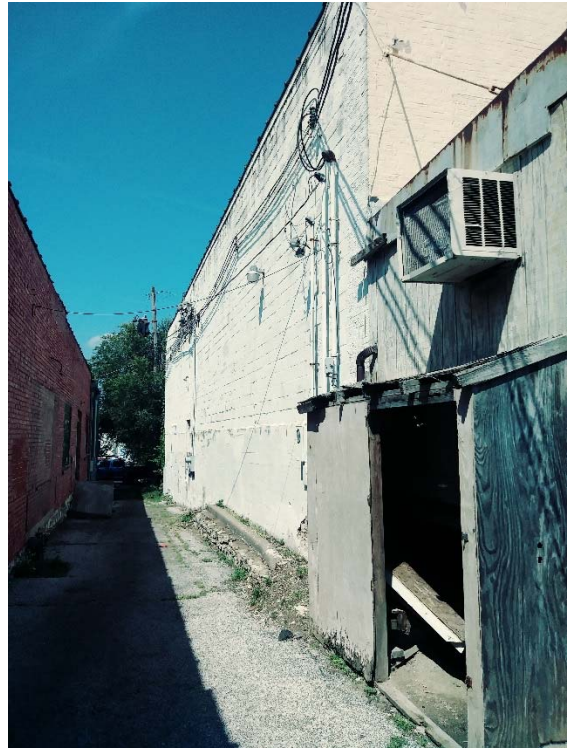


The photograph above shows the complete lack of interior landscaping and stormwater drainage within the off-street parking area.

The exterior of the existing building is experiencing a variety of structural issues, deferred maintenance, and unsafe conditions. The photographs below depict failing finishes, deterioration and damaged exterior walls, lack of ADA accessibility, deteriorating stairways and porch/deck, deteriorating masonry due to water damage and deferred maintenance, damaged awnings and storefronts, ill-protected utility connections, and debris and trash scattered near and in entrances. The roof has extensive deterioration and damage.



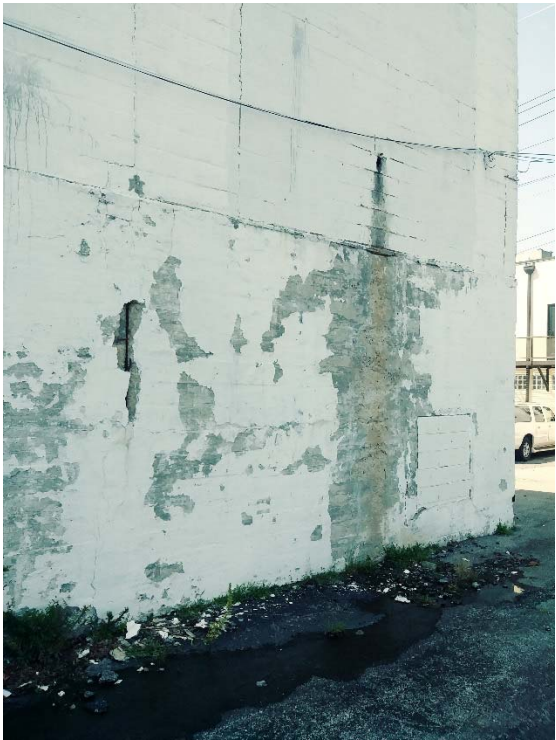












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The interior of the building is experiencing a variety of structural issues, deferred maintenance, and insanitary and unsafe conditions. There was standing and dripping water throughout the interior. The photographs below depict extensive water damage to ceilings, walls, and floors due to the extensive roof damage, and damaged heating, venting, and air-conditioning systems, damaged plumbing and electrical systems. There was trash and litter throughout the interior. The interior wall and floor surfaces were failing due to the water damage. There was mold visible on numerous surfaces, posing an immediate health hazard.







These physical conditions are examples of insanitary or unsafe conditions, deterioration of site improvements, existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, and which

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retards the provision of housing accommodations or which constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use.

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## **Exhibit G**

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