

Westside Area Plan



Prepared for the
City of Kansas City, Missouri



The Westside Comprehensive Plan was developed through the joint efforts of the Westside Community, City Planning and Development, and the Design Team.

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EXECUTIVE SUMMARY

The City Council adopted the first plan for the Westside neighborhood, the Westside Area Comprehensive Plan, in September 1971. The Westside Area Comprehensive Plan provided an inventory of existing physical, social and economic conditions in the community. It also established community goals and provided a land use plan as a guide for development and redevelopment in the area south of 17th Street. The land use plan for the area north of 17th Street was added to the Plan through the adoption of the I-670 Land Use and Design Study in 1973. The Study was based on the goals and objectives established in the Westside Area Comprehensive Plan and coordinated with the Plan's recommended land use.

Starting in 1991, several processes to update the 1971 Westside Area Comprehensive Plan or create a new area plan were initiated; however, none of these planning processes resulted in the adoption of a new plan. To develop community consensus about what should happen with planning in the Westside, the City sponsored a series of four educational workshops with citizen groups and neighborhood residents in 1993. The workshops focused on explaining to community members key elements of a plan, planning tools available to the community, and different ways to put together a plan. The workshops helped to develop consensus around three major questions:

Does the Westside community want a plan?

Should the plan be a publicly or privately sponsored effort?

Should the plan be staffed by volunteers, city staff, or a consultant?

The community responded that they preferred a planning process sponsored by the City and staffed by a consultant. As a result, the City began the process of soliciting qualifications from planning consultants and selecting a consultant for the Westside Plan. In July of 1995, the City of Kansas City Missouri contracted with Rafael Architects, Inc. to prepare a comprehensive area plan for the Westside of Kansas City.

Through the community workshop and meetings with the Westside Area Plan Volunteer Committee, a key component of this plan, a number of significant recommendations were defined as being critical to the continued success of the Westside. A series of Westside community area meetings further defined these recommendations. As part of the Westside Area Plan, these recommendations are included in this document along with the organization or community component identified to initiate these recommendations. They are intended to inspire the City and the community to go one step further and implement this plan. Ideally, it is hoped that the community will come together to create neighborhood alliances to oversee the

For copies of the current or previous Westside plans, call the City Planning and Development at 274-1841.

realization of each project, program, or policy..

After preparation of the plan draft, a series of meetings were held to encourage community feedback. Copies of the recommendations were distributed to the entire community. Input was obtained from residents, business owners and merchants, and the Kansas City Department of City Planning and Development, and the draft was modified to better serve the Westside. At the final community meeting the formation of a plan implementation committee was strongly encouraged.

As a general rule of thumb, the recommendations in this plan are made with the following in mind:

- maintain and encourage development of residential areas,
- encourage neighborhood, small scale commercial development, and
- improve the quality of life in the Westside.

A brief summary of the themes supporting these recommendations follows.

An important recommendation is rezoning. Rezoning is recommended to coordinate land use and zoning. Generally, rezoning from R-4 to R-2 is recommended for most residential areas. Some commercial areas are also recommended for rezoning. The Proposed Rezoning Map on page 22 illustrates proposed zoning changes.

Concurrent with rezoning, the plan recommends that neighborhood residential streets, specifically, Twenty-Sixth and twenty-seventh Streets, be redesigned to discourage commercial truck traffic from using these roads as thoroughfares between arterials such as Southwest Boulevard and Interstate 35.

As neighborhoods are strengthened through rezoning and traffic control, the community would also benefit from a gateway definition program. Primary entries to the Westside community are suggested to be physically enhanced to illustrate community identity, pride and cultural significance.

In recognizing the entry points to the Westside, it is also just as important to recognize its connectivity to the rest of Kansas City. The Plan recommends strengthening linkages between the Westside and areas to the east and south. Physically highlighting these linkages through traffic patterns, gateway markers, and physical improvements such as streetscape plans can accomplish this.

Finally, encouraging buffers and/or screening between residential and manufacturing/

commercial zones is recommended to reinforce the residential character of the community while beautifying new and existing commercial/manufacturing property. This could be achieved through landscaping, attractive fences or screening devices, or even simply leaving a larger undeveloped piece of land than is required by zoning between structures.

Enforcing the plan will require mutual cooperation, support, and responsiveness between the City and the community. Neighborhoods need to organize and cultivate leaders that strive to educate and share experience and information with the community at large. With the support of both the City and the neighborhood, the Westside Area Plan can be a document to guide the Westside into the Twenty-First Century.

Mission Statement:

Insure the Quality of Life on the Westside

People of many races and ethnic origins have come together to live, work, and socialize in the Westside. There is a strong sense of family; some families have lived in this area for almost four generations. The community's neighborhood feel and intimacy is a welcome contrast to the hubbub of the surrounding city. Neighbors look after one another, and many of the community organizations are extensions of the immediate family. These are important features which define the quality of life on the Westside. The goal and objective of this Community Plan is to improve and insure the quality of life on the Westside while encouraging residential and local business development.

Define Appropriate Land Use

Through research and documentation, it becomes clear that the approved and the actual land use are often in conflict with one another in the Westside. The community desires to have the plan identify appropriate land use for areas slated for future development to avoid the problem of incompatible land uses adjacent to one another.

Identify Housing Resources and Needs

One of the most important issues facing the Westside community is adequate housing, not just in terms of quantity but quality as well. As a testimony to their sensitivity to taking care of their neighbor, the community sees a distinct and paramount need to identify not only sites for new housing, but also to identify areas and funds for rehabilitation of residential areas.

Urban Design Gateways, Preservation, Beautification

As one of the oldest neighborhoods in Kansas City, the Westside is a unique and important area of the city. Yet, over the years it has been separated from the city by highways and industry, creating physical and psychological division. The community sees a need to reconnect and celebrate the Westside through emphasizing entry points/ gateways, through stabilization and revitalization of neighborhoods and through strengthening pedestrian and vehicular links.

The Mission of the Westside Plan is to ...

■ *Improve and Insure the quality of life on the Westside;*

■ *Define appropriate land use and zoning;*

■ *Identify public and private transportation requirements;*

■ *Identify housing resources and needs;*

■ *Urban Design; Gateways, Preservation and Beautification;*

■ *Identify public services and facilities and the needs;*

■ *Create a vision for the community, and;*

■ *Create a strategy which will encourage implementation of the plan, including resource identification.*

Identify Public and Private Transportation Requirements

Many of the community members of the Westside rely on public transportation to get around the Westside and Kansas City. A number of people also rely on walking or bicycling. Needs associated with public transportation, private transportation, walking, and bicycling are inter-related. Lighting, traffic patterns, parking, walkways, and bus stops all must be reviewed for adequacy.

Identify Public Services and Facilities, and the Needs

It is important to avoid duplication of services while at the same time assuring that there is no omission either. It is also important to identify the physical needs of each service - what is the impact of the expansion or reduction of services? Can change be accommodated by relocation or enlargement of facilities? Are there needs of the community not being met by existing services offered? Is there such duplication of services that their impact is diluted? These issues need to be addressed.

Create a Vision for the Community

The Westside is a strong dynamic community, with involved residents. Community members seek a vision to guide them; one which allows for positive growth and improvement in the community and flexibility to seize opportunities as they occur. Without a commonly held identity and a broadly shared vision the hard work of regenerating a community is difficult to sustain. In this plan, the community is looking for a definition of that vision, whether it be in the form of a common goal or a series of programs or policies that will shape the future of the Westside. Maintaining the rich diverse life and culture of the Westside is paramount - a plan which provides direction without being dictatorial, and allows for diversity without permitting chaos will take the Westside into the Twenty-First century and beyond.

Create a Strategy which will Encourage Implementation of the Plan, including Resource Identification

The community and the design team agree that the plan will not be a success unless it becomes a valid action plan. To that end, the plan includes steps to be taken to accomplish each project, program and policy that were identified through the planning process. We hope the action plan is simple to follow, yet comprehensive enough to accomplish the task.



Community Strengths: Quality of Life

In order to appropriately plan for the future of a community, it is important to understand the strengths which characterize the community. The Westside community takes great pride in being one of the most diverse communities in the Kansas City area. Historically it has been home to German, Irish, Swedish, and Mexican immigrants. The Westside currently plays an important role as a center for Hispanic culture in Kansas City. Diversity helps to make the Westside a dynamic community by drawing many people to the community and encouraging a strong sense of acceptance and tolerance for a variety of cultures.

Many people also point to the Westside's "small town" atmosphere as an important asset. Residents mentioned neighbors looking out for each other and generations of families living in the same neighborhood as important factors in the Westside sense of community. A number of family-owned businesses add to the Westside's "small town" atmosphere. The Westside's location provides residents easy access to downtown and other areas of Kansas City. At the same time, the topography gives the Westside both a sense of privacy and seclusion as well as spectacular views of the surrounding areas.

The community also takes pride in the historic significance of its neighborhood. The Westside is one of the oldest remaining communities in Kansas City. The community's history, seen in its architecture, adds to the Westside's scale and character. Historic neighborhoods tell the story of the community's history by reflecting patterns of growth, socio-economic trends, and contributions from different ethnic groups. Historic architecture conveys a sense of community and builds a common identity.



Community Issues: Threats to Quality of Life

Community implementation and enforcement of the plan, housing, potential impacts of future development, the relationship between residential and commercial uses, zoning, access to financial resources for both residential and commercial ventures, safety, and infrastructure maintenance were cited by the community as some of the most important issues for the Westside.

The community feels that the area has physically deteriorated over time. They cited the lack of general infrastructure maintenance, specifically the declining condition of bridges, rail, viaducts and storm drainage, as contributing to the community's deterioration. They listed street and sidewalk repair, building vacancies, absentee landlords, vacant lots, property upkeep, "red lining" (a community perception that financial institutions avoid investments in the area), and a lack of code enforcement as contributing factors.

The community also identified the encroachment of commercial activity into residential areas as a concern, as well as street people and loitering.

This plan includes recommendations to help resolve some of these issues.



Existing Conditions

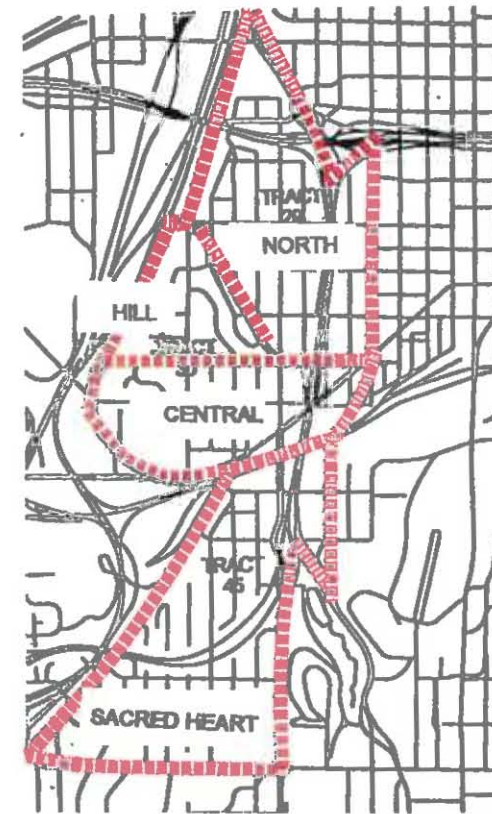
Land Use and Zoning

A study of land use characteristics facilitates an understanding of the development and physical design patterns in the area established over time. Once illustrated, development patterns may be compared to the rest of the City to identify development patterns which are truly unique to the area and potential land use conflicts or problem areas. Finally, an evaluation of land use patterns can assist in identifying "sub-districts" or areas with common characteristics. Specific characteristics such as walking distance, physical similarities and edge definition help to define distinct neighborhoods within a community. This is particularly the case in older communities such as the Westside. The Westside community is composed of four neighborhoods: the Northend, the Hill, the Central and Sacred Heart. Some issues affect individual neighborhoods more directly than others. In combination, the neighborhoods create a synergistic entity which epitomizes the diversity and strength of the Westside.

The majority of the Westside developed during the late 19th and early 20th centuries, a more pedestrian-oriented era. As a result, land use is relatively dense compared to other areas in Kansas City with small lots (generally 25 or 35 feet by 100 feet). Additionally, topography strongly influenced land use patterns in the Westside community. Southwest Boulevard runs along a valley and steep slopes rise to the north, west, and south of the valley with high points around 16th and Summit, Observation Park, and 31st Street and Southwest Trafficway. The topography gives the Westside character and interest, especially in residential neighborhoods, and offers spectacular views of the surrounding areas.

Although predominantly residential, the Westside is a mixed use community with uses ranging from single family to industrial. Residential uses are predominantly one and two family. Multi-family residential uses are located in the West Bluff apartment complex along Avenida Cesar E. Chavez and along Summit, Jefferson, and Washington Streets north of 20th street. Future development of Pennway Plaza will also bring back to the community a pocket of multi-family residences along West Pennway. Neighborhood retail is located along 17th Street, parts of Southwest Boulevard, and in small pockets throughout the community. Commercial and industrial uses are located between Interstate 35 and Broadway to the east and along Southwest Boulevard. Vacant land and buildings are located throughout the Westside, with the most concentrated amount of vacant residential land located between Jarboe and Holly along 30th Street, and the largest block of undeveloped commercial land (Mulkey Square) located between Interstate Highway 670 and Mulkey Park.

One of the most striking comparisons in the Westside is between land use patterns and zoning.













- R-2: Two Family Dwellings*
- R-3: Low Density Low Apartments*
- R-4: Low Apartment*
- C-1: Neighborhood Retail Business*
- C-2: Local Retail Business*
- C-3a1: Intermediate Business, Low
Buildings not (not to exceed 3
stories or 45 feet in height)*
- M-1: Light Industry*
- M-2a: Heavy Industry*

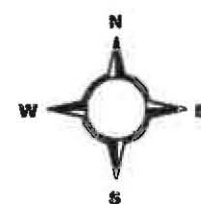
Refer to Appendix C for descriptions of zoning categories.

Westside Area Plan

Existing Land Use



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Existing Land Use	
	Park
	1-2 Family Residential
	3-6 Family Residential
	7+ Family Residential
	Institutional
	Commercial
	Office
	Industrial
	Utility
	Vacant Land or Building



Westside Area Plan

Existing Zoning



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Zoning

Existing Land Use

Park

1-2 Family Residential

3-6 Family Residential

7+ Family Residential

Institutional

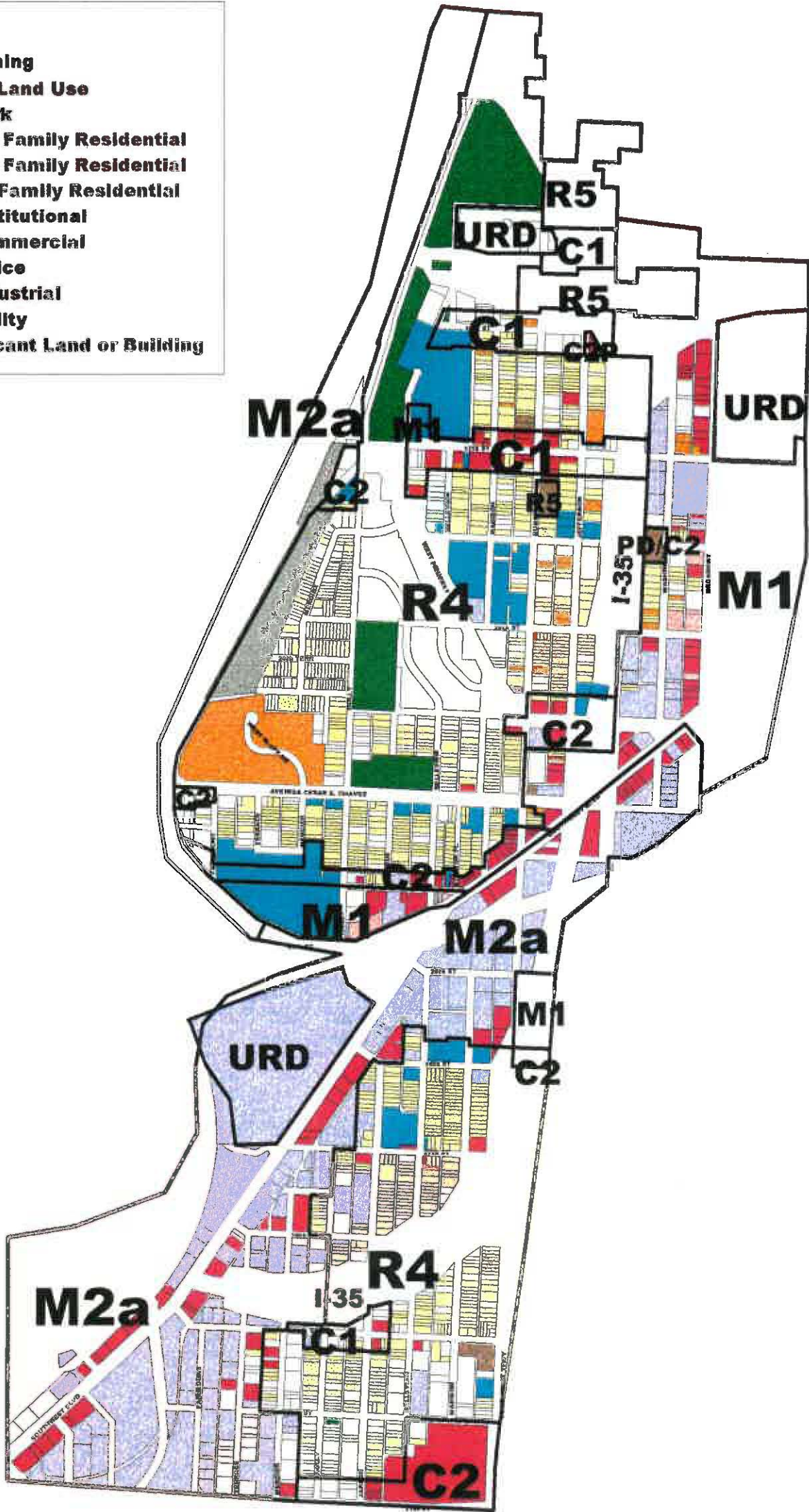
Commercial

Office

Industrial

Utility

Vacant Land or Building



Although the majority of residential land use is one and two family, the majority of the Westside is zoned R-4, low apartment. Commercial and industrial zoning (C-1, C-2, M-1, M-2a) are located along the perimeter of the Westside, 17th Street, 16th Street, and 24th Street. Changing land use patterns after the construction of Southwest Trafficway and Interstate Highways 35 and 670 brought industrial uses into areas formerly devoted to residential uses. In some areas, industrial uses are scattered among single family residential uses and heavy industrial zoning (M-2a) is adjacent to residential zoning (R4).

Several conflicts and potential conflicts exist between land use patterns and zoning:

- Although residential areas have predominantly one and two family uses, they are zoned R-4. Rezoning some residential areas from R-4 to less intensive zoning such as R3 and R2, would more accurately relate zoning to existing land use and address community fears of high rise development occurring in the one and two family residential areas. Rezoning would also bring the zoning pattern into conformance with the long range proposed land use pattern.
- Certificates of Legal Non-Conforming Use (CLNU) and use variances granted by the Board of Zoning Adjustment (BZA) can create problems of incompatible uses.

A CLNU is a way to allow pre-existing buildings or land uses that do not conform to the current zoning to continue to exist. In many cases CLNUs are used as a grandfathering mechanism to allow buildings or uses that previously conformed to zoning to continue after a downzoning. Codes Administration issues CLNUs.

State legislation prohibiting the BZA from issuing use variances took effect in August 1996. CLNUs should only be granted after careful consideration of the impact on adjoining uses and input from the community, particularly residents in the area adjacent to the requested CLNU.

- In areas where incompatible uses are located adjacent to each other, buffers and/or screening may be required to mitigate negative impacts (noise, odor, unsightly views). Residents and businesses must work together to identify problem areas and implement solutions to mitigate negative impacts.
- The relatively large supply of vacant land and buildings that currently exists in the Westside could attract incompatible uses if they are not developed in a manner that is sensitive to existing uses. This could potentially detract from the existing character of the community and negatively impact residential property values. These properties

Call Codes Administration at 545-5000

Screening - method used to shield or conceal the view of one site from another. Techniques include fences, walls, hedges, berms, and trees.

Buffer - an area separating adjacent land uses. Normally the area is landscaped and kept in open space use.

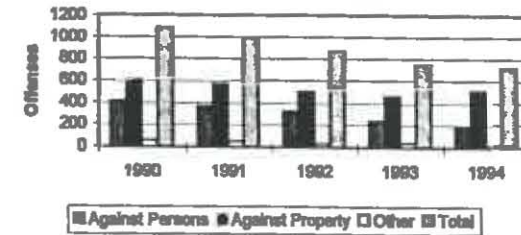
should be developed in a manner that conforms to existing use and zoning.

Safety

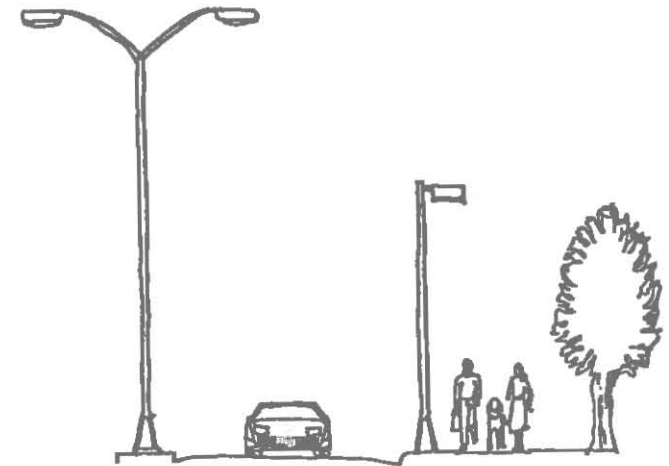
According to information from the Kansas City, Missouri Police Department, the total number of crimes reported in the Westside declined by 34% between 1990 and 1994. Crimes against persons declined by 56% and crimes against property declined by 15%. In the same time period, total crimes in Kansas City declined by only 2%. Many Westside residents feel that the strong community tradition of neighbors looking out for each other helps to make the Westside a safer place. Additionally, residents think that the Westside Community Action Network (CAN) Center helps to increase safety in the community, particularly in the commercial areas around Southwest Boulevard. The CAN Center and police officers on foot or bicycles are a significant positive contribution to the community. Police officers have also begun building positive relationships with Westside youth through recreation programs. The Police Department, the City, and the community should continue to build a strong working relationship through support of the CAN Center.

A major safety concern among residents is inadequate streetlighting. Many arterial streets on the Westside, as well as local thoroughfares, have inadequate lighting for pedestrian use and safety. The City and Kansas City Power and Light (KCPL) recently reached agreement on a plan to comply with national lighting standards for residential neighborhoods. This would approximately double the number of streetlights in Kansas City. Financing for the plan will come from general obligation bonds pending voter approval in April 1997. In the past, the community has applied for and received funding for lighting in priority areas through the Public Improvements Advisory Committee (PIAC). Several PIAC requests for streetlighting in the Westside were funded in FY 1996-97. Until the City and KCPL develop and implement a program to improve streetlighting, the community should continue to identify priority areas for streetlighting improvements and apply for improvements through PIAC.

Crime Statistics



The CAN Center is building a strong working relationship between the community, the City and the Police Department. Call the Westside CAN Center at 842-1298.



Streetlight improvements are planned for the 2300, 2600, 2700, and 2900 blocks of Belleview and 26th Street with funding from the PIAC budget

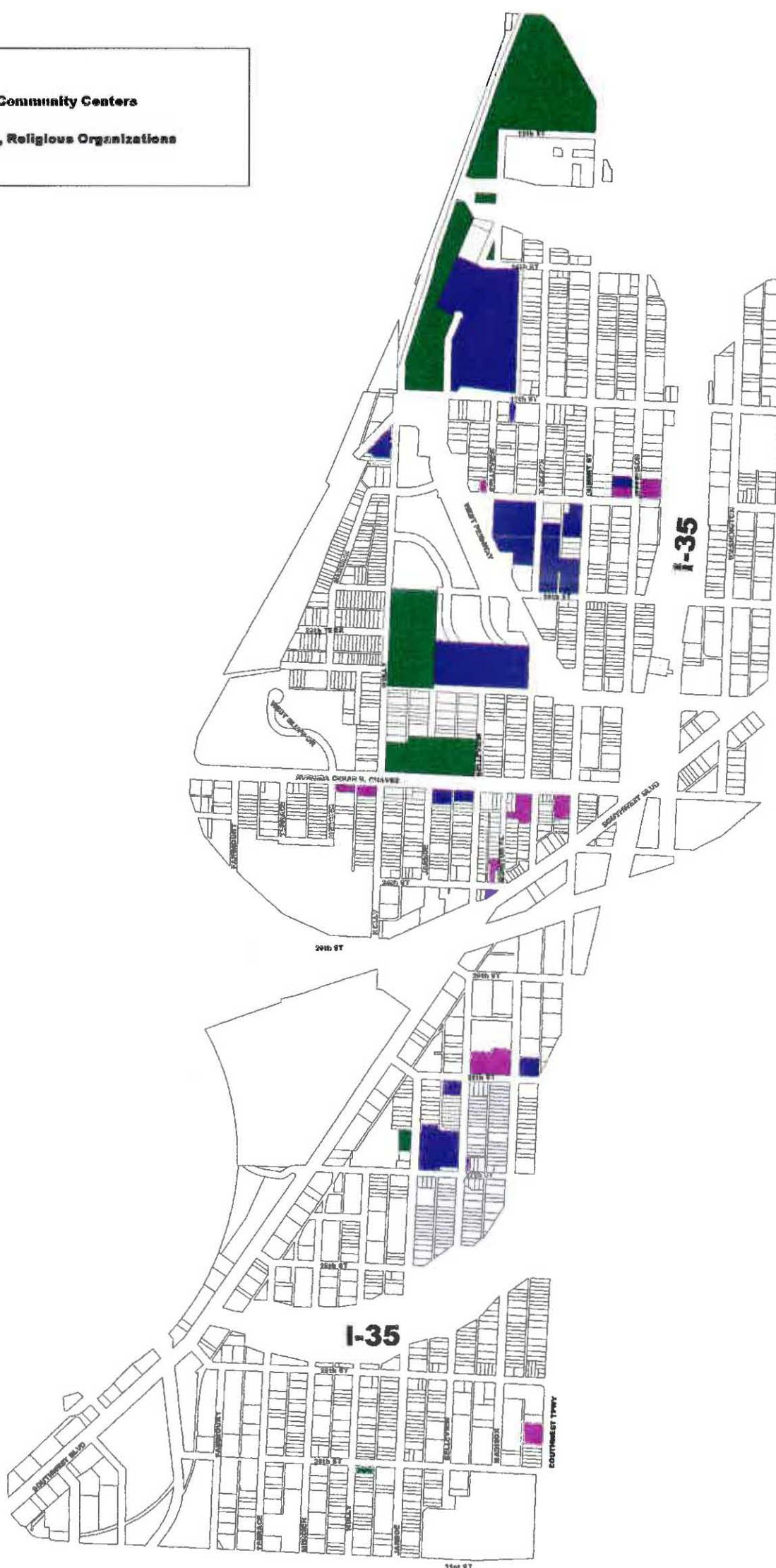
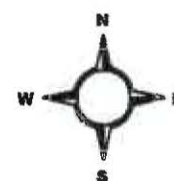
Westside Area Plan

Community Organizations



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- Schools, Community Centers
- Parks
- Churches, Religious Organizations



Community Services and Facilities

The Westside has a strong network of community services located in the community. Community services and facilities that call the Westside home include the Westside Branch Public Library, Fire Station #9, the Westside CAN Center, Turkey Creek Pumping Station, three elementary schools (Our Lady of Guadalupe, Primitivo Garcia and Douglas), Alta Vista Education Center, Cabot Westside Clinic, Mattie Rhodes Counseling and Art Center, Guadalupe Center Inc., Family Focus Center, Westside Housing Organization (WHO), 6 parks (Jarboe, Mulkey, Observation, Drips, Gage, and Douglas), and several churches. Each of these organizations is a community anchor and provides services for the community in a unique way and special efforts should be made to retain the availability of these services and facilities in the community.

Much of the discussion at public meetings concerned improving the quality of life on the Westside through programs. At smaller area meetings, specific problems were voiced more clearly. Older residents, adolescent youth, particularly women, and African American residents were mentioned as the least served groups in the community. Additionally, education and training programs need to be emphasized and expanded. La Posada (a housing complex serving older residents) typically provides programs for its residents only. Casa Feliz also provides entertainment, gathering space, and other services for older residents during the day. Casa Feliz services are available to all older residents. The Guadalupe Center provides local bus service on request for residents. Female adolescent interests are not well represented in programs currently provided, including athletic programs. Some residents felt that the supply of affordable child care should be increased. The location of affordable child care is particularly important because of higher dependence on public transportation. Many families cannot afford the time or expense of taking their children to child care that is located a long distance from home or work. Plaza de Niños is an important source of affordable child care located in the community. Education, training, and employment for those with little or no training is sorely needed. Education training programs should be developed to include training in the specific skills that local employers are seeking.

Although a wide range of services are available, some of the programs are underutilized. For example, use of WHO's Handyman Program has been slow and much of the business from repeat users. Many of the housing programs available through the City's Housing and Community Development Department, such as Assistance to First Time Home Buyers and Minor Repair Grants to Homeowners receive few applications from Westside residents. These services are underutilized for various reasons. Many people are afraid to apply for programs



because they are uncertain if their property meets codes requirements, find the application/qualification process difficult, mistrust government programs, fear privacy violation because of information required in the application process, or are not aware of existing programs. Pride also prevents many people from seeking assistance. Increasing awareness of existing programs is one way to increase participation. Improving coordination among service providers and strengthening the client referral system would also increase use of existing programs.

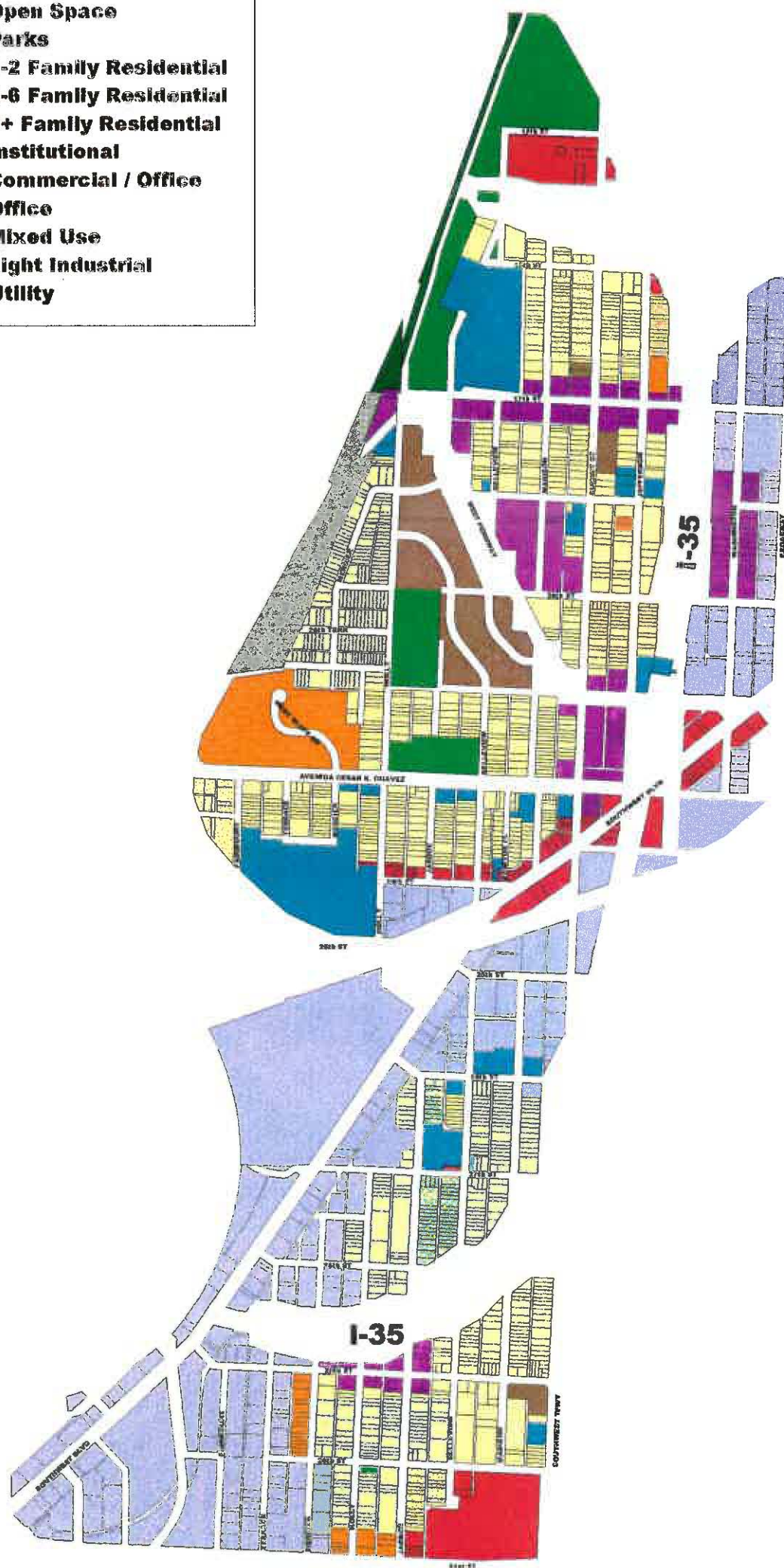
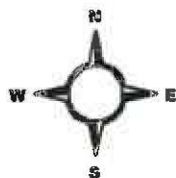
Westside Area Plan Proposed Land Use



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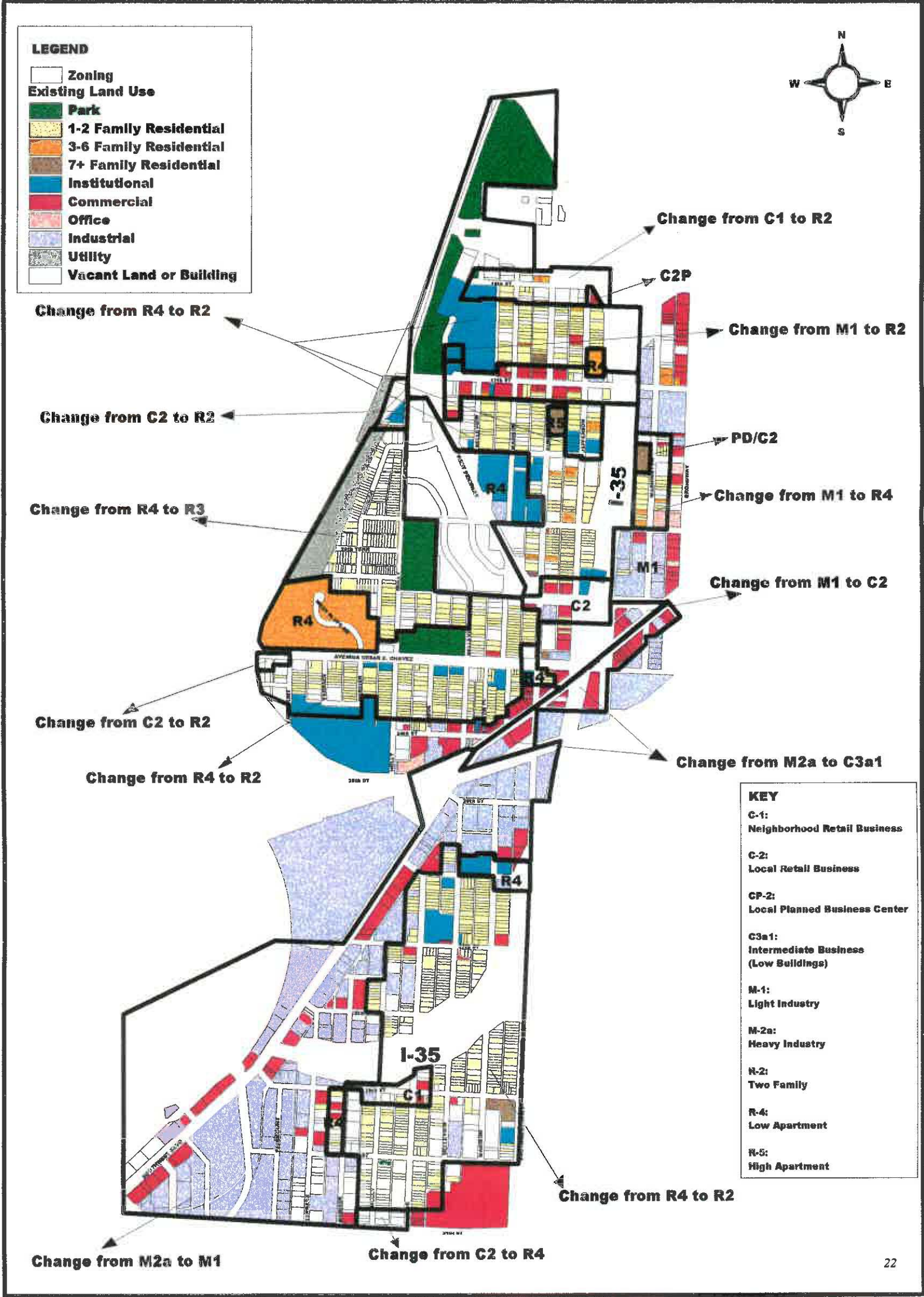
Proposed Land Use

- Open Space
- Parks
- 1-2 Family Residential
- 3-6 Family Residential
- 7+ Family Residential
- Institutional
- Commercial / Office
- Office
- Mixed Use
- Light Industrial
- Utility



Westside Area Plan

Proposed Zoning Changes



Recommended Land Use and Zoning

A proposed land use plan is a tool to improve and guide the physical development of a community. When the physical guidelines of a community are clear, many community service/social needs fall into place. For instance, the conflict between an auto maintenance facility and a child care center can be eliminated with proper zoning and land use regulations. This framework was developed to respond to sound planning principles and general goals expressed by the community during the planning process. The proposed land and zoning use are based on existing land use and trends in the area. A Proposed Land Use Map is on page 21.

✓ *Proposed Land Use*

It is essential that future development and redevelopment in the Westside be conducted in a comprehensive, well-planned manner so that it does not negatively impact sound properties. This is particularly important because the Westside is an older neighborhood with mixed uses in many areas of the community. For example, on Washington Street between 20th and 17th streets stable residential uses exist in a predominately commercial and industrial area. These residential uses should be allowed to continue and current residents and businesses should not be displaced as a result of development projects. The proposed land use is based on existing land use and trends in the area.

Throughout the planning process the community voiced concerns about "spot zoning." This is related to past zoning practices and the community's perception of properties holding Certificates of Legal Non-conforming Use (CLNU) or use variances, and non-conforming uses being equivalent to spot zoning. Cooperation between the community and Codes Administration is required to suspend uses that do not meet the requirements of the zoning district where they are located and do not hold a valid CLNU or use variance.

✓ *Proposed Zoning Changes*

Zoning should be revised to reflect the current land use pattern and the desired land uses within areas. The City should examine the following changes in zoning to create a more compatible relationship between existing land use, desired land uses, and zoning.

Proposed zoning revisions are based on current zoning categories. New, more appropriate categories that acknowledge the physical structure of older neighborhoods (for instance, narrow lots with minimal setbacks) may be developed in the future based on FOCUS recommendations. New more appropriate categories should be considered as they are developed. A Proposed Zoning map is on page 22.



Call Codes Administration at 545-5000

- Rezoning some residential areas from R-4 to R-3 or R-2 (refer to the Proposed Zoning Map). The existing multi-family apartment houses, predominantly located on Summit and Jefferson Streets would continue to exist as legal non-conforming uses. Less intensive zoning would more accurately reflect the predominantly single family uses in residential areas of the Westside. Rezoning would also encourage development compatible with the existing scale of the neighborhoods and reduce the fear of high rise development among Westside residents.

- Rezoning portions of the south side of Southwest boulevard between the Interstate 35 overpass and 25th Street from heavy industrial (M2-a) to Commercial (C-3a1). Southwest Boulevard is redeveloping as a commercial and neighborhood retail area and C-3a1 zoning more accurately reflects existing land use in the area. Commercial zoning will also reinforce private commercial investment in the area and the City's investment in Southwest Boulevard Streetscape improvements by encouraging additional commercial development. Existing uses would be in compliance with C-3a1 zoning requirements.

- Rezoning 16th Street along the north and south sides between Jarboe and Jefferson from neighborhood retail (C-1) to residential (R-2). R-2 zoning along 16th Street more accurately reflects existing land use and avoids potential problems that would be created by higher traffic volumes associated with commercial development in residential areas. Rezoning along 16th Street will reinforce that 17th Street is the appropriate location for neighborhood retail services in the Northend of the Westside.

- Rezoning the area between Jarboe and Holly adjacent to 31st Street on the south and the existing residential zoning to the north from commercial (C-2) to residential (R-4). Jarboe Street could serve as a gateway into the Sacred Heart neighborhood since Jarboe is a local through street from 31st Street to 26th Street. Rezoning would also reinforce residential development on Holly Street.

- Rezoning the area on Holly Street between 17th Street and Mercier from commercial (C-2) to residential (R-2). R-2 zoning more accurately reflects existing land use and avoids potential problems that would be created by higher traffic volumes associated with commercial development in residential areas.

- Rezoning the area located along Jarboe Street on the site of Primitivo Garcia Elementary School from light industrial (M-1) to residential (R-2) to reflect existing land use.

R-2: Two Family Dwellings

R-3: Low Density Low Apartments

R-4: Low Apartment

C-1: Neighborhood Retail Business

C-2: Local Retail Business

*C-3a1: Intermediate Business, Low
Buildings not (not to exceed 3
stories or 45 feet in height)*

M-1: Light Industry

M-2a: Heavy Industry

*Refer to Appendix C for a more detailed
description of zoning.*

- Rezone the areas on the south side of Avenida Cesar E. Chavez between Fairmount and Allen Streets from commercial (C-2) to residential (R-2).

- Rezone the areas along Southwest Boulevard from 25th Street to 31st Street and east to the existing residential zoning from heavy industrial (M-2a) to light industrial (M-1). The majority of existing uses would be in compliance with M-1 zoning and any uses not in compliance would be allowed to continue with Certificates of Legal Non-conforming Use. M-1 zoning would more accurately reflect existing uses and would encourage uses more compatible with existing residential uses to the east.

✓ *Parks*

Residents in the Sacred Heart neighborhood indicated the need for a neighborhood park. Although Penn Valley Park is located close to the community, residents do not feel safe using the pedestrian bridge across Southwest Trafficway to reach the Park. Also, residents do not perceive Penn Valley Park as a safe place for young children. A pocket park owned by Jackson County exists on the southeast corner of Holly and Thirtieth Streets. The County can expand the existing park by acquiring existing vacant lots to the south and improve facilities to create a neighborhood park. A citizen's initiated request for expansion, with the City's backing, would encourage the County to review the options available for this park. It may be possible to promote a cooperative effort between the City and the County. Another means of accomplishing development of the park is for a dedicated citizen's group to volunteer, with professional guidance, to provide the design and labor for improvements. Discussions with the County should take place before any work is begun.

Outdoor gatherings for dancing and celebrating are a Hispanic cultural tradition. Current park facilities do not have an area that can accommodate this activity. Construction of an outdoor pavilion would allow monitoring of these events as well as providing proper lighting, shelter, and trash disposal facilities. Two potentials for creating this type of facility currently exist. The design for the proposed new Community Center currently includes this type of space and the Hispanic Business Park, in the planning stages, also includes an outdoor plaza that could serve a similar function. After completion of the Community Center and the Business Park, the community may want to evaluate whether the facilities meet the community's need for an outdoor pavilion. Guadalupe Center Inc. in cooperation with residents should initiate the evaluation.

The Westside has a number of parks which lack public restroom facilities, a common amenity in public parks. Public facilities should be added to an maintained in Mulkey Park,



Observation Park, Gage Park, and Jarboe Park. The Parks and Recreation Department currently provides restroom facilities in neighborhood parks by building permanent three-sided enclosures for portable facilities. A neighborhood organization furnishes and maintains the portable facilities. Funding for the enclosures could be requested through the Public Improvements Advisory Committee (PIAC). Guadalupe Center, Inc. should coordinate the PIAC request with the Parks and Recreation Department.

✓ *Vacant Land and Buildings*

The relatively large supply of vacant land and buildings that currently exists in the Westside could attract incompatible uses if they are not developed in a manner that is sensitive to existing uses. This could potentially detract from the existing character of the community and negatively impact residential property values. Reducing the amount of vacant land will also discourage illegal dumping which is currently a problem in some areas.

Encouraging adaptive reuse of vacant buildings over demolition is important to maintaining the existing scale and character of the community and the social fabric. Adaptive reuse is particularly important for large structures such as West High School and, potentially, Douglas School. Adaptive reuse of these structures could each serve as catalysts for private investment. Both structures are currently owned by the Kansas City Missouri School District. West High School is currently available for sale to a non-profit agency for \$1. One potential reuse for the West High / Switzer School complex is as a multi-purpose center for community services and activities or other community-oriented use. The complex currently houses the HeadStart program, the Family Focus program, and other social service programs.

With the passage of the library bond issue in June 1996, the West Branch Library will move to a larger, permanent space. The community should continue to work with the Library System so that the new library facility complements and improves the Westside community and effectively provides services for Westside residents.

Facilitating the transfer of land owned by Land Trust of Jackson County to responsible owners would also help stabilize the community. Currently a significant amount of the vacant lots and buildings are owned by Land Trust. Listings of the property owned by Land Trust are available through the Land Trust Office. Additionally, neighborhood groups may want to initiate the process of declaring vacant City-owned property as surplus, particularly around the Turkey Creek Pumping Station. Once declared surplus, the property would be available for purchase. Much of the Land Trust and potential surplus City property is located in or adjacent to residential areas. WHO could purchase and



Call the West Branch Library at 471-1591

For information about the new West Branch Library facilities, call the Kansas City Public Library Central Office at 221-2685.

develop this property for single family housing. Other options for reducing the amount of vacant land include facilitating a lot split and share program and starting community gardens on vacant lots. Community gardens would build community pride by making vacant lots more attractive and productive until they can be developed and create community spirit through cooperation and interaction.

The vacant land along the bluffs, currently owned by the City of Kansas City, Missouri, is a natural flyway for migrating wildlife. To encourage this use, the land should not be developed and maintenance should be limited to trash clean-up.

The General Development Plan for the Mulkey Square Area, the property immediately to the south of Mulkey Park, was approved in 1989 as a Planned Industrial Expansion Project. The site is currently approved for an office building up to 12 stories, or 200 feet in height, with an attached four level parking deck. To minimize visual impacts on the Northend neighborhood, the developer has agreed not to use reflective glass as a predominant building material and to use masonry, granite, or textured or aggregate concrete stone for the building facade. The Mulkey Square project will also provide \$700,000 over a 25 year period to rehabilitate or build affordable housing in the Westside. Development at Mulkey Square will also eliminate dumping which has been a problem in the past, and encourage use of Mulkey Park by increasing activity and lighting in the area. As of this writing, plans are underway for a three story structure (one level parking, two levels office).

Call Land Trust of Jackson County at 274-1532.

Neighborhood groups can initiate the process for declaring City-owned property surplus through the Property and Acquisition Division. Call the Property Acquisition Division at 274-1251.

Kansas City Community Gardens will assist residents in starting gardens by tilling and providing seeds and plants for a small fee. Call 931-3877 for more information.

Proposed Transportation/Circulation

Overall, the circulation on the Westside, both pedestrian and vehicular is well served. Due to the traditional grid layout, it is relatively simple to navigate the area, although the number of streets that do not run through can create some confusion. The proposed 22nd/23rd Street connector should not bring additional through traffic into the community. The connector is projected to link with Interstate 35 at the existing West Pennway interchange. The most significant problems are upkeep and maintenance.

✓ *Truck Traffic*

An important recommendation is to limit the amount of non-delivery, through commercial truck traffic along residential streets. Specifically, the large amount of truck traffic along Twenty-Sixth and Twenty-Seventh Streets. These streets provide direct access between Southwest Boulevard and Southwest Trafficway, however they are not designed for the volume or size of trucks that often use them, creating safety concerns for neighborhood residents, particularly children. It is recommended that:

- These streets be closed to truck traffic, except for trucks delivering to businesses on either street, and
- The entrances to each street from both Summit Street and Southwest Boulevard be designed to discourage truck traffic from entering these streets.

This recommendation is not intended to restrict normal deliveries to businesses located in the neighborhood, but to restrict the use of local and neighborhood arterial streets from acting as thoroughfares between Southwest Boulevard, Interstate 35, and Southwest Trafficway.

✓ *Commercial Traffic*

Consistent with the above recommendations, traffic for the proposed Hispanic Business Park, to be located along Southwest Boulevard at the site of the railroad roundhouse, should not be routed through the adjacent neighborhood.. It is recommended that the entrance to the park not be aligned with either 26th or 27th Streets to discourage traffic from the Park from using either of these as through streets. It is very important that residents are involved in the development process and voice their concerns regarding traffic, noise, and pollution that could be generated by businesses locating in the Park.

✓ *Community Transportation System*

An important recommendation is some type of community-wide transportation system that

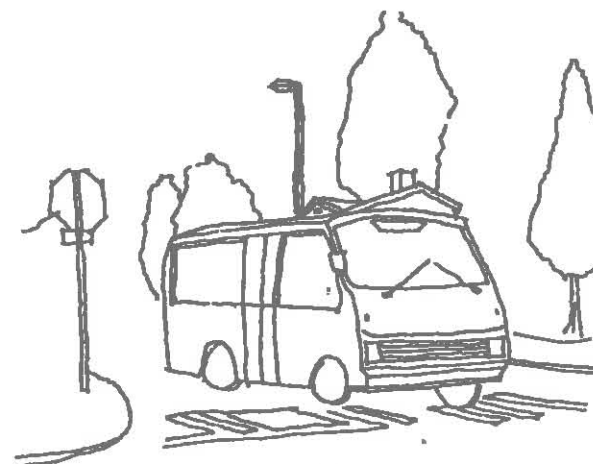
To restrict truck traffic on specific streets, call Public Works at 274-2364.

would allow people to access the area businesses without the use of a private car. Kansas City Area Transportation Authority (KCATA) provides city-wide bus service. The Westside would benefit from an Intra-Westside transit system (transportation within the boundaries of the Westside) supported through either private funding or community service funding. The system would provide residents and community employees with an economical method of transportation from their home or business to neighborhood businesses and services. Initially, the system could start as an on-demand system. Once a frequency of stops and destinations is determined, formal routes could be established. The system would provide a greater number of stops within the Westside than the current bus system. One option would be to provide transit from employment centers to child care centers. The Guadalupe Center, Inc. currently provides an on-demand bus system for older residents using Casa Feliz. This system could be expanded through cooperative efforts with other Westside agencies, the Westside Business Association, KCATA, and/or MTSI. Funding could be obtained through a combination of private investment, federally provided grant money, and user fees.

✓ ***Infrastructure Maintenance***

Both road and pedestrian surfaces need general maintenance. Potholes and other weather-related deterioration of the paved surfaces need repair. A specific maintenance problem mentioned by residents was the Avenida Cesar E. Chavez bridge leading to the West Bottoms and American Royal / Kemper complex. The Public Works Department selected a consultant to prepare a schedule for cost and priority of needed repairs and work on the bridge is scheduled to start in Fiscal Year 1996-97.

Improvements in the appearance and safety of the Kansas City Terminal Railroad bridges over Summit Street and Southwest Boulevard are also needed. The recent Clean Sweep program did improve their appearance and safety by cleaning up trash and weeds. Aesthetic improvements combined with an ongoing maintenance program is important to improving their appearance and maintaining pedestrian safety. An improvement plan could be cooperatively developed and implemented by residents, the CAN Center, the Westside Business Association, businesses located close to the bridges, and Kansas City Terminal Railroad. The improvements could include murals or other artwork created by neighborhood youth through Mattie Rhodes Counseling and Art Center, Guadalupe Center, Inc.



For Street and Traffic Maintenance, call Public Works at 274-1623 or call the Action Center at 274-2222.

✓ *Southwest Trafficway Barrier*

A traffic issue concerning residents in the Sacred Heart neighborhood is cars traveling south using the exit ramp from Interstate 35 to Southwest Trafficway occasionally miss the curve and lose control of their vehicles. The existing retaining wall between Southwest Trafficway and Summit Street is not adequate enough to keep out-of-control cars out of the residential area along Summit Street. To increase the safety of residents along Summit Street and reduce damage to residential property, it is recommended that the City install a barrier, such as a New Jersey style barrier, south of the curve on the ramp between Interstate 35 and Southwest Trafficway. The barrier would be similar to the concrete dividers that separate north and south bound lanes of Southwest Trafficway. Beautification of the barrier could be accomplished through the talents of local artists, similar to the murals along the Avenida Cesar E. Chavez. Funding for adding the barriers could come from the half cent sales tax for Public Improvements administered by the Public Improvements Advisory Committee (PIAC). Residents along Summit Street should submit a PIAC request and work with the Public Works Department to implement the barrier.

✓ *Parking*

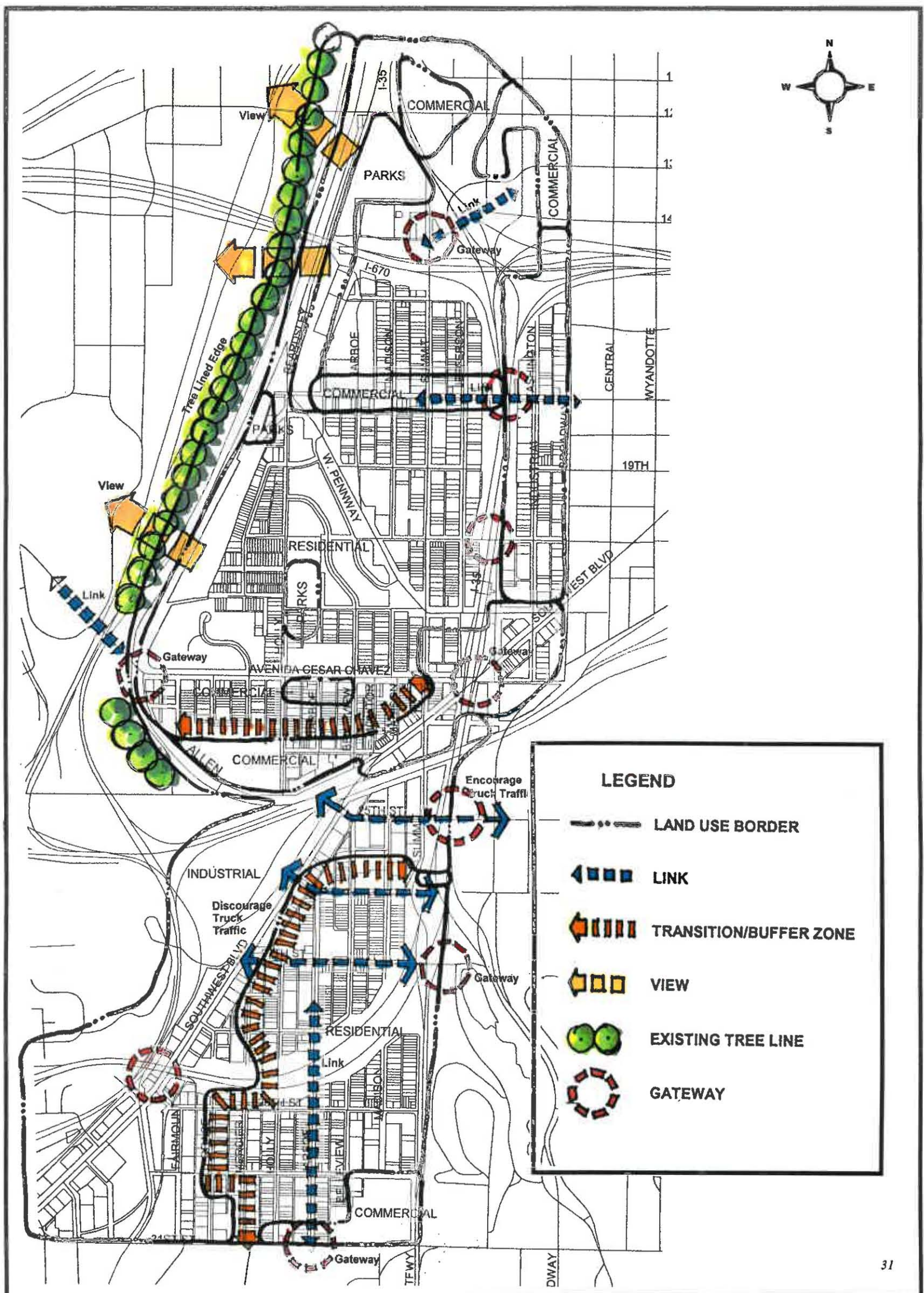
Parking, particularly in commercial areas around Southwest Boulevard, has also created conflicts with residents in the Central neighborhood. In general, there is a limited amount of off-street parking available in the Westside. The Westside Business Association has been working with the City's Public Works Department and the State of Missouri Highway Department to improve and use space under the Interstate 35 overpass for public parking. Phase II of the Southwest Boulevard Improvements project includes improvements for public parking under the Interstate 35 overpass. The Public Works Department projects completion of construction of Phase II in December 1997. Construction of parking under I-35 will help reduce parking congestion along Southwest Boulevard. The Westside Business Association should continue to pursue alternatives for funding operation costs of the parking lot. As 17th Street develops as a neighborhood commercial district, the businesses there should also begin investigating creative solutions for on and off-street parking to avoid negative impacts on adjoining residential areas in the long term.

Call the Transportation Planning and Design Division of Public Works at 274-1890.



Proposed Parking under I-35 Interchange

Westside Area Plan Proposed Urban Design Plan



Recommended Urban Design: Gateways, Preservation, Beautification

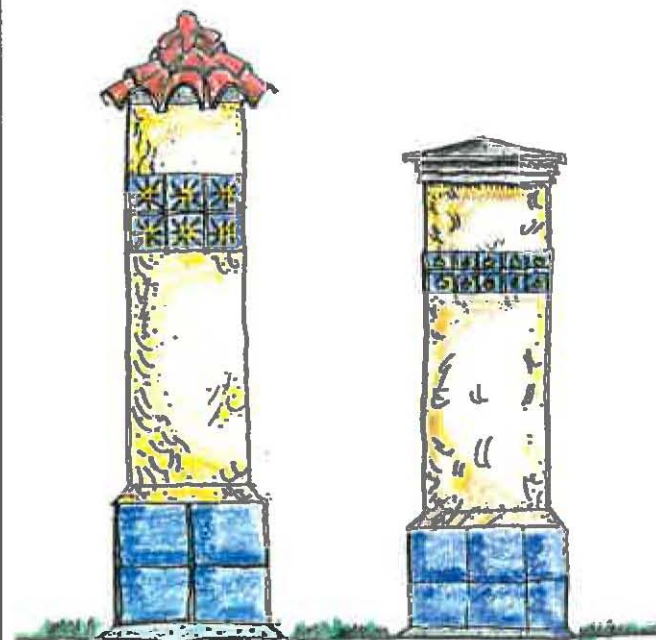
✓ *Identity / Gateways*

Emphasizing entry points into the community and connections to the rest of Kansas City would improve the physical and psychological isolation created by the highways running through the Westside. The Urban Design Map on page 31 identifies nine distinct entry points. They are Summit Street at Fourteenth Street, Seventeenth Street at Interstate 35, Twentieth Street at Interstate 35, The Avenida Cesar E. Chavez at Southwest Boulevard and at the Bluffs, Jarboe Street at 31st Street, Southwest Boulevard just east of Interstate 35, Twenty-Fifth Street at Interstate 35, and Twenty Seventh Street at Southwest Trafficway. A gateway marker program offers different neighborhoods within the community a sense of cohesion through unity of style of marker or through variations on a theme for each marker; for example, markers could include historic information about the Westside. Streetscape projects should coordinate with a gateway program.

Summit and Fourteenth, the primary access point from downtown Kansas City into the Westside, guides the visitor through residential areas into the neighborhood/commercial district of 17th Street. Subtle gateway markers could be introduced at this intersection through the development of existing landscaped corners through berming and hardscape. Jarboe at 31st, a primary entry to the Sacred Heart neighborhood, offers the same opportunity. Architectural pillars or columns are examples of architectural elements that could mark these entrances.

Both Seventeenth Street and Twentieth Street at Interstate 35 offer opportunities to celebrate the link between the Westside and the adjacent commercial/crossroads area. A marker that enhances the interstate overpass would beautify passage through these gateways.

Southwest Boulevard east of Interstate 35 serves as an entry into the primary commercial district on the Westside. A larger, festive gateway identification marker is appropriate - street banners, unique light poles, or textured crosswalks. Current projects scheduled for the Boulevard include the Southwest Boulevard Fountain project, at the southeast corner of the intersection of Summit and Southwest Boulevard, and various sculptures to be placed in accordance with the guidelines of the Southwest Boulevard Streetscape study.



A Streetscape beautification plan is underway for the Avenida Cesar E. Chavez. Both ends of the Avenida will be appropriately celebrated with markers as key entries to the Westside.

Twenty Seventh Street at Southwest Trafficway and Twenty-Fifth Street at Interstate 35 are gateways that serve both commercial and residential areas. A monument marker identifying the Westside would have a prominent location at this intersection. Developing a unified theme in landscaped entry points is a simple yet beautiful way of culturally identifying the Westside's many points of entry.

✓ *Historic Preservation*

The Westside, developed in the late 19th and early 20th centuries, is one of the oldest neighborhoods in Kansas City and is a unique and important area of the city. The historic quality of the Westside helps establish its scale and character, one of the assets identified by the community. Individual renovation and rehabilitation efforts are ongoing throughout the Westside, particularly in the Northend neighborhood. Maintaining and rehabilitating historic buildings retains the history of the community. Architecture tells the community's story by recalling patterns of growth, socio-economic trends, and contributions of different ethnic groups. Additionally, preservation can stabilize and revitalize neighborhoods. Infill construction, rehabilitation, and additions should be sensitive to the existing character and scale of the surrounding neighborhood. Appendix A includes architectural guidelines to help maintain and strengthen the existing character and scale of the neighborhood.

The City's Historic Preservation Management Division completed the *Westside Neighborhood Survey* in August 1994 and Architectural and Art Historical Research completed *An Architectural / Historic Survey of the Westside Neighborhood*, a more intensive survey covering a smaller area, for WHO in June 1995. The surveys identified areas for further investigation and properties/areas eligible or potentially eligible for the National or Kansas City Registers of Historic Places. The community, working with the City's Historic Preservation Management Division, should continue to identify and document the historic and cultural significance of the Westside. Where appropriate, individual properties or districts should be added to the National and/or Kansas City Registers.



Call Kansas City's Historic Preservation Management Division at 274-2555.

The Volunteer Survey Program trains neighborhood residents to perform different aspects of survey work such as taking photographs, research, and data entry. This activity often leads to Kansas City register designation.

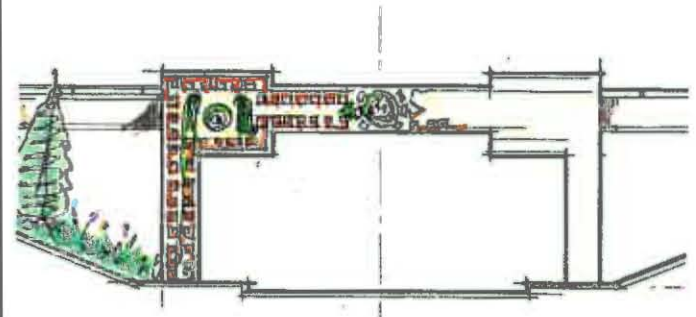
While many of the benefits of listing on the National or Kansas City Registers are indirect, one of the direct benefits of the National Register is eligibility for investment tax credits for income producing properties such as apartments or commercial buildings. Eligibility for tax credit and/or mortgage credit for National Register listed housing is pending congressional approval and will hopefully be available in 1997. Listing on the Kansas City Register invokes design review by the Landmarks Commission for exterior changes to buildings. This helps neighborhoods maintain those features that contribute to historic character. Studies show that over time property values stabilize in areas with Landmarks Commission-type review.

✓ *Streetscapes*

Southwest Boulevard and 17th Street represent significant opportunities to strengthen pedestrian and vehicular links to the Crossroads area and the Grand/Main corridor to the east. Southwest Boulevard already serves as a major automobile corridor between the Westside and the Grand/Main corridor. The current Southwest Boulevard Streetscape improvement project reinforces commercial development along Southwest Boulevard between 24th Street and the Interstate 35 overpass. Extending streetscape improvements similar to the existing improvements along Southwest Boulevard east of the Interstate 35 overpass would more strongly link the Westside and Crossroads areas together and create a more pedestrian-friendly environment. Additional streetscape improvements should be coordinated with the Crossroads Plan being developed by the Economic Development Corporation and the Freighthouse Tax Increment Financing Plan. Additionally, as 17th Street develops as a neighborhood commercial area, the businesses along this street should consider a streetscape improvement program.

Two of the Westside's major thoroughfares, Southwest Boulevard and Avenida Cesar E. Chavez, have been selected to undergo streetscape improvements. The Southwest Boulevard Streetscape generally includes new curbs and gutters, brickpaver sidewalks, minor grading, additional curb inlets, repaving to improve drainage and appearance, trees, planters and streetlights. Southwest Boulevard Streetscape Phase I improvements are complete from the KC Terminal Railroad Bridge to, and including, the intersection of Summit Street. Phase II improvements include Southwest Boulevard from Summit to Interstate 35, Jefferson and 24th Street, and parking lots under Interstate 35. Phase III improvements include Summit, one block north and one block south of Southwest

Questions about Public Works projects, such as the streetscape projects for Southwest Boulevard and Avenida Cesar E. Chavez, can be answered at 274-1243



Funding is in place for the Avenida Cesar E. Chavez streetscape study and for some construction, the budget will have to be reevaluated based on the study recommendations.

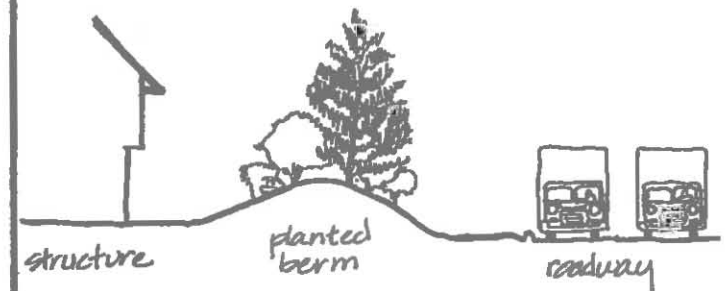
Boulevard, and portions of Belleview and 24th Street on the west. The Public Works Department projects completion of construction of Phases II and III in December 1997.

Additionally, the Public Works Department has selected a consultant to prepare a design, including a schedule for the cost of needed repairs and recommended, improvements for Avenida Cesar E. Chavez. The Avenida is a significant arterial connecting other parts of Kansas City to the West Bottoms. Almost all interstate traffic from I-35 heading to the West Bottoms uses the Avenida. Concerns for the Avenida Cesar E. Chavez corridor include maintaining or decreasing the width of the street, improving the quality of the driving and walking surfaces, and emphasizing the importance of the Avenida as a gateway to the Westside.

Additional streetscape improvement projects that should be considered include extending the existing Southwest Boulevard streetscape improvements east of the Interstate 35 overpass and developing a streetscape project along 17th Street. Streetscape improvements along Southwest Boulevard and 17th Street would create stronger links between the Westside and Crossroads areas and create more pedestrian-friendly environments. These recommendations are discussed in more detail in the Identity/Gateway section.

✓ **Buffers/Screening**

A close relationship between commercial, particularly neighborhood retail, and residential uses is particularly important since fewer residents own cars. The need for additional neighborhood retail services such as a dry cleaner, drug store, postal services, and banking services is an important issue for residents, but the close proximity of non-residential and residential uses can also cause conflicts. The Sacred Heart neighborhood is unique in the close proximity of residential and industrial uses. Buffering and/or screening in areas where non-residential uses are adjacent to residential uses can lessen negative impacts, such as noise, odor, and unsightly views. Some zones, such as M-1, are required to maintain at least 500 feet between a building and the boundary of a residential district. These areas could be improved with landscaping, berms, plantings and attractive screening to minimize negative impacts and improve the visual character of the area. In some areas, such as along 24th Street and Southwest Boulevard, lot size and the close proximity of residential and commercial uses limits the type of buffer that can be developed. In these areas, a properly maintained fence or other attractive screening device can be used or existing vacant lots can be landscaped and planted to create buffers. In some cases the topography of the area acts as a natural buffer between uses. The demolition of housing



adjacent to commercial areas is not a viable option to create this buffer. Westside residents and businesses will need to work together to identify and mitigate negative impacts.

✓ ***Billboards***

Reducing the number of billboards, the size of existing billboards, and discouraging advertisements for alcohol, cigarettes, gambling, and adult entertainment on billboards located in or adjacent to residential areas were specific requests made by the community. Residential property adjacent to or even with views of billboards often suffer from reduced property values, a deterrent to property upkeep and redevelopment. The most effective means of accomplishing this is a community organization that monitors the billboard application process to prevent permits for new billboards from being issued and identifies opportunities to reduce the current number of billboards or reduce the size of signs and works with billboard owners to encourage advertisements other than those mentioned above.

✓ ***C.U.B.E.***

To increase involvement among Westside youth and their awareness of the Westside as a unique and special place, the community should consider implementing the Walk Around the Block program in local schools. The Center for Understanding the Built Environment (CUBE) provides the program in cooperation with teachers and schools. In the program students learn local history, map-making, architecture, and land use through their own community. The program could be implemented through Our Lady of Guadalupe, Alta Vista Education Center, Primitivo Garcia Elementary, and/or Douglas Elementary. As a result of their work, students could develop a historic/heritage walking or driving tour of the community to bring people into the community.

For more information about the Walk Around the Block Program, call CUBE at 262-0691.

Recommended Community Development

A comprehensive plan for the Westside includes community development recommendations in addition to physical recommendations. Housing, Economic Development, and Services are discussed below.

Housing

✓ **Stabilization**

In an effort to stabilize the neighborhood, the community established two solid goals:

- upgrade existing housing stock through repair, renovation or restoration;
- increase the supply of quality single-family affordable housing through infill construction, conforming to new zoning patterns on vacant lots.

The community workshop targeted the Sacred Heart neighborhood as most needing redevelopment assistance, followed by the Hill, Central, and Northend neighborhoods. This prioritization was based on the age and condition of current housing stock, the number of vacant or unoccupied lots, and the stability of the neighborhood.

The historic and cultural significance of the Westside is particularly evident in its residential neighborhoods. Both rehabilitation and infill housing should be compatible to the scale, orientation, style and size of the existing units.

✓ **Demand For Quality Affordable Housing**

Although Census data shows a population decline in the area, there are indications that a local demand for quality affordable housing exists in the Westside. WHO continues to build and sell affordable single family housing. Increasing the supply of affordable single-family housing will help revitalize the Westside by allowing more families to remain and encouraging others to move into the community. This, in turn, will create a larger base of support for area businesses.

✓ **Pennway Plaza**

The upcoming redevelopment of Pennway Plaza will provide approximately 210 new housing units, a combination of market rate and public housing multi-family units. A limited number of single family homes for sale will also be constructed as part of the project. The project is scheduled for completion in 1997. Current plans for management of the rental property include several components designed to avoid the problems associated with the former West Pennway Apartments, such as private, on-site management and

Potential for tax/mortgage credit for rehab of NR listed housing (pending congressional approval- hopefully 1997.)

Refer to Architectural Guidelines in Appendix A.



tenant screening process. The redevelopment of Pennway Plaza may also act as a catalyst for additional reinvestment in the surrounding neighborhood.

✓ Available Financing

Because there is a significant number of low and moderate income families living in the Westside, programs that provide low interest loans and creative financing opportunities are important for homeowners who need to improve their homes or families that want to purchase new homes but may not qualify under normal lending requirements. The 1996 Consolidated Housing and Community Development Plan targets rehabilitation loans to low and moderate income families for owner-occupied units and to moderate income first time home buyers for new single family homes. This high priority strategy will continue over the next five years in the Westside. Some existing programs that can assist with improvement efforts include:

- The City's Neighborhood Paint Program, Minor Home Repair, Home Improvement Rebate, and Home Weatherization
- WHO's Rehabilitation and Repair, Handyman, and Tool Lenders Library programs
- Rehabilitation Loan Corporation's (RLC) Special Income Loan, Purchase/Rehabilitation Loan, and Home Investment Partnership programs.

Programs that can assist with home purchases include:

- City's Second Mortgage program
- RLC's Purchase/Rehabilitation Loan and Home Investment Partnership programs.
- Kansas City Home ownership Zone program, through Westside Housing, will create 30 new single family units in the Westside.

Financing programs need to be marketed more aggressively. Publicizing existing programs to homeowners, rental property owners, community groups, and potential project participants will expand the use of existing programs.

✓ Economic Development Incentive Projects

To augment existing residential infill and rehabilitation programs, new economic development incentive projects, such as Tax Increment Financing or 353, should include a neighborhood development component. This would encourage simultaneous improvement in residential areas as commercial development occurs. For example, the Mulkey Square

For more information about the Neighborhood Paint Program, call Neighborhood and Community Services at 274-1851.

Call Housing and Community Development at 274-2201 for more information about the City's housing programs.

Call WHO at 421-8048 for more information about the Handyman and other improvements and home ownership programs.



agreement provides \$700,000 over a twenty-five year period to rehabilitate or build affordable housing once construction on that project is complete. The Neighborhood Enrichment Program included in the Southtown Corridor Tax Increment Financing Plan could serve as a model for future projects. The Neighborhood Enrichment Program, initiated by Health Midwest, includes partnerships with existing entities such as the East Meyer Community Association and city-sponsored programs to help focus improvement efforts and leverage funding. Some of the programs included are:

- neighborhood assessment survey
- Urban Development Action Grant (UDAG) for soft second mortgages
- purchase rehab program for single family housing
- an exterior residential light program
- public improvements
- home repair and maintenance.

✓ **Individual Credit Needs Assessment**

A lack of access to credit and capital will have a detrimental effect on private efforts to maintain and improve existing housing stock and to increase the supply of housing through infill construction. Since "redlining" and access to financial resources is a major concern among community members, a credit needs assessment should be done to determine if Westside residents have adequate access to credit and banking services, and if not, the assessment will form the basis of a strategy to improve access. The individual credit needs assessment should be implemented in conjunction with the commercial credit needs assessment discussed in the Economic Development section.

Property Maintenance

✓ **Clean Sweep**

Similar to other older neighborhoods in Kansas City, Westside streets and sidewalks need maintenance and repairs. The Clean Sweep pilot program, a cooperative effort between neighborhoods and City departments, effectively laid the foundation for implementing a long-term maintenance program for public property and encouraging maintenance of private property. Cooperative programs, such as Clean Sweep, allow the Westside community and City departments to more effectively identify issues, implement solutions on a timely basis, demonstrate commitment to revitalization and encourage private investment, improve the Westside's image and build community pride among residents. The City should consider implementing Clean Sweep as a permanent partnership between the City and neighborhoods.



*For more information about Clean sweep
call the Office of Environmental
Management at 274-1000.*

✓ **Increase Involvement of Renters: Absentee Owners.**

Increasing the amount of owner-occupied housing is one way to encourage maintenance of private property. Another way is for Community organizations to actively seek to involve absentee owners and renters as members with a stake in the community. Familiarity and participation in community activities often lead to increased responsibility.

✓ **Codes Compliance**

A codes compliance program that links private property maintenance with assistance programs, such as the availability of municipal court labor to assist low-income homeowners with Codes violations, and financial resources for low income households is particularly important because of the large number of residents, particularly older residents, who are living below the poverty level. The Westside CAN Center, in cooperation with Neighborhood and Community Services, has taken an important step in this direction by providing a Codes officer at the CAN Center to assist residents and businesses with property maintenance and safety issues. Community members should work with the Codes officer to identify safety hazards, such as dangerous buildings, and property maintenance concerns so that they can be addressed in a proactive way. As residents and businesses build a positive relationship with the CAN Center and the Codes officer the program will become more effective at identifying and addressing issues proactively.

*Call the Westside CAN Center
at 842-1298*

✓ **Illegal Dumping: Vacant Lots**

Illegal dumping of trash, yard waste, and large items is a major concern for residents and businesses. A program to discourage illegal dumping and encourage effective management of waste materials should be implemented in conjunction with Clean Sweep. This program could include a drop off center for large items and recyclable materials, providing dumpsters in secure and supervised areas, and a local composting program for leaves and brush.

*Call the Office of Environmental
Management at 274-1000 or the Recycling
Facility at 483-6554 for more information.*

Westside residents should work with the City's Office of Environmental Management and Bridging the Gap to identify an appropriate site for a recycling center and identify volunteers, such as the Boy Scouts, to help manage the center. The City operates a new recycling facility on Deramus Street in the East Bottoms. This facility will reduce the impetus to dump by providing a legal drop-off for many of the items that are currently illegally dumped, such as tires. The Office of Environmental Management should work in

conjunction with neighborhood residents, businesses, and agencies to increase awareness in the community of the recycling facility after it opens.

Many vacant lots in the Westside are used as dumping areas for trash, brush, machinery and other large items. Residents and the City's Codes Department must work together to insure compliance with city standards for vacant lots. Establishing a recycling center, including a large item drop-off site, would reduce the amount of trash left in vacant lots.

Economic Development

✓ Credit Needs Assessment

A basic problem for many low income communities is the lack of access to credit. A lack of access to capital and credit will have a detrimental effect on efforts to rebuild a community. As a first step to encourage future economic development, especially small or family-owned businesses, a credit needs assessment is recommended to determine whether Westside businesses have adequate access to credit and capital resources. "Redlining" and access to financial resources is a major concern of community members. A credit needs assessment could determine if commercial banking needs are adequately being met and, if not, form the basis of a strategy to improve access to commercial credit and banking services. The commercial credit needs assessment should be implemented in conjunction with the individual credit needs assessment discussed in the Housing section to provide a comprehensive assessment of access to capital resources and banking services. Community members, the Westside Business Association, and Westside agencies should initiate this project in cooperation with a local bank that has a good track record in the community or with the City. Funding for this project could be provided by the Kauffman Foundation, the Kansas City Community Foundation, or local banks.

✓ Marketing Program

Many new restaurants and commercial businesses are appearing along Southwest Boulevard. To encourage this trend and more effectively promote the many unique restaurants, retail businesses, and ethnic specialty shops in the Westside, the Westside Business Association should develop and implement a marketing program. The "Taste of the Westside" promoting area restaurants is a good component of a comprehensive marketing program. Ethnic festivals such as Cinco de Mayo also provide good opportunities for promoting the Westside and its businesses.



✓ **Hispanic Business Park**

The Hispanic Business Park, to be located on Southwest Boulevard at the site of the railroad roundhouse, will also provide additional employment opportunities for Westside residents. The HEDC is developing an employment plan to maximize job opportunities for area residents as the Business Park is constructed and new businesses open in the Park. The additional money that will be brought into the community through taxes and employee expenditures (meals and shopping at local businesses) will be a plus to the community.

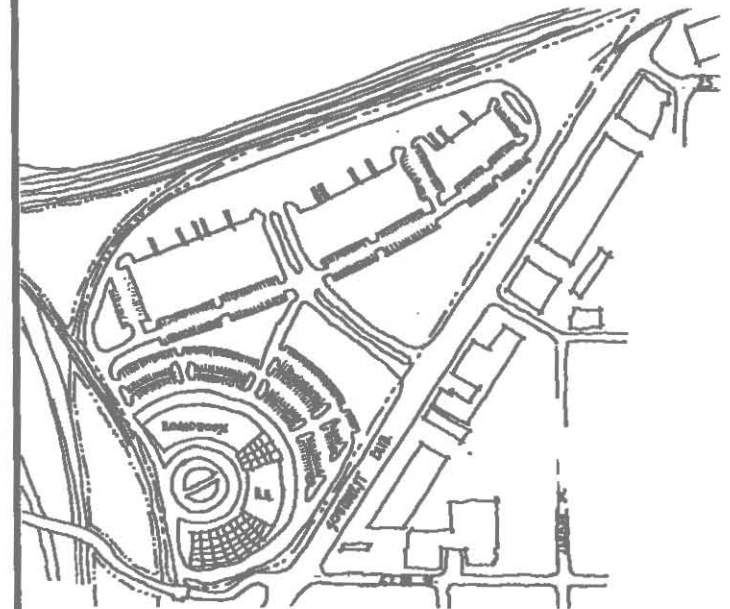
✓ **Neighborhood Partnerships between Businesses and Residents**

The Sacred Heart neighborhood is unique in that large corporations are adjacent to residential areas. This can present unique opportunities for both businesses and residents if they work together to address issues that arise. Neighborhood partnerships should be developed to implement programs to address these issues; such as training residents for available jobs; providing child care and/or elder care; providing a community van pool service; and creating neighborhood enrichment programs, such as a neighborhood newsletter or survey, or curb and sidewalk improvements. Studies have shown that productivity improves when employee's family needs are met. Alternatives such as family care subsidies for longer child care hours or providing transportation between employment and child care may work as well.

✓ **Strengthen Links to Local Employment Opportunities**

Maintaining and promoting compatible manufacturing and commercial uses in appropriate areas, such as east of Interstate 35, along Southwest Boulevard and along 17th Street can provide jobs for area residents without requiring the use of private or public transportation to access them.

A regularly updated job listing that includes applicant requirements and is easily accessible to Westside residents would benefit the community. The Guadalupe Center, Inc. (GCI) already provides an employment referral service. The largest stumbling block appears to be awareness of the program within the community. GCI Should aggressively promote the program to businesses and area residents to increase the number of individuals and businesses who use the service. The information about the program and/or available jobs could be posted at the West Branch Library, the CAN Center, churches, service agencies, the new community center, or other community gathering points. Westside businesses should also consider giving residents preference when filling available positions.



Hispanic Business Park: Proposed Site Plan

For more information about the employment referral service, call the Guadalupe Center at 472-4770.

✓ Educational and Training Programs

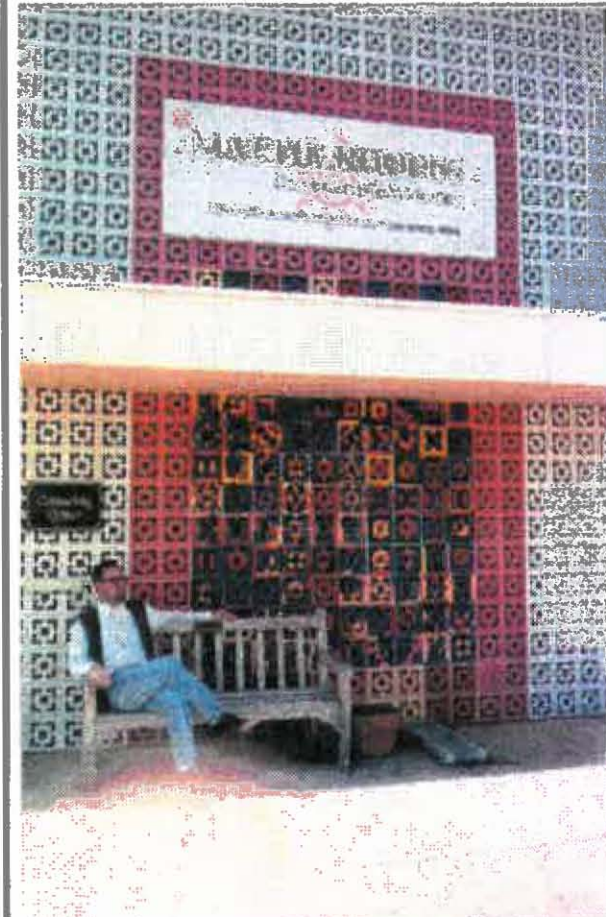
Improving education and training among Westside residents is key to improving the quality of life and creating greater economic diversity in the community. The HEDC is developing a job training program targeted to developing skills needed by businesses located in the Hispanic Business Park and job skills in demand in the Kansas City area. A job training program is vital to insure that residents have the skills needed to qualify for and receive jobs, especially those who do not have transportation to get to other parts of the city for training. HEDC should develop close links to the Metropolitan Community Colleges, particularly Penn Valley Community College, to take advantage of existing job training programs and resources. Guadalupe Center, Inc. offers a culinary training program through the Alta Vista Education Center. They are currently expanding the program in response to requests from local restaurants and hotels. This program provides a good link between area residents and businesses by developing skills needed to qualify for jobs available in the area. The program should be expanded to include training for other skills related to restaurant and hotel management such as accounting.

✓ Redevelopment Programs

There are also numerous redevelopment programs and districts that overlay the Westside, such as the Enterprise Zone, the Enhanced Enterprise Zone and existing Tax Increment Financing Districts, that could potentially be utilized for future economic growth. For more information about these programs and a map of incentive boundaries, refer to Appendix D.

Community Services

During the planning process, community members expressed a strong desire to improve communication and coordination among Westside organizations and between the Westside and other organizations, such as City departments and potential developers. Many community members felt that an organized effort to share information about programs, plans and developments of Westside organizations on a regular basis would result in a more informed population. Improved relationships between organizations and a better informed citizenry would enable the Westside community to take a more proactive approach to issues that affect the community, such as zoning, redevelopment projects, property maintenance and to implement projects and programs to improve the community.



✓ **Community Center**

The new Westside Community Center, upon completion, will provide a much needed focal point for community activities and interaction. Community focal points can increase communication between organizations by providing a place to gather and interact, hold community meetings and post notices and other community information. The West Branch Library, the CAN Center, and other community service agencies, and local publications such as Dos Mundos, Barrio Bulletin and El Westside Shopper should also be used for notices and community information.

✓ **Community Newsletter**

Westside residents should also consider distributing a community newsletter and calendar. Kansas City Neighborhood Alliance and the City's Neighborhood and Community Services Department offer assistance in developing community newsletters. The newsletter could be distributed by neighborhood youth groups and other community volunteers.

✓ **Effectively Coordinate Community Services**

Another key recommendation of this plan is for Westside service organizations to develop stronger coordination to more effectively provide services, eliminate duplication, identify gaps in existing services, implement new programs to address the gaps identified and increase utilization and awareness of existing programs. Ongoing communication among all social and service agencies is essential to meeting the community's needs. Also, working in conjunction with the community, service organizations should periodically review the programs offered by each organization, looking for overlaps and/or gaps in existing services, programs, and facilities. Creating a single location for residents to access health and human services through collaborative efforts among existing service organizations would be one way to more effectively coordinate services. Organizations can begin increasing coordination by publishing, and distributing their schedules and calendars in a single document, possibly a community newsletter. This task is a suitable public service project for a school group or organization.

✓ **Filling in the Gaps**

Gaps identified by community members during the planning process included:

- affordable child and elder care provisions
- programs, including athletic programs, targeted to female adolescents.



For more information about the Westside Community Center, call the Parks and Recreation Department at 871-5780.

- services for African-American residents

Although affordable child care programs, such as Plaza de Niños, are available to the community, some residents perceived that the need is not being adequately met. Residents suggested that additional affordable child care located either close to residential areas or to local centers of employment would be most beneficial. Residents also identified the need for additional elder care residences in addition to Posada del Sol. Daytime home care or center-based elder care, such as Casa Feliz, in conjunction with services that assist older residents with errands and other small home tasks, similar to St. Luke's Home Health Service, provide a good alternative to nursing home facilities. A program to assist older residents with errands or small home tasks could be implemented by a youth group. New trends in care have combined both elder and child care in one program. Casa Feliz and Plaza de Niños provide a good opportunity for testing programs that link older and younger residents. These concerns should be more closely studied by existing service organizations to determine the best way to address them.

✓ Getting the Word Out

Community input combined with general observation indicates that some available community services are underutilized in the Westside. As discussed previously in Community Facilities and Services on page 19, these services are underutilized for various reasons. It will be a slow process to convince many people in the community to trust the public resources available to them. Dissemination of information in a multi-lingual format is critical. Repeated announcements of availability and descriptions of programs need to be made on a regular basis. Public service agencies such as Guadalupe Center, Inc., WHO, the churches, or trusted community volunteers - rather than government employees - may be more successful in prompting the community to access available programs. Another recommendation for improving utilization of existing programs is to create block-level programs that have residents inventory their skills, capabilities, and needs. This program could link residents, block by block to existing programs and services, as well as provide an asset inventory to initiate self-help, mutual support and exchange networks. For example, one result could be a property management cooperative that employs residents skills to provide services to landlords and residents for physical repair and building maintenance. Kansas City Building Blocks, an initiative of Community Builders of Kansas City in partnership with the East Meyer Community Association is a working example.



Implementation

An association is the basic tool for building strong communities and creating effective citizens. A fundamental recommendation of this plan is for the Westside community to create a group, or coalition of groups, that includes meaningful involvement from all of the community's diverse interests to insure implementation of the recommendations in this plan. The implementation group should not replace existing groups or associations, rather they should work with them to implement plan components. There are many ways to create the implementation group. One example is the HistoricNorthEast Restoration Committee, a non-profit group that was created to implement the Independence Avenue Corridor Plan. The most important consideration in creating the implementation group is that all of the diverse interests, including residents from the different neighborhood areas, business owners, agencies, property owners, churches, and others, are given the opportunity for meaningful involvement in what happens in the community. The implementation group could be funded through charitable foundation grants, fund raisers, corporate support, and/or service organization sponsorships.

List of Recommendations

A community plan is an ongoing process. The process does not end with the preparation of a plan report. A successful plan can be measured by tangible results. These results may be physical construction, an enhanced self-image, stronger community pride, more involved community members, a higher level of maintenance in the community, better employment opportunities, or a range of other measures.

The List of Recommendations serves as a general guide for implementing the Westside Area Plan and future actions in the planning area. The Recommendations represent an understanding, at this time, of the strategies required to realize the "community vision" articulated through the planning process. It is important to recognize, however, that these strategies may change over time as either participants change or as new information or resources become available.

	RECOMMENDATION	INITIATOR
Recommendations assess the health and strength of the community. These determine financial needs as well as the physical strengths of the community. For example, an asset inventory documents personal strengths such as a large population of craftsmen, qualities that are significant but to which a dollar figure cannot be assessed	<ul style="list-style-type: none"> • Comprehensive Credit Needs Assessment • Increase Coordination among Service and Programs of Community Organizations • Include Residential Development Incentives • Review existing program for duplication and gaps • Develop and Maintain Community Asset Inventory 	<p>Community / Service Agencies / Banks / Businesses</p> <p>Community / Service Agencies</p> <p>Community / Developers</p> <p>Community / Service Agencies</p> <p>Community</p>
Issues that strengthen physical and social properties of the community	<ul style="list-style-type: none"> • Rezone: <ul style="list-style-type: none"> -residential areas, except Fenway Plaza and West Bluffs, from R4 to R2 or R3. -portions of the south side of Southwest Blvd. (between I-35 and 25th St.) from M2a to C3a1 - 16th St. (Drips Park to Jefferson St.) from C1 to R2 - area adjacent to 31st St. (between Jarboe and Holly) from C2 to R4. - M2a along Southwest Blvd. to M1 -C2 area along Avenida Cesar E. Chavez, Fairmount to Allen, to R2 -C2 area around Alta Vista Education Center to R2 -M1 area on Primitivo Garcia Site R2 -Northwest corner Summit and Avenida Cesar Chavez from R4 to C2 -North of Southwest Blvd. From 21st st to Avenida Cesar Chavez from M1 to C2 • Implement Clean Sweep as an on-going program 	<p>Community / City Planning & Development Dept.</p> <p>Community / City Office of Environmental Management</p>

One step further / adding a layer of detail to above issues

<ul style="list-style-type: none"> • Increase Street and Pedestrian Lighting • Residential Renovation / Rehabilitation • Improve Property Maintenance • Link Property Maintenance to Assistance Program • Increase Adult Education and Training Opportunities • Job Information Service • Continue CAN Center Program • Insure compliance with existing zoning • Create Plan Implementation Group 	<p>Community / Public Works</p> <p>Westside Housing Organization / Private Owners</p> <p>Community / City Codes Dept. / Private Owners</p> <p>CAN Center / City Codes Dept. / Neighborhood and Community Development</p> <p>GCI / HEDC / KCMO Public Schools / Metro Comm. College</p> <p>Guadalupe Center, Inc. / HEDC</p> <p>Community / Westside Business Assoc. / Police Dept.</p> <p>Community / Codes Administration Dept.</p> <p>Community / Existing Organizations and Agencies</p>
<ul style="list-style-type: none"> • Limit commercial truck traffic on 26th and 27th St. • Prevent alignment of Hispanic Business Park entrances with neighborhood streets • Increase utilization of Aid Programs • Develop Buffer / Transition Zones between Incompatible Uses • Reduce Billboard Quantity and control contents of billboards 	<p>Community / City Public Works</p> <p>HEDC / Community</p> <p>Community / Service Agencies</p> <p>Community / Businesses</p> <p>Community / Billboard Owners</p>

• Implement and maintain public parking under I-35	Westside Business Association / Public Works
• Improve Surface Conditions on Roadways and Sidewalks	Community / Public Works
• Gateway Identification Plan	Community
• Promote Historic Preservation -continue survey program; pursue National / Kansas City designation for eligible properties / areas	Community / Property Owners / Kansas City Historic Preservation Management Division
• Encourage Adaptive Reuse for Vacant Structures	Community / Private Investors
• Encourage Development of 17th St. Commercial District	Community / Businesses
• Develop and Distribute Community Newsletter and Calendar	Community / Kansas City Neighborhood Alliance
• Declare Vacant City-Owned Land as Surplus	Community / City Property & Acquisition Dept.
• Vacant lot split and share program	Community / Land Trust of Jackson County
• Transfer vacant Land Trust property to responsible private owner	WHO / Private Owners / Land Trust of Jackson County
• Market Westside Businesses	Westside Business Association
• Create community gardens on vacant lots	Community
• Install barrier between 2800-2900 Block of Southwest Trafficway	Community / Service Agencies
• Expand existing county park at Holly & 30th Street to create neighborhood park	Community / Public Works

Can be done at any time. They will improve the community, but may affect only select segments of the population at any one time.

- Implement Walk Around the Block program in area schools
- Develop historic / heritage walking or driving tours
- Develop Corporate-Neighborhood Partnerships
- Evaluate Childcare / Eldercare provisions
- Outdoor Pavilion
- Recycling Center
- Provide and maintain Public Restroom in neighborhood parks
- Extend Southwest Blvd. Streetscape Improvements to East to connect Grand / Main corridor
- Develop neighborhood transit system
- Improve appearance of Kansas City Terminal Railroad Bridges

Community / Teachers / Schools

Community

Community / Local Corporations

Corporations / Community / Service Agencies

Parks & Recreation / HEDC / GCI

Community / City Office of Envir. Mgmt / Bridging the Gap

Community / Parks and Recreation

Community / Westside Business Assoc. / Bridging the Gap / Crossroads Business Assoc. / Economic Development Corp.

Westside Business Assoc. / GCI / Service Agencies

Westside CAN Center / Westside Business Assoc.

APPENDIX A

Urban Design Guidelines

One of the highlights of the Westside is its cultural and architectural diversity. The confluence of four distinct neighborhoods into one community results in a variation in architectural style and scale. Imposing architectural guidelines universally to the entire community would ignore the attractiveness and the reality of the existing variations, and would create the possibility for homogeneity.

There are however urban design guidelines which apply to all new development, regardless of neighborhood.

A. Scale

For the Westside to remain a visually unified community, it is important that scale be maintained in every type of development. Almost all of the Westside is characterized by a "pedestrian" scale. Doors are close to the street, roof lines are consistently two to two and a half stories high being either flat or pitched.

B. Screening Residential Uses:

1. Intent/Purpose: to protect the health, safety, and welfare of residents, to minimize any external negative impacts on the residential areas, and to maximize the privacy and quality of residential areas.
2. Guidelines:
 - Residential uses should be buffered from commercial and industrial uses by screening. The screening should be located on the commercial or industrial property and maintained by the owner. Plywood, chain-link, woven wire, barbed wire, and transparent materials are not acceptable.
 - Commercial and industrial uses should provide and maintain a landscaped buffer of deciduous and evergreen trees and shrubs along the wall or fence within the property on any boundary adjacent to a residential use, in order to visually screen the non-residential uses so they may not negatively impact the residential uses.
 - Any lights or outdoor speakers used for commercial and industrial buildings, parking areas, and storage areas should be arranged in order to reflect the light and transmit the noise away from adjacent residential areas. Glare should be kept to a minimum through the use of cut-off fixtures or other devices, and noise should be minimized through the use of low-noise level lights.
 - Trash receptacles should be enclosed by a solid wall, preferably of masonry construction, that is sufficient in height to hide the receptacles from view.

C. Landscaping

1. Intent/Purpose: To promote a positive image of the area for residents and visitors; to lessen negative impacts such as noise. Odors, and unsightly views, to purify the air by absorbing exhaust gases and giving pure oxygen, to provide shade and comfort for customers and employees.
2. Guidelines:
General Landscaping:

- Encourage landscaping around buildings, and the landscaping and screening of parking lots, landscaping within parking lots, and landscaping and screening around storage uses.

Landscaping of Buildings:

- The grounds around buildings should be landscaped with shade trees, evergreen trees or shrubs, or flowering planting areas.
- All new development should attempt to achieve harmony with the natural environment by preserving existing, healthy, attractive plant materials of significant size.

Landscaping of Parking Areas

- Surface parking areas should be landscaped both on the interior and perimeter of the parking area within the property lines. Deciduous trees or evergreen trees and shrubs should be planted at regular intervals in the interior and on the perimeter of the parking area in order to landscape at least 10% of the total square footage of the parking area. There should be at least one tree for every 10 parking spaces in the interior of the parking area in order to break up the rows of spaces.
- If a surface parking area is located along the street frontage, an additional decorative wall, berm, or a solid landscaped screen of evergreen trees and shrubs or raised planters at least four feet in height should be constructed or planted along the street frontage.
- Parking structures should be screened with evergreen trees that have a mature height of twenty feet or greater in order to screen them from view.

D. Parking Area Controls

1. Intent/Purpose: To respect the surrounding buildings and area; to hide the parking areas from major view corridors; and to minimize the impact parking areas on traffic and circulation.
2. Guidelines:
 - Parking structures should respect the height of the buildings in adjacent commercial and residential neighborhoods and should make appropriate transitions in scale.
 - Lighting should be provided for all parking area. The use of floodlights or colored lights is discouraged.
 - Lighting in parking areas should be directed away from adjacent residential areas.
 - The exterior finish to the parking structures should enhance the facade design and screen the parking area. Architectural treatments include the use of masonry materials that cover the structural portions that form the building edge.
 - Parking areas should be located at the rear of the property or to the side of a building.
 - Entries to parking areas should be located at the rear of the property or to the side of a building.
 - Entries to parking areas should be located along major arterials instead of residential streets.
 - Curb cuts for parking areas should be kept to a minimum. Curb cuts for parking should be kept to a minimum. Curb cuts for parking areas should not be within seventy-five feet of a street intersection.

E. *Set Backs*

1. **Intent/Purpose:** To provide for a consistent and unifying development pattern along commercial corridors and major roadways and to ensure a sufficient buffer between incompatible uses.
2. **Guidelines:**
 - Any industrial use should have a setback of at least ten feet from any public right-of-way.
 - Any industrial use should have a setback of at least twenty feet from the public right-of-way that separates the non-residential use from the residential use.
 - Any industrial use, when adjacent to a residential use, should have a setback of at least fifteen feet.

F. *Building Placement, Bulk and Massing Controls*

1. **Intent/Purpose:** To encourage buildings that are compatible within a development and uses; and to provide a sense of human scale.
2. **Guidelines:**
 - Non-urban construction materials, such as imitation masonry, metal panels, concrete panels, or plywood, should be discouraged on commercial buildings.
 - When a project zoned for office or retail use is located adjacent to the residential zoning districts of R-1 or R-2, office or retail construction should respect the existing building scale and character of the residential neighborhood. Generally, office or retail development adjacent to residential zoning districts should not exceed forty-five feet in height.

G. *Vehicular Access*

1. **Intent/Purpose:** To provide opportunities for the public to drive to a commercial or industrial development while minimizing the visual impact, noise impact, and safety problems associated with commercial traffic in adjacent residential neighborhoods.
2. **Guidelines**
 - All new commercial and industrial development should provide access from arterial streets only..

H. *Pedestrian Linkage*

1. **Intent/Purpose:** To minimize conflicts between vehicular and pedestrian circulation in and around developments and to provide pedestrians an easy opportunity to patronize adjacent commercial developments.
2. **Guidelines:**
 - A continuous pedestrian path should be provided between buildings within a development, so pedestrians can travel on a visually and spatially separated walkway through parking areas from one building to another. Walkways can be visually and spatially separated through the use of additional site elements, such as bollards and special pavement treatments.
 - When commercial uses abut residential areas, there should be a pedestrian connection from residential area to the commercial area at least once a block.
 - There should be direct access into a building from a public sidewalk.

- Sidewalks should be constructed on streets fronting a commercial development for all new developments in order to provide adequate pedestrian circulation.

I. Historic and Architecturally Significant Buildings

1. Intent/Purpose: To maintain the history and architecture that constitutes the character of the area.
2. Guidelines:
 - Historic and architecturally significant buildings should be preserved with any new development.

Architectural Guidelines

In addition to these urban design guidelines, new development should be sensitive to the following architectural guidelines relative to the neighborhood of their location. Individual neighborhoods may choose to expand and adapt architectural guidelines specific to their neighborhood. Architectural guidelines can be prescriptive, so remember, it is important to aim for variety within harmony.

- **Building Massing and Style** - The volumetric shape of the structure. Includes shape of the roof, size of base and footprint. The massing reflects the style of the structure.
- **Roof** - Various pitches, shapes, forms and materials.
- **Facade** - Window and door openings, proportions, materials and relationship to sidewalk.
- **Doors**- Location, orientation, and proportion; Door types and edge treatments.
- **Windows**- Common window vocabulary: number of panes, way it opens, edge treatments.
- **Porches**- Style, mass, roof form, overhangs, columns, and stair types
- **Decorative elements**- Includes trim, bays, towers, cross gables, dormers, copulas and pergolas.
- **Gutters**- Specify U or K or half round, how they are attached- built in or integrated with the trim.
- **Chimneys**- Type of exposure, location, materials and colors.
- **Front, Side and Rear Yard, Walls, Fences and Hedges**- Size, height, materials and character; List of acceptable fence and gate types.
- **Colors**- Select variety of base and accent colors.
- **Driveways**- Size, location, relationship to building, surface materials. Treatment of shared driveways.
- **Streetscape pavement materials and textures**- Materials, textures and colors.
- **Curb treatment**- Profile, material and height.
- **Streetlights**- Scaled to the pedestrian. Specify style, height, and foot-candles
- **Streetsigns**- Style, material, sight distance and size.
- **Street Furniture**- Should complement architectural style and pavement characteristics. Includes benches, planters, bicycle racks, kiosks, etc.

This is a general outline to help individual neighborhoods get started on architectural guidelines. It is important to first examine whether architectural guidelines are appropriate to and wanted by the neighborhood. Many resources discussing these issues are available.

APPENDIX B

Demographic Trend Analysis

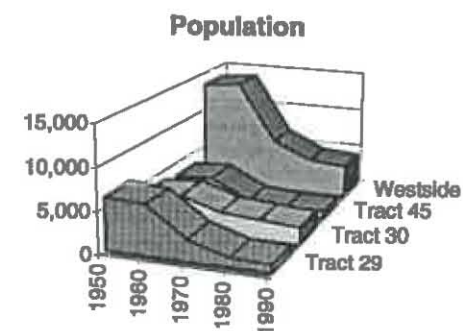
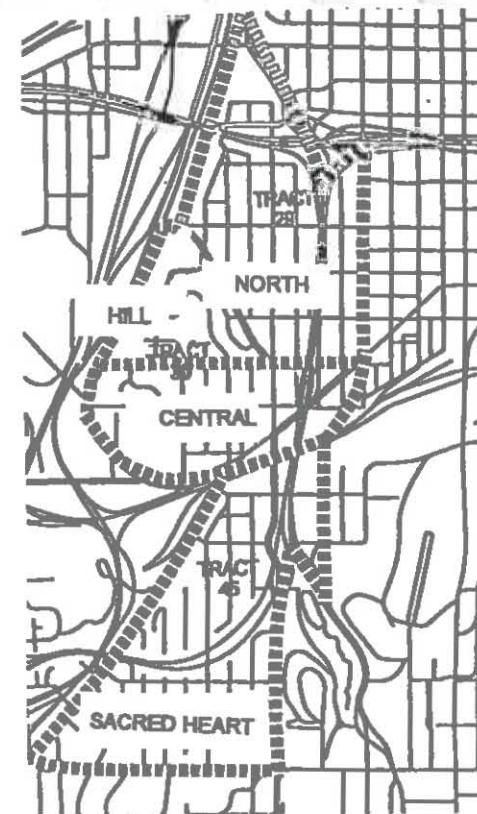
The first step in a community based planning process is to better understand the issues, concerns and opportunities that are important to the community. Collecting and evaluating data is an important initial step in an issues based approach to planning. An inventory of existing conditions also serves as a benchmark for comparison to future development. Data in this analysis is from the U.S. Department of Commerce, Bureau of the Census and from the Jackson County Assessor's Office. As a frame of reference, data is included for both the Westside community and Kansas City, Missouri. As a frame of reference, data is included for both the Westside community and Kansas City, Missouri.

Growth/Decline

Since 1950, the Westside has experienced a decline in population, households, and housing units. Between 1980 and 1990, the total Westside population declined 9% (418 persons) compared to a 3% decline in Kansas City. At the same time, the number of Westside households decreased 5% (64 households), compared to a 3% increase in Kansas City, and Westside housing units decreased by 5% (85 units), compared to a 5% increase in Kansas City. Although the Westside has declined since 1950, between 1980 and 1990 the rate of decline in population, households and housing units significantly decreased. In fact, census tract 45, located in the southern part of the Westside, showed a population increase of 5% (51 persons), and a 2% increase (6 units) in housing units between 1980 and 1990. The decreasing rate of decline and the small gains in population and housing units suggest that the Westside residential areas are beginning to stabilize. Increasing stability in residential areas can increase the demand for housing and provide a stronger demand for neighborhood businesses and services.

Diversity

The majority of Westside residents (67%) identify their ethnicity as Hispanic, compared to 4% of Kansas City residents. In addition to its strong Hispanic culture, the Westside has historically been a racially diverse community. In 1990, 19% of the Westside population described themselves as African American, 37% as Caucasian, and 44% as "other races." (Many people of Hispanic descent do not describe themselves as either white (Caucasian) or black (African American), which is most likely the reason for the large percentage of the population describing themselves as "other races.") In comparison, 67% of Kansas City's population describes itself as Caucasian, 30% as African American, and 4% as "other races." The Westside is recognized as a center of Hispanic culture in the Kansas City area. As a center for Hispanic culture, the Westside attracts Hispanic owned businesses such as groceries, restaurants, and cultural organizations targeting the Hispanic market.



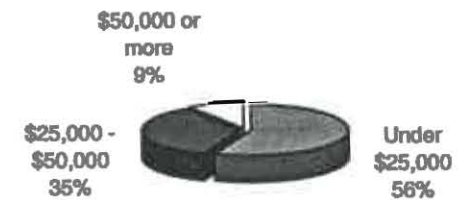
Owner Occupied Housing

Although the total number of Westside housing units has declined, the rate of occupancy remained relatively stable between 1980 and 1990 (81% in 1980 and 80% in 1990). In the same decade, the percentage of owner occupied units increased by 3%. In 1990, census information shows that owner occupied housing comprised 38% of all Westside housing units compared to 50% in Kansas City. According to the Jackson County Assessor, 60% of all housing units classified as single family or duplex are owner occupied. Westside residents associate many of the housing issues such as property maintenance and community pride with absentee landlords and the need to increase the rate of owner occupancy. A low rate of owner occupancy is often associated with unstable property values, low investment in property maintenance and renovation, and a low sense of pride among residents in their community. Although absentee landlords create some of the problems associated with housing, the relatively high percentage of low income households and elderly persons below the poverty level also contribute to property maintenance issues.

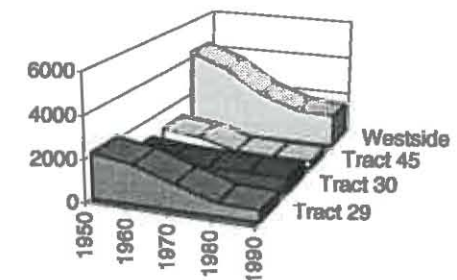
Housing Value, Age, and Condition

Fifty-six percent of all owner-occupied single family homes in the Westside are valued under \$25,000 and 90% are valued under \$50,000. In Kansas City, only 12% of all owner-occupied single family homes are valued under \$25,000 and 42% are valued under \$50,000. The median value of a Westside house is \$23,923, compared to a median value of \$56,808 in Kansas City. Almost half of all Westside housing (46%) was built before 1940 compared to 28% in Kansas City. Although the majority of Westside housing was originally constructed as low cost housing, current conditions have further reduced housing values. A 1988 Housing Conditions Survey completed by the City Development Department of the City of Kansas City, Missouri estimated that, of all Westside housing units, 11% were sound, 21% needed minor repairs, 63% needed major repairs, and 5% were dilapidated and should be considered for demolition. In comparison, 55% of all Kansas City housing units were sound, 19% needed minor repairs, 21% needed major repairs, and 5% were dilapidated and required demolition. Housing condition information indicates a high demand for repair and rehabilitation to the existing housing stock. Housing condition data, in conjunction with household income data, also suggest that some homeowners may be unable to afford the needed repairs to their homes or to meet established City Codes.

Value of Single Family, Owner-Occupied Housing



Housing Units



Housing Occupancy



Education

The level of education attained is often linked to employment and household income levels in a community. This is apparent in the Westside. Of Westside residents 25 years old and older, 62% did not receive a high school diploma or equivalent, such as a GED, compared to 21% of Kansas City residents. Fifty-eight percent (58%) of Westside residents who did not receive a high school diploma completed less than a 9th grade level education. Statistically, there is a direct correlation between the level of education attained and the amount of income a person is likely to obtain. The Westside proves to be no exception to this, with comparably low household income, which indicated a greater need for affordable housing and community services, including adult education and training programs.

Employment Comparison

Ninety-three percent of Kansas City residents in the labor force are employed while 86% of Westside residents in the labor force are employed. A larger portion of the Westside population considers itself "not in the labor force" - 42% - compared to 32% for Kansas City. This suggests that one employed person on the Westside is supporting more non-employed people than one employed person in Kansas City. This is reflected in lower Westside household incomes.

Household Income

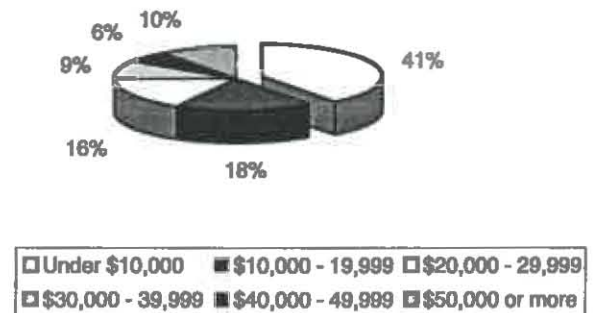
Kansas City households earn a median income of \$26,713 compared to a median income of \$15,875 earned by Westside households. The range of household incomes is distributed fairly evenly in Kansas City, between 11% and 18% the income ranges shown in the chart on the right. In comparison, 41% of Westside households earn less than \$10,000, 34% earn incomes between \$10,000 and \$30,000 and only 25% earn more than \$30,000. Household income is a direct indicator of poverty. Thirty-nine percent of all Westside residents live below the poverty level, while 15% of Kansas City residents live below the poverty level. Thirty-one percent of all Westside residents of Hispanic origin and 73% of all African American Westside residents live in poverty. Additionally, 29% of Westside residents 65 years old or older live in poverty compared to 14% in Kansas City.

Although the Westside community is culturally diverse, the community is not economically diverse. As a result, the Westside has a high demand for affordable housing, continuing education and training, and discounted services such as medical care, elder care, and child care. Additionally, low income household income levels translate to less money available for housing maintenance and repair, less money available for some community improvement projects and a smaller economic support base for neighborhood businesses such as groceries and restaurants. For example, the City usually replaces sidewalks at the expense of the adjoining property owners. Although a majority of Westside sidewalks need repair or replacement, many property owners cannot afford the additional expense.

The Census defines "in the labor force" as all persons 16 years or over either employed, looking for work, available to accept a job, or a member of the armed forces.

The Census defines "not in the labor force" as persons 16 years or over who are not classified in the labor force. This category consists mostly of students, persons not employed outside the home, retired workers, seasonal workers in the off season who are not looking for work, institutionalized persons, and persons doing incidental unpaid family work.

Westside Household Income



In addition to the trends previously discusses, two other demographic trends are important. First, the Westside area has a significantly higher proportion (28%) of female heads of households than Kansas City (15%). Second, Westside residents are less mobile in comparison to Kansas City. While 18% of Kansas City households do not have vehicles, 34% of Westside households are without a vehicle.

Demographic Survey

All of these factors lead to the following implications for development on the Westside:

- 1) Existing housing should be maintained. Maintenance can be encouraged through rehabilitation/renovation. Creative financing and grant programs should be reviewed for assistance and where existing programs are not adequate, new programs should be developed. Affordable housing for purchase should be encouraged wherever possible - including the conversion of rental housing as well as the construction of new units.
- 2) Unstable property values often make it difficult to obtain basic homeowners insurance or loans for rehabilitation. Encouraging economic investment in housing from local banks and insurers would benefit the community.
- 3) The correlation between low education levels and low income needs to be recognized. Low income is often a reliable indicator of the ability to acquire and maintain property. This calls for the need to increase and publicize the availability of programs which provide money to renovate or convert housing into affordable and livable dwelling units. Most importantly, there should be a greater emphasis on continuing education and training to increase education and skills levels and increase income-earning potential in the long term.
- 4) The Westside is a prime location for Hispanic-oriented businesses and services. The diverse community is supportive of ethnic-oriented entities.
- 5) Development should be encouraged when it provides increased education, training, and employment opportunities and/or other needed services for Westside residents and does not negatively impact the quality of life or the existing character and scale of the community.
- 6) Many social service providers are located in the Westside. The availability of services in the community should be encouraged and the expansion of facilities and services should be considered as the need arises.
- 7) Family-friendly services/commercial enterprises should be encouraged to locate on the Westside. Provision of on-site child care/elder care in conjunction with employment is highly recommended.
- 8) In response to low mobility, the development of a local van/bus service to provide low cost neighborhood transportation is important. The creation of new routes providing service to key employment areas may be beneficial.

APPENDIX C

REZONING PROCESS GENERAL INFORMATION

1. What is Zoning?

- A legal planning tool to regulate what uses are allowed on particular sites.

What is Downzoning?

- Rezoning to a lower density or intensity: i.e. from commercial to residential, or from multifamily to single-family.

2. What is the Purpose of Zoning?

- The general purpose and requirements of Zoning work for... *"the promotion of health, safety, morals or the general welfare of the community; to lessen congestion in the streets; to secure safety from fire, panic and other danger; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; and to facilitate the adequate provisions for transportation, water, sewage, schools, parks and other public requirements."* (Chapter 39.030, Zoning Ordinance of Kansas City, Missouri)
- Specific Purpose - Promotes compatible land uses and supports property owners' confidence that adjacent land uses will not harm the value or the conditions of their property.

Zoning achieves these purposes by regulating allowable:

- | | |
|------------|---------------------------|
| - Land use | - Building height |
| - Density | - Parking |
| - Signage | - Lot dimensions/setbacks |

Zoning does not regulate:

- Type of occupancy (ownership, rental)
- Financing (private, publicly assisted)

- 3. By law, a rezoning must be in compliance with the adopted plan for the area. A plan should be finalized and adopted before rezoning is pursued. The following summarizes the steps for plan adoption:**
- a) After the community reaches consensus on the contents and recommendations of the draft Plan, City Council or City Planning and Development Department staff submit an application for adoption of the Plan.
 - b) Ordinance is referred to City Plan Commission (CPC) and a hearing is scheduled in 4 to 6 weeks. Public notice of the hearing is published 15 days prior to the hearing date.
 - c) CPC hearing on Plan adoption: Community members attend and testify.
 - d) City Council hearing before Planning, Zoning and Economic Development Committee 3 to 4 weeks after CPC hearing: Community members attend and testify. Public notice of the hearing is published 15 days prior to the hearing date.
 - e) City Council approval. (Note: The process from application to CPC through adoption by City Council takes at least three months.)

4. Next steps to pursue rezoning:

- a) Neighborhood decides what zoning it would like to pursue in specific areas and proposes specific boundaries for rezoning.
- b) Neighborhood determines what existing uses would not be in compliance with the new zoning district, based on criteria provided by the City Development Department and Codes Administration Department.
- c) One or more City Council members agree to sponsor rezoning.
- d) Neighborhood sponsors a special meeting to discuss the proposed rezoning. All property owners in the affected area are invited as well as City Council sponsors. City Planning and Development staff, particularly staff from the Development Management Division, and from the Codes Administration Department, would present information on the rezoning and answer questions on the effects of the rezoning;

All property owners who are being considered for rezoning should be notified before the final rezoning boundaries are chosen, and to give them the opportunity to learn about and understand the process, and discuss why they do or do not want to be included in the rezoning (this includes owner-occupants and owners of rental property whether they live in the neighborhood, the city or outside Kansas City). Rezoning limits what a property owner can legally do with his or her property, so the owner has a right to know about the proposed rezoning and to speak at the community meetings and hearings. The Zoning Ordinance requires all property owners within the boundaries of the proposed rezoning to be notified, as well as those within 185 feet of the proposed rezoning.

- e) Negotiate with property owners in opposition to the rezoning; modify the boundaries of the area proposed for rezoning to reflect areas of support for rezoning.

The agreement of most property owners in the area to be rezoned should be secured before the CPC hearing. People are more likely to support something that affects their property if they understand why it is being done and the benefits. If they do not hear about the proposal until the hearing before the CPC, they are likely to testify against it. Also only the property owner, or his/her designated representative, or the Director of City Development, the City Council, or any governmental agency or corporation having the power of eminent domain can apply for a rezoning. Current department policy is that council sponsorship is necessary for downzoning. None of these parties would go through the time and expense of initiating a rezoning process, unless they are assured the support of most of the property owners, so that when the rezoning case has a hearing before the City Plan Commission, there is widespread support for the rezoning.

- f) City Council sponsors introduce an ordinance to rezone to City Council. The ordinance is referred to the City Plan Commission.
- g) Rezoning case is scheduled for CPC hearing in 4 to 6 weeks. City Planning staff mails official rezoning notice of hearing to all affected property owners, and those within 185 feet.
- h) CPC hearing on rezoning: Neighborhood attends and testifies; affected property owners testify.
- i) City Council hearing before Planning, Zoning and Economic Development Committee three to four weeks after CPC hearing: Neighborhood attends and testifies; affected property owners testify.
- j) City Council approval. (Note: The process from application to CPC through adoption by City Council takes at least three months.)
- k) City Planning and Development Department sends out certified mail to all property owners whose property was rezoned.
- l) Neighborhood posts all properties, generally with door hangers, saying that the property has been rezoned and that they have one year to obtain a Certificate of Legal Non-Conforming Use (CLNU), if they do not comply with the new zoning.
- m) Property owners apply for CLNU's within one year.

RESIDENTIAL DISTRICTS

SEC. 80-60. DISTRICT R-2 - TWO-FAMILY DWELLINGS *

District R-2 is divided into Districts R-2a and R-2b, differing only in the requirements of lot area per family.

1. Examples of Uses Allowed

Without restrictions: One and two-family dwellings and publicly owned parks and recreational areas.

Subject to special restrictions/conditions:

- Church plants and synagogues
- Community center buildings
- Police stations
- Public libraries, museums and art galleries
- Public schools, private schools, and institutions of higher learning
- Agriculture, nurseries and truck gardening
- Community unit and group housing projects
- Fire stations and water and sewerage facilities constructed by the city
- Golf courses, not including golf course clubhouses, miniature golf courses or driving ranges
- Mobile home developments
- Temporary radio and television towers for special events of widespread national interest.
- Sewage treatment plants, telephone exchanges, electrical substations and similar services

2. Height Restrictions - Buildings shall not exceed two and one-half (2 1/2) stories and thirty-five (35) feet in height.

SEC. 80-70. DISTRICT R-3 - LOW DENSITY - LOW APARTMENTS *

Accommodates non-elevator walk-up type apartment buildings generally located in around central areas of the city or in convenient relation to major thoroughfares, regional or local business centers. Transportation may be principally by private automobile, although adequate utility services are required to support a concentrated but relatively low apartment density.

1. Examples of Uses Allowed:

- a. Uses listed under district R-2
- b. Apartment houses, row houses and converted dwellings

2. Height Restrictions - Buildings or structures shall not exceed three (3) stories in height and 45 feet in height.

SEC. 80-80. DISTRICT R-4 (LOW APARTMENT) *

1. Examples of Uses Allowed:

- a. **Uses allowed in district R-3**
- b. **Apartment houses, row houses and converted dwellings**
- c. **Boardinghouses and children's boarding homes**
- d. **Day care centers**
- e. **Group home facility, not including halfway houses for alcoholics, drug addicts, prisoners or juvenile delinquents, or any facilities for individuals required to be confined due to their inability to function in society**
- f. **Lodginghouses**
- g. **Convalescent homes, or nursing homes, other than for mental patients, alcoholics or persons having contagious diseases**
- h. **Convents, private clubs or fraternal orders, including fraternity or sorority houses, except clubs, the chief activities of which are services customarily carried on as a business**

2. Height Restrictions - Buildings or structures shall not exceed three stories and 45 feet in height.

COMMERCIAL DISTRICTS

SEC. 80-130. DISTRICT C-1 (NEIGHBORHOOD RETAIL BUSINESS) *

District C-1 is intended to permit development and continuance of small-scale commercial areas, designed to serve either adjacent residential neighborhoods; or larger trade areas with small-size specialty shops and services such as antique shops, boutiques, travel services and other related activities. Major commercial or service establishments with large floor areas (over 5,000 square feet) or large parking lots for drive-up services are better located in more intensive commercial districts.

1. Examples of Uses Allowed:

a. Use allowed in district R-5

b. Professional services

- Artists' studios
- Office buildings
- Clinics, for people only
- Photographic studios

c. Retail and personal services

- Barbershops or beauty shops
- Bicycle repair shops
- Dancing schools
- Music studios
- Printing and reproduction services
- Shoe repair shops
- Tailor shops
- Travel agencies
- Grooming for small pets, subject to specific conditions
- Electrical appliance, fix-it, radio or television repair shops
- Charity organization uses, including shelters for the homeless
- Banks, savings and loan associations and other financial institutions, subject to specific conditions
- Dyeing and dry cleaning shops and shirt laundry services, subject to specific conditions
- Laundromats, coin-operated, or self-service laundries or self-service dry cleaning shops, subject to specific conditions

d. Transportation services

- Public parking facilities for passenger vehicles not exceeding 20 feet in length
- Service stations for the sale and dispensing of gasoline and oil only, but not including motor, body or fender repair work and subject to specific conditions

e. Retail commercial:

- Bakery or pastry shops (retail only)
- Book or stationery stores
- Clothing or ready-to-wear stores
- Confectionery stores
- Drugstores
- Dry goods or notions stores
- Florists or gift shops
- Furniture homes or stores
- Grocery, fruit or vegetable stores- Hardware stores
- Jewelry stores
- Meat markets or delicatessens
- Package liquor stores
- Photographic shops
- Restaurants, excluding drive-ins
- Shoe stores

2. Height Restrictions - Buildings or structures shall not exceed 2 1/2 stories and 35 feet in height, unless adjacent to and in the same block with district R-4 or C-2, in which case the height shall not exceed three stories and 45 feet.

SEC. 80-140. DISTRICT C-2 (LOCAL RETAIL BUSINESS) *

District C-2 is intended to permit development and continuance of offices, retail trades and commercial services at specific locations along major streets, such as intersections. Automobile-related uses, such as drive-ins, dealerships, garages and other related uses, are first permitted in this district.

1. Examples of Uses Allowed:

a. Any use permitted in district C-1

b. Retail/commercial

- Feed stores (no grinding)
- Commercial greenhouses
- Pet shops, if entirely within a building

c. Retail services

- Bars or cocktail lounges

- Business and commercial schools
- Frozen food lockers for individual or family use
- Motels
- Job printing, newspapers, lithography and publishing
- Ice delivery stations
- Commercial photography and processing
- Nightclubs or taverns
- Package liquor stores
- Recreation centers and activities
- Funeral homes, located on a major thoroughfare
- Sign painting or sign shops, subject to specific conditions
- Aluminum or similar metal collection centers, subject to specific conditions

d. Automobile-related uses

- Brake lining, only installation and repair
- Carwashes, with conditions
- Bus stations for passenger pickup and discharge only
- Tire and battery stores
- Wheel aligning only
- Drive-in restaurants or similar food-related businesses, with conditions
- Garages for the parking of passenger vehicles and for motor repair of passenger vehicles
- Public parking stations for commercial delivery cars not to exceed three-quarter ton
- Taxicab businesses, including garage, servicing and parking facilities
- Automobile or trailer sales agencies and trailer or used car sales lots with conditions

e. Miscellaneous

- Cabinet shops or carpenter shops- Telephone exchanges
- Public utility stations or substations or terminals
- Small animal hospitals and animal boarding, with conditions
- Commercial radio and television broadcasting stations or transmitting stations and towers, with conditions

2. Height Restrictions - Buildings or structures shall not exceed 45 feet in height.

SEC. 80-151. DISTRICT C-3A1 (INTERMEDIATE BUSINESS, LOW BUILDINGS) *

District C-3 is for more intensive commercial activities outside the central business district, but not including industrial activities. The district is designed for major secondary shopping areas or other areas involving mixed retail and wholesale commercial activity. District C-3 is divided into districts C-3a1 and C-3a2, differing only in the requirements for the maximum height of buildings and into district C-3b. District C-3a1 is intended to serve regional trade areas by permitting large-scale commercial development of more intensive uses than allowed in C-2 districts. Such areas should be adjacent to major thoroughfares carrying regional traffic. Certain distribution and wholesale uses are first permitted in this district.

1. Examples of Uses Allowed:

a. Any use allowed in district C-2

b. Retail services

- Bookbinding
- Diaper services
- Dyeing and dry cleaning plants
- Film exchanges
- Meat processing; subject to specific conditions
- Photograph printing shops
- Newspapers, job printing, lithographing and publishing
- Trade schools
- Shooting galleries
- Sign painting and sign shops
- Taxidermy
- Plumbing or sheetmetal shops (allowing punching of material one-eighth inch or less in thickness)

c. Automobile-related and automobile-oriented uses

- Auto body shops, subject to specific conditions
- Drive-in businesses
- Drive-in theaters, subject to specific conditions
- Streetcar and bus barns
- Parking stations for trucks and buses
- Used car sales lots or trailer sales garages
- Public garages, with the same conditions for auto body shops

d. Distribution and wholesale uses

- Bakeries, wholesale, subject to specific conditions

- Bottling works for soft drinks only, subject to specific conditions
- General distribution and wholesaling
- Manufacture of articles to be sold at retail on the premises only
- Storage, subject to specific conditions
- Transfer and storage offices or warehouses
- Wholesale uses, subject to specific conditions

e. Miscellaneous

- Armories
- Fiestas and street fairs
- Battery stations
- Cabinet and carpenter shops
- Tourist camps and motels
- Laundries

2. Height Restrictions - Buildings or structures shall not exceed three stories and 45 feet in height.

INDUSTRIAL DISTRICTS

SEC. 80-180. DISTRICT M-1 (LIGHT INDUSTRY) *

1. Examples of Uses Allowed:

a. Any use listed in district C-3a1

b. Animals

- Chicken batteries or brooders
- Creameries
- Meat processing (no slaughtering)
- Veterinary hospitals
- Milk bottling or central distribution stations
- Stables, riding
- Poultry killing or dressing

c. Entertainment facilities

- Baseball parks
- Carnivals
- Children's or adult amusement parks
- Circuses
- Drive-in theaters, subject to specific conditions

d. Food or beverage processing

- Bottling works
- Wineries
- Brewing or distilling of liquor
- Cold storage plants
- Canning or preserving factories
- Cutting or blending of liquors
- Coffee roasting
- Manufacture of chewing gum; fruit juices; syrups; extracts; drugs or medicines; ice; sausages; potato, corn or tapioca chips; ice cream; or cigars, cigarettes, snuff or other tobacco products

e. Light manufacturing

- Job shop foundries for making brass, bronze or aluminum castings, subject to specific conditions.

- Machine shops, subject to specific conditions.
- Manufacture of goods from aluminum, brass, bronze, copper, steel, tin or other metal; goods from bone, leather, paper, rubber, shell, wire or wood; artificial flowers, feathers or plumes; bags; bicycles; boats; blacking, cleaning or polishing preparations; brooms or brushes; buttons and novelties; canvas products; cement products; clothing; cosmetics; electrical signs; furniture, including upholstering and rebuilding; gas or electric fixtures; mattresses or their renovation; musical instruments; plastics and plastic products, subject to specific conditions; or radio or television sets
- Pattern shops
- Stamping, dieing, shearing or punching of metal not exceeding one-eighth inch in thickness
- Welding shops

f. Services

- Assaying (other than gold or silver)
- Chemical laboratories
- Carpet cleaning

g. Storage, entirely enclosed within a wall or cyclone-type fence at least eight feet in height

- | | |
|--------------------------------------|-------------------------------------|
| - Asphalt | - Lime |
| - Brick | - Liquor |
| - Building material | - Lumber |
| - Butane (less than tank car lots) | - Machinery |
| - Cement | - Oils |
| - Clay products | - Plaster |
| - Coal | - Pipe |
| - Contractor's equipment | - Propane (less than tank car lots) |
| - Cotton | - Roofing |
| - Feed | - Rope |
| - Fertilizer | - Sand |
| - Food | - Stone |
| - Gasoline (less than tank car lots) | - Tar |
| - Fuel | - Tarred or creosoted products |
| - Grain | - Terracotta |
| - Gravel | - Timber |
| - Grease | - Wine |
| - Hay | - Wood |
| - Ice | - Wool |
| - Lead | |

h. Transportation-related activities

- Tracks, spur, loading or storage, and freight yards
- Aviation schools
- Terminals, freight, rail or water
- Body and fender work
- Terminals, truck, subject to specific conditions

i. Material or waste processing facilities conducted entirely within a building with an eight-foot solid fence erected along all property lines adjacent to properties zoned residential

- Auto wrecking
- Junk handling (yard)
- Materials recovery facility
- Used tire facility

j. Miscellaneous

- Cold storage plants
- Electroplating
- Forging
- Galvanizing
- Monument or marble works, finishing and carving only, and excluding stonecutting
- Oil compounding or barreling
- Spray painting or paint mixing
- Wholesale produce markets

2. Height Restrictions - Buildings or structures shall not exceed six stories and 75 feet in height.

SEC. 80-190. DISTRICT M-2 (HEAVY INDUSTRY) *

District M-2 is divided into two districts, M-2a and M-2b. The distinction between the two districts is the uses permitted.

1. Examples of Uses Allowed, with exceptions:

- a. Any use permitted in district M-1 shall be permitted, except that no building or structure shall be erected in district M-2b to be used for residential purposes and no existing building or structure shall be converted for additional dwelling units, except hotels, provided that a building or structure to be used as a dwelling for caretakers or guards for any business or industrial establishment shall be permitted
- b. A transfer station or a solid waste separation facility shall be permitted in district M-2, subject to specific conditions
- c. **Animal-related activities**
 - Animal burial grounds
 - Animal refuges
- d. **Chemical processing**
 - Ammonia, bleaching powder or other chemical plants
 - Assaying
 - Reclamation of chemicals, other than acids or radioactive materials; subject to specific conditions
 - Reducing or refining aluminum, copper, tin or zinc
- e. **Construction-related activities**
 - Asphalt mixing plant
 - Concrete mixing plant
- f. **Foundries**
 - Brass, bronze or aluminum
 - Iron or steel
- g. **Manufacturing**
 - Any manufacturing use not heretofore enumerated or included in district M-3
 - Any manufacturing use heretofore conditionally permitted is permitted without conditions
- h. **Mills**
 - Blooming or rolling
 - Cider
 - Feed and flour
 - Steel
 - Lumber, power saw or planing
 - Wire

i. Processing

- Coke ovens
- Coal distillation, including manufacture or derivation of byproducts
- Enameling
- Sugar refining
- Tanning or curing of rawhides or skins
- Tar distillation
- Wood distillation
- Wool scouring

j. Railroad-related activity

k. Storage of Butane, gasoline, petroleum or propane; Hides and skins; or Iron, tin, junk, paper and rags; subject to specific conditions

l. Waste processing, subject to specific conditions (e.g. auto wrecking and junk handling)

m. Miscellaneous

- Central station light or power plants
- Fish packing
- Grain elevators
- Ore docks
- Power forges
- Salt works
- Rock crushing and quarrying, subject to specific conditions
- Stonecutting

2. Height Restrictions - Buildings or structures shall not exceed 12 stories and 120 feet in height.

APPENDIX D

Planned Area Expansion

The Program	The Planned Industrial Expansion Authority (PIEA) was formed in 1974 to foster commercial and industrial development in specifically designated redevelopment areas.
Benefits	<ul style="list-style-type: none">- Bond financing for land acquisition, construction and equipment purchases- Power of eminent domain for property acquisition- Property tax abatement on improvements to property via Chapter 353
Eligibility	<p>Following public advertisement for specific proposals, redevelopment proposals submitted to the Authority are reviewed and approved on the basis of:</p> <ul style="list-style-type: none">- Investment in the project area- Job creation and/or maintenance- Compatibility with designated land uses- Public benefit
The Process	<ol style="list-style-type: none">1. A request for redevelopment area designation is made to the Authority by property owner, developer or other interested party.2. A blight study for the area is submitted to the Authority by the party requesting the designation.3. The Authority reviews the blight study and considers approval of the designation process.4. Upon approval of the designation process by the Authority, the City Council reviews the blight study.5. The City Council considers approval of a blight ordinance.6. Upon approval of the blight ordinance, a general development plan for the area is prepared by the Authority.7. The Authority reviews and considers approval of the general development plan.8. Upon approval of the plan by the Authority, the City Council reviews the general development plan.9. The City Council considers approval of a general development plan ordinance.10. Upon approval of the general development plan, the area is approved for PIEA designation.

More information about the PIEA is available by calling the EDC at 221-0636.

**Land Clearance for Redevelopment Authority
(Urban Renewal District)**

The Program

Businesses and housing developments located within designated Urban Renewal Areas may benefit from the programs of the Land Clearance for Redevelopment Authority (LCRA). LCRA offers property tax abatement, bond-financing and property acquisition assistance.

Benefits

- Bond Financing

The LCRA has the authority to issue bonds to assist with the financing of approved projects within redevelopment areas. Projects seeking bond financing should contact the LCRA staff at the EDC.

- Property Acquisition

The LCRA may assist approved projects with property acquisition. The LCRA may acquire properties, coordinate benefits and assistance, and make use of its powers of eminent domain when necessary. contact the LCRA staff at the EDC for more information.

Tax Abatement

The LCRA has the authority to grant tax abatement for property improvements within urban renewal areas. For the ten years following improvements, increases in property taxes due to those improvements are 100% abated. Property taxes on the assessed value of the property before new construction or rehabilitation continue to be paid at their original rate to the appropriate taxing districts.

Application for tax abatement through LCRA is made during construction. Following receipt of the written request and design review, applications for tax abatement are then presented to the Land Clearance for Redevelopment Authority Board of Commissioners. The written request for abatement should include:

1. Applicants interest in property (own, rent, or lease).
2. Proof of interest ("Deed of Conveyance" or Title Policy, including legal description, or copy of rent or lease Agreement).
3. Statement whether project is new construction or rehabilitation.
4. A copy of construction or rehabilitation plans including work scope.
5. A copy of the City's "Application for Building Permit."
6. Date construction or rehabilitation work started and anticipated date of completion.
7. An estimate of the cost of construction or rehabilitation.

Following approval by the Board of Commissioners, the Authority prepares the necessary paperwork for filing the Tax Abatement Certificate with the City and the County.

Eligibility

LCRA projects must be physically located within an Urban Renewal Area. projects must also be in accordance with the use and design plans for the associated Urban Renewal Plan. LCRA staff and the Board of Commissioners will review project

plans for conformance with the urban renewal plan, including building use and design elements appropriate to the surrounding neighborhoods, as well as jobs and housing units created.

More information about the LCRA is available by calling the EDC at 221-0636.

Tax Increment Financing

The Program

Tax Increment Financing (TIF) is a financing/development tool that allows for Payments In Lieu of Taxes (PILOTS) to be used to pay for approved project related costs, infrastructure and capital improvements.

Property tax rates within a TIF project area are frozen for the life of the plan (23 years). Increases in city and county taxes due to new construction and improvements associated with the TIF plan are abated.

Property owners make PILOTS in an amount equal to the tax abatement granted. Those payments go into a special allocation fund. In addition to property taxes, 50% of all local operations and activity taxes generated within the plan area are also deposited into the special allocation fund.

Approved project costs are then paid or reimbursed to the developer from the special allocation fund. At such time as the PILOTS received exceed approved expenses, overages are reallocated to the appropriate taxing districts.

Benefits

- Bond Financing
- Funding for project-related costs, capital and/or infrastructure improvements to the plan area. Project costs include all reasonable or necessary costs incurred in project completion, as well as any costs incidental to preparation of a redevelopment plan.
- The TIFC may exercise its powers of eminent domain.

Eligibility

Projects using Tax Increment Financing must have plans approved by both the Tax Increment Financing Commission and the Kansas City, Missouri City Council. Missouri Statute requires that TIF projects be only redevelopment projects which would not reasonably be expected to develop without the assistance of TIF. TIF projects also require a finding of blight or blighting conditions in the project area.

The Process

1. A proposal for redevelopment is presented to staff by a proponent (developer, landowner, council person, etc.).
2. After preliminary review, the Executive Director executes a Funding Agreement with the proponent and informs the Board of Commissioners of the proposal. The Executive Director shall make periodic reports to the Board of Commissioners concerning the progress of plan preparation.

3. Staff, working with proponent, prepares a Redevelopment Plan. The Plan should address the statutory elements and any additional information appropriate. The proponent is encouraged to meet with the affected taxing jurisdictions to obtain their concerns and comments.
4. A public meeting is scheduled, including appropriate public notification and notification of affected property owners and taxing jurisdictions. A copy of the plan is distributed to the Commission.
5. At the public hearing, the standing Commission, plus the representatives of the affected taxing jurisdictions seated on the Commission (a Statutory Commission) hear:
 - A. Staff presentation and recommendation
 - B. Proposals to implement the plan
 - C. Public testimonyThe public hearing is either closed or continued.
6. After the hearing is closed, the Statutory Commission has 30 days and must make such finding as may be appropriate and vote on its recommendation to the City Council.
7. If the Statutory Commission votes to recommend approval, then the appropriate ordinances are introduced and given to the City Council. If the Statutory Commission votes against recommending approval, notice of that decision will be also supplied to the City Council.
8. After the plan is approved by the City Council, the 23 year clock for TIFC projects is initiated.
9. An annual update on each project is prepared, and a public hearing is held every five years following plan approval. The Commission also grants or denies payment of submitted project costs as incurred.

More information about TIF is available by calling the EDC at 221-0636.

Missouri State Statute 353

353 in Kansas City, Missouri

The Urban Redevelopment Corporation Law, State Statute "353" establishes incentives to stimulate private investment and redevelopment of blighted areas in the city.

Abatement

The abatement granted is on 100% of the value of the improvements to the real property for a ten year period. For the following 15 years, 353 grants a 50% abatement on property taxes. property taxes on assessed value of the property before new construction or rehabilitation are paid at their original rate appropriate taxing districts.

Eminent Domain

The granting of the city's right of eminent domain enables the developer to acquire properties at the fair market price which could not be acquired through normal negotiations. This allows the developer to (1) quickly acquire the project site, (2) purchase property at a fair market price rather than a speculative price, and (3) allows the developer to assemble a large parcel, enabling a significant impact on the redevelopment area.

Redevelopment Plan Requirements

1. Legal description of project area
2. Stages of the project
3. Buildings and site to be acquired, demolished, or renovated
4. New construction
5. Property for public agencies
6. Zoning and street changes
7. Accommodations for relocation of displaced individuals and businesses
8. Project financing
9. Plans for use of eminent domain
10. Evidence of blight within the area

Approval Process

The development plan is reviewed by City staff, the City Plan Commission and the Mayor and City Council. The Council declares the project area blighted and the development plan workable, then grants 353 statutes to the redevelopment corporation. The review process can be completed in three to four months, provided that the developer has submitted accurate and detailed documentation for City review, and that affected neighborhood groups have been advised of the plans.

More information about the LCRA is available by calling the EDC at 221-0636.

**Land Clearance for Redevelopment Authority
(Urban Renewal District)**

The Program	Businesses and housing developments located within designated Urban Renewal Areas may benefit from the programs of the Land Clearance for Redevelopment Authority (LCRA). LCRA offers property tax abatement, bond-financing and property acquisition assistance.
Benefits	<ul style="list-style-type: none">- Bond Financing The LCRA has the authority to issue bonds to assist with the financing of approved projects within redevelopment areas. Projects seeking bond financing should contact the LCRA staff at the EDC.- Property Acquisition The LCRA may assist approved projects with property acquisition. The LCRA may acquire properties, coordinate benefits and assistance, and make use of its powers of eminent domain when necessary. contact the LCRA staff at the EDC for more information.Tax Abatement The LCRA has the authority to grant tax abatement for property improvements within urban renewal areas. For the ten years following improvements, increases in property taxes due to those improvements are 100% abated. Property taxes on the assessed value of the property before new construction or rehabilitation continue to be paid at their original rate to the appropriate taxing districts.
Eligibility	LCRA projects must be physically located within an Urban Renewal Area. projects must also be in accordance with the use and design plans for the associated Urban Renewal Plan. LCRA staff and the Board of Commissioners will review project plans for conformance with the urban renewal plan, including building use and design elements appropriate to the surrounding neighborhoods, as well as jobs and housing units created.
The Process	Application for tax abatement through LCRA is made during construction. Following receipt of the written request and design review, applications for tax abatement are then presented to the Land Clearance for Redevelopment Authority Board of Commissioners.

More information about the LCRA is available by calling the EDC at 221-0636.