

# DATA AND PRELIMINARY CONDITIONS ANALYSIS REPRESENTING A “BLIGHTED AREA”

FOR THE

## **TROOST – EMANUEL CLEAVER II STUDY AREAS**

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KANSAS CITY, MISSOURI

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October 28, 2013





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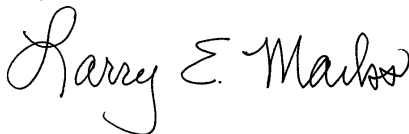
Reference is made to the accompanying “Data and Preliminary Conditions Analysis Representing a ‘Blighted Area’ for the Troost – Emanuel Cleaver II Study Areas in Kansas City, Missouri” prepared by the undersigned.

Please be advised that, based upon the results of the above referenced study, the undersigned has determined the areas described in the study constitute a “blighted area.”

This report describes and documents those conditions that, without redevelopment, will further erode the Study Areas’ economic viability and continue their economic liability for the City of Kansas City, its residents, and the taxing districts that depend upon it as a revenue source.

The Study Areas suffer from a multitude of physical and economic deficiencies including unsanitary or unsafe conditions, deterioration of site improvements, and conditions which endanger life or property by fire or other causes, which retards the provision of housing accommodations, constitutes an economic and social liability and is a menace to the public health, safety, morals, or welfare in their present condition and use.

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by:



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## 1.0 INTRODUCTION

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### STUDY AREAS

The subject areas of this blight study, referred to as the Troost – Emanuel Cleaver II Study Areas (the “Study Areas” or “Areas”), contain thirty parcels comprising approximately 11.4 acres of land (excluding rights-of-way) in four sub-areas (A, B, C and D) generally located adjacent to the intersection of Troost Avenue and Emanuel Cleaver II Boulevard in the City of Kansas City, Missouri. The Areas are generally bounded by 45<sup>th</sup> Street to the north, Forest Avenue to the east, Emanuel Cleaver II Boulevard to the south, and Gillham Road and Campbell Street to the west. Areas A, B and C are located within the boundaries of the South Hyde Park neighborhood and Area D, on the east side of Troost Avenue, is located within the Manheim Park neighborhood.

The Study Areas have experienced significant disinvestment for decades. Conditions persist that contribute to blight, including evidence of extensive economic underutilization. Needed levels of reinvestment in new construction and rehabilitation have not occurred and the Areas continue to manifest an array of blighted conditions. This picture of economic underperformance and lack of competitiveness prevails throughout the Areas despite being located in proximity to some of the finest amenities within Kansas City and the greater region.



## **HISTORICAL DEVELOPMENT**

The Study Areas, according to documentation made available through the resources of the Kansas City Public Library, occupy a portion of the City known as Sunny Slope that was primarily rural until the early twentieth century. With the introduction of the electric streetcar line on Troost Avenue in 1904, developers established the Landsdowne and Logan Park residential subdivisions. The semi-rural character of the neighborhood was altered following World War I when a variety of businesses located on Troost Avenue to serve area residents. By 1930, the Study Areas were home to the Rockhill Theatre, a large Chevrolet dealership, Kroger and A&P groceries, a fire station and numerous smaller services and retailers. The side streets in the Area were fully developed with single and multi-family dwellings. The Great Depression slowed investment, but the neighborhood remained a prime location within the city with heavily patronized public transit. Troost Avenue was known as the “second downtown” in the area around 31<sup>st</sup> Street and featured the first branch location of the Jones Department store. US Route 71 formerly followed Troost Avenue through the city.

Following World War II, enhanced automobile access provided a boost to home construction in more distant portions of the city and in newly established subdivisions in suburban areas. The current Rockhill and Oaks Gallery apartment complexes were completed in 1951 and the adjoining Faith Mission Church in 1955, representing the last major private investments in the Study Areas. The post-World War II era witnessed a change-over of the retail commercial development along Troost Avenue to more automobile commercial type of operations, establishing its current character. The #50 Troost streetcar line was discontinued in October 1956 and replaced by motor buses. The Fox Rockhill movie theatre closed in 1964 and, for several years, operated as the Lyric Opera until the building was destroyed by fire. Commercial and residential disinvestment continued throughout the 1960’s and 1970’s, including change and loss of population. More recent commercial development is typified by a Burger King opened in 1984 at the corner of Troost and Emanuel Cleaver II. Public investment has resulted in improved streets, sidewalks and storm water drainage. The enhanced Troost Avenue MAX bus service was initiated in January 2011.

## **EXISTING DEVELOPMENT**

The Study Areas currently contain a variety of land uses, predominantly represented by residential (41% of total land area) and automobile oriented commercial (15% of total land area). Sixteen percent of the land area contains either vacant land or land with vacant or largely vacant structures.

The Areas contain 145 residential units of which three are single family homes and 142 multi-family rental units in seven structures.

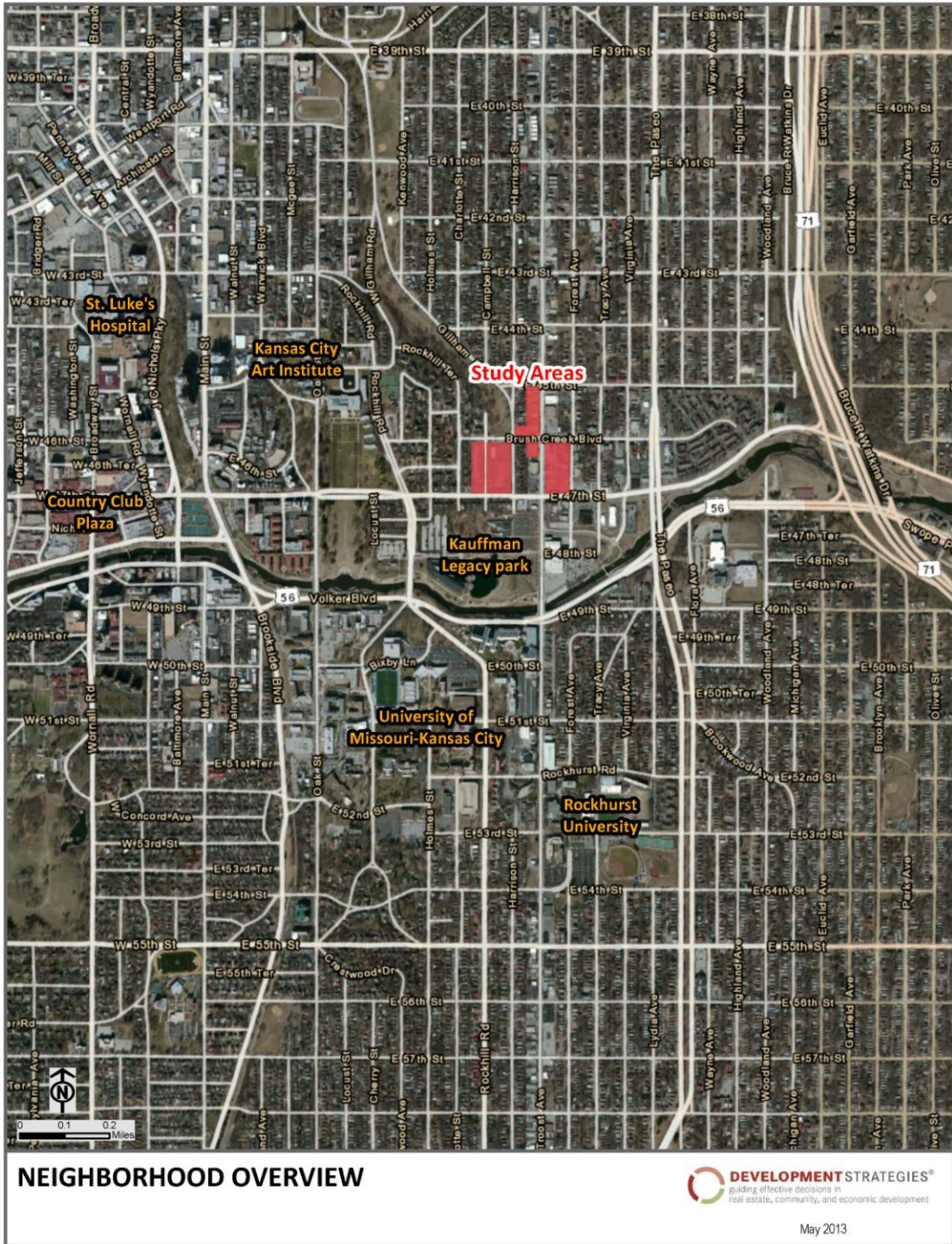
Faith Mission Church represents 11% of total land area and the two Burger King properties, in the dining and entertainment category, represent 9% of the total. The Midland True Value Hardware parcels and the Auto World property (although largely underutilized) collectively account for the 8% of total land area in retail commercial use.

## **EXISTING ZONING**

Sixty-two percent of the land area within the Study Areas is zoned R-4 Low Apartment District and 38% is zoned for commercial uses with the C-2, C3A2 or URD designation. All current uses appear to conform to the Kansas City Zoning Code.

## **NEIGHBORING DEVELOPMENT**

The Study Areas are surrounded by a variety of uses. Adjacent are two fairly recently developed chain drugstores, CVS and Walgreen's, on Troost Avenue. To the north are residential neighborhoods bisected by the Troost Avenue corridor occupied by residential and institutional uses, with scattered commercial properties. Residential neighborhoods are also located to the east, consisting of both single and multi family uses. To the south is the commercial frontage along Emanuel Cleaver II Boulevard and the Missouri Department of Conservation Goodman Discovery Center and the Kauffman Legacy Park. To the southeast, east of Troost Avenue and along the southern frontage of Emanuel Cleaver II Boulevard, is the ongoing 45,000 square foot retail commercial development anchored by the flagship restaurant of Gates Barbeque. Further south, across Brush Creek, are the campuses of University of Missouri – Kansas City and Rockhurst University. To the west are the Rockhill residential neighborhood and the Country Club Plaza district featuring a mix of high end retail and dining with accompanying high density residential buildings and first class hotels.



## **DATA GATHERING METHODOLOGY**

The requisite fieldwork and research for this study was performed during the spring and summer of 2013. Each parcel and building was inspected and rated by personnel experienced in such evaluations. The occupancy of all buildings and land was catalogued. A visual inspection was made of all streets and sidewalks in the Study Areas. In addition, data regarding ownership, parcel size, building size, and date of construction were obtained from information available from Jackson County. Appendix A contains information regarding each parcel.

Real estate tax assessments for 2008 through 2012 were obtained from the records of the Assessor's Office of Jackson County. This allowed individual tax assessment changes to be calculated for each of the parcels in the Study Areas.

Finally, photographs were taken of representative blighting conditions throughout the Study Areas (see Appendix B).

## 2.0 SUMMARY AND CONCLUSION

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### SUMMARY

Existing conditions in the Troost – Emanuel Cleaver II Study Areas clearly exhibit conditions that meet the definition of a “Blighted Area” as outlined in Section 99.805(1) RSMo -

*“Blighted area”- an area which, by reason of the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use;*

*“Insanitary” – an area in which there is a predominance of buildings and improvements which by reasons of dilapidation, age or obsolescence, inadequate provision for ventilation, light, air, sanitation or open spaces, high density of population and overcrowding of buildings, overcrowding of land, or the existence of conditions which endanger life or property by fire and other causes, or any delinquency and crime or constitutes an economic or social liability and is detrimental to the public health, safety, welfare.*

Under the above definition, the Study Areas are blighted areas because of a predominance of factors which, in combination, constitute an economic and social liability and a menace to the public health, safety, morals, and welfare. Examples of these blighting factors are summarized below:

- 1) Unsanitary and unsafe conditions resulting from:
  - Environmental contamination problems
  - Trash accumulation and overgrown vegetation
  - Lack of accessible entries to buildings
  
- 2) Deteriorated or inadequate site improvements resulting from:
  - Deteriorated condition of buildings
  - Age of buildings
  - Deteriorated site improvements
  
- 3) Conditions which endanger life or property by fire or other causes
  - Vacant and unsecured property
  - Potential fire hazard and presence of hazardous building materials

As a result of the blighting factors previously mentioned, the conditions in the Study Areas retard the provision of housing accommodations, demonstrate an economic and social

liability, and are a menace to the public health safety, morals, and welfare in its present condition and use. Examples of these conditions are summarized below:

- 1) Economic and social liability
  - Economic loss from extensive vacancy and underutilization
  - Inability to provide needed taxes for services
  
- 2) Menace to public health, safety, morals and welfare
  - Increased safety concerns due to vacancy, deteriorated conditions and age of buildings
  - Increased health concerns due to environmental contamination and lead paint
  - Above average crime

## **FINDING OF BLIGHT**

As summarized above and discussed in detail in the balance of this report, the data demonstrates conditions in the Troost – Emanuel Cleaver II Study Areas are well above established threshold standards for blight. The data supports a finding that physical, social, and economic blighting conditions exist throughout the Study Areas.

Looking beyond the individual factors of blight described here, it is important to understand the collective impact of these factors. The Study Areas are strategic parts of the City of Kansas City that are clearly not contributing to the economic and social welfare of the City and its residents in proportion to their potential. They are areas of extensive economic underutilization, particularly given their potential to capitalize on the considerable benefits of their location adjacent to heavily traveled Troost Avenue and Emanuel Cleaver II Boulevard. At one time the Study Areas were competitive and highly valued commercial and residential districts. Many properties are now vacant or underutilized.

The high costs of assembling efficient development sites from lots under different or absentee ownership, demolishing or extensively rehabilitating old and functionally obsolete buildings, and remediating environmental hazards resulting from their former occupants, effectively precludes, in most instances, investment in redevelopment that capitalizes on the location assets that the Areas enjoy. Without access to the powers of redevelopment, the rate at which these conditions can be addressed by the private real estate market will likely cause the City of Kansas City to lose further economic advantage vis a vis newer locations within or outside of the City not faced with the burdens posed by such obsolete conditions. Therefore, the Areas continue to be economically underutilized and fail to produce fiscal and economic benefits necessary to contribute to the overall fortunes of the City.

### 3.0 BLIGHTING FACTORS

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As described on the following pages, the Study Areas suffer from a variety of blighting factors including unsanitary and unsafe conditions, deteriorated and inadequate site improvements and conditions that endanger life or property by fire and other causes. Appendix B provides photographs of typical blighting conditions in the Study Areas and Appendix C provides a summary of blighting factors on a parcel by parcel basis.

#### UNSANITARY OR UNSAFE CONDITIONS

**Environmental Contamination Problems** – A potential area of concern is the status of the property on which the former structures have been demolished. Typically, demolition activities in similar urban areas involved the use of demolition material as fill in basement or crawl space voids to level the parcels. Subject to further evaluation, some of the materials likely contain significant quantities of asbestos, based on the dates of construction. This practice results in engineering concerns associated with compromised geotechnical qualities of the sites, as well as potentially contaminated soils requiring special handling and disposal during excavation and redevelopment activities.

Additionally, existing structures throughout the Areas, constructed prior to 1980, have the likely potential to contain significant quantities of lead-based paint. Ninety-five percent of the buildings were constructed before 1980.

Structures built prior to 1960 are likely to contain asbestos in some form and, due to their age, 95% of the structures in the Study Areas are likely contaminated in one form or another.

Investigation of reverse directories available for research through the Kansas City Public Library from 1925, 1945, 1971 and 1990 and Sanborn fire insurance maps updated in 1951 revealed a number of former land uses in the Study Areas that could pose serious consequences for the future redevelopment of the various sites. Included in this category are auto repair shops, service stations, new and used automobile dealers and retail auto parts. These prior automobile related uses (and the current concentration of auto commercial) provide the potential for significant soil and groundwater contamination due to spilled, leaked or improperly handled and disposal of oils, fuels and additives. Of the thirty parcels comprising the Study Areas, twelve (40%) are potentially contaminated due to these former uses.

**Lack of Accessible Entries to Buildings** – Based on an exterior survey of all the buildings in the Study Areas, 71% were found to be non-accessible for disabled individuals from public sidewalks and parking areas to primary building entries. Two commercial properties (the Auto World building and Heavy Hitters) in the 4500 block of Troost Avenue and all of the single and multi-family residential structures, with the exception of the four family building at 4620 Forest Avenue, provide no accessible route to the primary entry.

**Trash Accumulation and Overgrown Vegetation** – A substantial number of the vacant or underutilized properties were noted as having overgrown vegetation consisting of a variety of weed trees and shrubs and unmaintained plantings. Such areas accumulate wind-blown debris and trash from illegal dumping and can harbor vermin.

## DETERIORATION OF SITE IMPROVEMENTS

The buildings and parcels in the Study Areas all exhibit various levels of physical deterioration, although not all properties are considered blighted (*Blighting Factors- Appendix C*). They contribute to conditions that are both unsafe and unattractive and thereby constitute a deterrent to attracting residents, businesses, consumers and visitors.

**Deteriorated Condition of Buildings** - Of the Study Areas' twenty one buildings, all were found to have some level of deterioration and over half require major rehabilitation or renovation that would most likely be prohibitively expensive. The most common problems consisted of exterior walls requiring tuck pointing and showing visible signs of water damage, poorly maintained painted exterior walls and trim, damaged gutters and downspouts, windows with missing or broken panes and primary entry doors in poor condition or poorly modified. The condition of all structures is summarized on the following table.

EXISTING BUILDING CONDITIONS IN THE TROOST – EMANUEL CLEAVER II STUDY AREAS			
Building Condition	Number of Buildings	% of Total Buildings	Cumulative % of Total
Major Deterioration (1)	12	57%	57%
Moderate Deterioration (2)	7	33%	90%
Minor Deterioration (3)	2	10%	100%
<b>TOTAL</b>	<b>21</b>	<b>100%</b>	
<p>(1) Major Deterioration – Numerous critical structural and/or secondary building component deficiencies apparent which could only be corrected with major building renovation, rehabilitation, or repairs, making the building potentially infeasible to rehabilitate.</p> <p>(2) Moderate Deterioration – Multiple deficiencies in secondary building components or problem with a structural building component that could be corrected with major repair work.</p> <p>(3) Minor Deterioration – Defects in one or more secondary building components that could be corrected with minor repair work.</p>			
Source: <i>Development Strategies, field inspection, April 2013</i>			

**Age of Buildings** - Although the age of a building does not automatically constitute a blighted condition, older structures, unless well maintained and updated regularly, tend to have problems with electrical and mechanical systems, and often suffer from deferred maintenance, functional obsolescence, and gradual overall deterioration. Such is the case with the majority of the buildings in the Study Areas. Over 60% of the buildings in the Areas were constructed prior to World War II. Ninety-five percent of the buildings were constructed more than 35 years ago, which is generally used as a criteria for identifying older

buildings that are likely to experience electrical and mechanical problems, and a tendency for gradual overall deterioration.

<b>DATE OF CONSTRUCTION OF BUILDINGS IN THE TROOST – EMANUEL CLEAVER II STUDY AREAS</b>						
<b>Year Built</b>	<b>Residential</b>	<b>Cumulative % Residential</b>	<b>Other Uses</b>	<b>Cumulative % Other Uses</b>	<b>Total</b>	<b>Cumulative % Total</b>
1910 – 1920	4	40%	2	18%	6	29%
1921 – 1930	1	10%	5	46%	6	57%
1931 – 1940	0	0%	1	9%	1	62%
1941 – 1950	0	0%	0	0%	0	62%
1951 – 1960	5	50%	2	18%	7	95%
1961 – 1970	0	0%	0	0%	0	95%
1971 – 1980	0	0%	0	0%	0	95%
1981 – 1990	0	0%	1	9%	1	100%
<b>Total</b>	<b>10</b>		<b>11</b>		<b>21</b>	
% of Total	48%		52%			

**Deteriorated Site Improvements** – The Study Areas suffer from a variety of deteriorated site improvements that significantly detract from the safety and appearance of the area and the ability to attract and retain new investment. The problem areas include:

- Poorly maintained and/or gravel surfaced automobile parking areas.
- Deteriorated or overgrown fences at the front and/or rear of the properties.
- Poorly maintained and overgrown landscaping.
- Low/poor quality or deteriorated signage.
- Deterioration of private sidewalks, driveways and retaining walls.

<b>CONDITION OF EXISTING SITE IMPROVEMENTS IN THE TROOST – EMANUEL CLEAVER II STUDY AREAS</b>						
<b>Condition</b>	<b>Parcels</b>	<b>% of Total</b>	<b>Cumulative Percent</b>	<b>Square Feet of Land</b>	<b>% of Total</b>	<b>Cumulative Percent</b>
Major Deterioration (1)	17	57%	57%	335,984	68%	68%
Moderate Deterioration (2)	12	40%	97%	150,846	30%	98%
Minor Deterioration (3)	1	3%	100%	12,406	2%	100%
<b>Total</b>	<b>30</b>	<b>100%</b>		<b>499,236</b>	<b>100%</b>	
(1) Extensive defects multiple site improvements requiring significant cost to repair						
(2) Moderate defects in multiple site improvements						
(3) Minor defects in one or two existing site improvements						
<i>Source: Development Strategies, field inspection, April 2013</i>						

**Right-of-Way Conditions** – The streets and sidewalks in the Study Areas are in generally good or fair condition. Vehicular surface, curbs, gutters and public sidewalks on Troost Avenue have all received significant recent attention. Two major exceptions to the overall right-of-way conditions were noted at the time of the field investigation. The storm water inlet and the curb ramp at the northeast corner of Troost Avenue and Emanuel Cleaver II Boulevard were in poor condition. Additionally, no public sidewalks are provided along Campbell or Harrison Streets adjacent to the Faith Mission Church property and resulting in the lack of an accessible route.

## **CONDITIONS WHICH ENDANGER LIFE OR PROPERTY BY FIRE OR OTHER CAUSES**

**Vacant and Unsecured Property** - There are several vacant or largely vacant structures in the Areas that are not adequately secured, which makes them susceptible to trespass, vandalism and fire. Such a structure also poses a physical hazard, whereby individuals can be harmed by deteriorated building materials and falls.

In addition, dry vegetation and accumulated debris on vacant properties, which are generally not well maintained, are subject to fires from discarded cigarettes or other causes.

**Potential Fire Hazard** – Sixty percent of the buildings in the Study Areas were constructed before World War II and 95% were constructed prior to 1978, more than 35 years ago, which is often used as a blighting criterion for older buildings. The age of these structures significantly increases the likelihood of fires from old wiring and electrical and mechanical systems that do not meet modern standards for fire or personal safety.

**Presence of Hazardous Building Materials** - As previously noted, within the Study Areas a variety of potentially hazardous building materials suspected of containing some quantity of asbestos (including floor tiles, drywall, roofing and pipe insulation) and lead-based paint could be encountered in the various structures, owing to their age and condition. Additionally, these same materials could be found in the fill material on vacant lots where the previous structure was demolished. These issues would need to be addressed prior to building renovation or site redevelopment.

## **4.0 ECONOMIC OR SOCIAL LIABILITY, OR A MENACE TO THE PUBLIC HEALTH, SAFETY, MORALS, OR WELFARE**

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As a result of the blighting factors previously mentioned, conditions in the Study Areas demonstrate an economic and social liability and are a menace to the public health safety, morals, and welfare in their present condition and use.

### **ECONOMIC AND SOCIAL LIABILITY**

As a result of the blighting factors previously discussed, the Study Areas constitute economic and social liabilities. The only opportunity for economic growth in older urban areas is through the redevelopment of existing areas and buildings. The Study Areas fall significantly short of the economic benefit that could be provided for the City of Kansas City and other taxing jurisdictions, considering the significant vacancy and underutilization of the properties.

**Subpar Performance in Assessed Property Values** - The economic character of the Study Areas is illustrated by the fact that between 2008 and 2012 the taxable assessed value of the Study Areas parcels decreased by 4.43% while the assessed value of the City of Kansas City decreased by a lesser 3.89%. While not a great deviation from the City figures, the Study Areas total assessed value points to a certain degree of disinvestment and/or lack of growth.

**Economic Loss From Extensive Vacancy and Underutilization** - The economic decline in the Study Areas is also indicated by the extensive vacancy of properties, particularly in Study Areas B and D and the underutilization of structures in Study Area A.

**Inability to Provide Needed Taxes for Services** - As a result of the previously discussed blighting factors, the Study Areas are also social liabilities, since the inability to produce taxes for the City of Kansas City hampers the ability of the City to provide badly needed social services for its residents and businesses.

### **MENACE TO THE PUBLIC HEALTH, SAFETY, MORALS AND WELFARE**

As a result of the previously discussed blighting factors, the Areas are a menace to public health, safety, morals and welfare.

**Increased Safety Concerns** - The vacancy of land and buildings and segments of the public right-of-way in poor condition or not provided create a safety problem for residents, employees and visitors to the Study Areas. The age of the buildings in the Areas also creates a significant potential increase in fires from old mechanical and electrical systems.

**Increased Health Concerns** – The age of the buildings in the Study Areas increases the risk of health problems from probable levels of lead paint. The health and safety concerns are further exacerbated by environmental contamination from previous uses in the Areas.

**Above Average Crime** - In addition, as indicated by the following table, crime is also a factor in the Study Areas, particularly when contrasted with the rates for the City of Kansas City. Over the last ten years (2002 – 2012), the average crime rate per one hundred residents for the Study Areas exceeded the citywide average for the City of Kansas City in each period. Crimes against persons, including robbery and assault, in the Study Areas exceeded the citywide average by an average of 79%. Property crimes, including burglary, larceny and vandalism, averaged 74% higher than the citywide figures for the same period.

**AVERAGE CRIME RATE PER ONE HUNDRED RESIDENTS (2002-2012)  
FOR THE  
TROOST – EMANUEL CLEAVER II STUDY AREAS  
AND THE CITY OF KANSAS CITY**

Crime Factor	Troost – Emanuel Cleaver II	City of Kansas City	% Variance of Study Areas over City of Kansas City
Crimes against persons 2002	16.65	3.23	81%
Crimes against property 2002	43.28	11.66	73%
Crimes against persons 2004	17.54	3.14	82%
Crimes against property 2004	30.08	10.29	66%
Crimes against persons 2006	13.25	3.06	77%
Crimes against property 2006	38.68	9.19	76%
Crimes against persons 2008	15.73	3.03	81%
Crimes against property 2008	35.96	8.84	75%
Crimes against persons 2010	15.53	3.00	81%
Crimes against property 2010	34.16	8.43	75%
Crimes against persons 2012	9.40	2.43	74%
Crimes against property 2012	36.91	7.70	79%

Source: Kansas City Department of Planning

**APPENDIX A**  
**PARCEL INFORMATION**

TROOST - EMANUEL CLEAVER II STUDY AREAS																	
PARCEL INVENTORY																	
Thursday, May 09, 2013																	
PARCEL ID	PROJECT AREA	STREET ADDRESS	OWNER NAME	OWNER ADDRESS	OWNER CITY	PARCEL SIZE SF	LAND USE	ZONING DISTRICT	SITE CONDITION	BLDG CONDITION	YEAR BUILT	BUILDING SF	2012 AV	2008 AV	ENVIRO	ACCESS	NOTES
30-510-14-01-00-0-00-000	A	4504 TROOST	LINDAUER, L L	12585 KUEHSTER ROAD	LITTLETON, CO	20,514	AUTO COMMERCIAL	C2-LOCAL RETAIL BUSINESS	POOR	POOR	1929	2,130	\$ 18,349	\$ 19,280	Y	Y	USED AUTO SALES/TWO BUILDINGS
30-510-14-14-00-0-00-000	A	4537 GILLHAM	HUDGINS, DAVIS C	4537 GILLHAM ROAD	KANSAS CITY, MO	4,974	S F RESIDENTIAL	R4-LOW APARTMENT	FAIR	FAIR	1910	1,709	\$ 20,064	\$ 20,900	N	N	
30-510-14-15-00-0-00-000	A	1000 BRUSH CREEK	REVITE LLC	7437 PARK AVENUE	KANSAS CITY, MO	8,424	M F RESIDENTIAL	R4-LOW APARTMENT	POOR	FAIR	1959	3,960	\$ 18,005	\$ 18,005	N	N	TAX DELINQUENT/8 UNITS/ONE VACANCY
30-510-14-16-00-0-00-000	A	4538 TROOST	ALLENBRAND, CHARLES E	4538 TROOST AVENUE	KANSAS CITY, MO	13,325	RETAIL COMMERCIAL	C2-LOCAL RETAIL BUSINESS	FAIR	POOR	1928	39,900	\$ 49,207	\$ 51,640	Y	N	AUTO WORLD/CARRIAGE STAGING LOCATION
30-510-14-17-01-0-00-000	A	4528 TROOST	DAWSON, GORDON F	4528 TROOST AVENUE	KANSAS CITY, MO	6,646	AUTO COMMERCIAL	C2-LOCAL RETAIL BUSINESS	FAIR	POOR	1925	4,636	\$ 9,230	\$ 10,107	Y	N/A	AUTO DETAILING/CAR WASH/FOR SALE
30-510-14-17-02-0-00-000	A	4536 TROOST	KEARNS, VIC	6522 MAURER ROAD	SHAWNEE, KS	6,687	AUTO COMMERCIAL	C2-LOCAL RETAIL BUSINESS	FAIR	POOR	1913	2,880	\$ 7,346	\$ 7,890	Y	N	HEAVY HITTERS CAR CLUB/MOBILE EXCELLENCE CAR WASH
30-510-14-18-00-0-00-000	A	4524 TROOST	KEARNS, VIC	6522 MAURER ROAD	SHAWNEE, KS	6,663	AUTO COMMERCIAL	C2-LOCAL RETAIL BUSINESS	FAIR	POOR	1929	5,500	\$ 13,140	\$ 14,710	Y	N/A	M&M AUTO SALES
30-510-14-19-00-0-00-000	A	4522 TROOST	KEARNS, VIC	6522 MAURER ROAD	SHAWNEE, KS	6,661	AUTO COMMERCIAL	C2-LOCAL RETAIL BUSINESS	POOR	N/A	0	-	\$ 4,441	\$ 4,447	Y	N/A	M&M AUTO SALES
30-510-14-20-00-0-00-000	A	4518 TROOST	CHRISTIAN FELLOWSHIP BAPTIST CHURCH	4509 TROOST AVENUE	KANSAS CITY, MO	6,661	VACANT INSTITUTIONAL	C2-LOCAL RETAIL BUSINESS	FAIR	FAIR	1925	4,705	\$ 18,000	\$ 18,000	Y	Y	FORMER FIRE HOUSE
30-510-14-21-00-0-00-000	A	4512B TROOST	CHRISTIAN FELLOWSHIP BAPTIST CHURCH	4509 TROOST AVENUE	KANSAS CITY, MO	6,661	VACANT	C2-LOCAL RETAIL BUSINESS	POOR	N/A	0	-	\$ 5,812	\$ 6,090	Y	N/A	ACCUMULATED TRASH AND DEBRIS
30-510-22-08-00-0-00-000	B	4644 CAMPBELL	GRAVITT, MICHAEL W JR	4644 CAMPBELL STREET	KANSAS CITY, MO	12,406	S F RESIDENTIAL	R4-LOW APARTMENT	GOOD	GOOD	1921	3,176	\$ 36,480	\$ 38,000	N	N	
30-510-22-09-00-0-00-000	B	4602 CAMPBELL	VERGE INVESTMENTS LLC	16951 ESQUIRA PLACE	ENCINO, CA	60,412	M F RESIDENTIAL	R4-LOW APARTMENT	FAIR	GOOD	1951	46,170	\$ 109,580	\$ 109,580	N	N	ROCKHILL GALLERY APARTMENTS/60 UNITS (888-959-6888)
30-510-23-01-00-0-00-000	B	901 BRUSH CREEK	FAITH MISSION CHURCH	901 BRUSH CREEK BOULEVARD	KANSAS CITY, MO	55,274	INSTITUTIONAL	R4-LOW APARTMENT	FAIR	FAIR	1955	-	\$ -	\$ -	N	Y	FAITH MISSION CHURCH (816-931-9889)
30-510-23-02-00-0-00-000	B	4619 CAMPBELL	ROCKHILL TERRACE DEVELOPMENT CO	P O BOX 7484	OVERLAND PARK, KS	38,049	M F RESIDENTIAL	R4-LOW APARTMENT	POOR	POOR	1951	21,546	\$ 76,187	\$ 76,187	N	N	THE OAKS GALLERY APARTMENTS/28 UNITS (800-491-4006)
30-510-23-03-00-0-00-000	B	902 EAST EMANUEL CLEAVER II	CHEN, JEREMIAH P	P O BOX 32871	KANSAS CITY, MO	19,692	M F RESIDENTIAL	R4-LOW APARTMENT	POOR	POOR	1951	12,312	\$ 46,152	\$ 46,152	N	N	THE OAKS GALLERY APARTMENTS/16 UNITS (800-491-4006)
30-510-23-04-00-0-00-000	B	4616 HARRISON	CHEN, ESTHER JOY	1302 EAST 126TH STREET	GRANDVIEW, MO	38,717	M F RESIDENTIAL	R4-LOW APARTMENT	POOR	POOR	1951	15,390	\$ 51,710	\$ 51,710	N	N	THE OAKS GALLERY APARTMENTS/20 UNITS (800-491-4006)
30-510-24-22-00-0-00-000	C	4600 TROOST	MISSION RIVER LLC	201 SOUTH KANSAS AVENUE	TOPEKA, KS	23,120	VACANT	URD-URBAN REDEVELOPMENT	FAIR	N/A	0	-	\$ 72,880	\$ 72,880	Y	N/A	TAX ABATED/SITE OF FORMER ROCKHILL THEATRE
30-620-22-08-01-0-00-000	D	4627 TROOST	GADINO HOLDING LLC	1302 WHISPERING RIDGE	PLEASANT HILL, MO	6,966	RETAIL COMMERCIAL	C3A2-INTERMEDIATE BUSINESS	POOR	POOR	1938	5,500	\$ 31,915	\$ 36,768	Y	Y	MIDLAND TRUE VALUE HARDWARE STORE
30-620-22-08-02-0-00-000	D	4631 TROOST	GADINO HOLDING LLC	1302 WHISPERING RIDGE	PLEASANT HILL, MO	6,976	RETAIL COMMERCIAL	C3A2-INTERMEDIATE BUSINESS	POOR	N/A	0	-	\$ 4,770	\$ 4,832	N	N/A	MIDLAND TRUE VALUE HARDWARE STORE PARKING
30-620-22-10-00-0-00-000	D	1102 EAST 47TH	CNL INCOME FUND III LTD	P O BOX 961026	FORT WORTH, TX	26,318	DINING/ENTERTAINMENT	C3A2-INTERMEDIATE BUSINESS	FAIR	FAIR	1984	2,922	\$ 98,686	\$ 112,448	N	Y	BURGER KING
30-620-22-12-00-0-00-000	D	1110 EMANUEL CLEAVER II	GATES, OLLIE W	4621 THE PASEO	KANSAS CITY, MO	5,094	VACANT	C3A2-INTERMEDIATE BUSINESS	POOR	N/A	0	-	\$ 4,205	\$ 4,224	Y	N/A	FORMER SERVICE STATION SITE
30-620-22-13-00-0-00-000	D	4640 FOREST	GATES, OLLIE W	4621 THE PASEO	KANSAS CITY, MO	7,360	VACANT	C3A2-INTERMEDIATE BUSINESS	POOR	N/A	0	-	\$ 4,432	\$ 4,432	N	N/A	
30-620-22-17-00-0-00-000	D	4624 FOREST	GADINO HOLDING LLC	1302 WHISPERING RIDGE	PLEASANT HILL, MO	7,009	VACANT	R4-LOW APARTMENT	POOR	N/A	0	-	\$ 322	\$ 435	N	N/A	
30-620-22-18-00-0-00-000	D	4620 FOREST	JPRPO LLC	2926 CAMPBELL STREET	KANSAS CITY, MO	7,008	FOUR FAMILY RESIDENTIAL	R4-LOW APARTMENT	FAIR	FAIR	1910	3,784	\$ 8,295	\$ 11,209	N	N	STUART APARTMENTS/FOUR UNITS
30-620-22-19-00-0-00-000	D	4618 FOREST	GADINO HOLDING LLC	1302 WHISPERING RIDGE	PLEASANT HILL, MO	6,997	VACANT	R4-LOW APARTMENT	POOR	N/A	0	-	\$ 448	\$ 606	N	N/A	
30-620-22-26-00-0-00-000	D	4632 FOREST	SYDRAN BK SERVICES LLC	1938 NORTH WOODLAWN	WICHITA, KS	21,005	DINING/ENTERTAINMENT	R4-LOW APARTMENT	POOR	N/A	0	-	\$ 25,843	\$ 27,168	N	N/A	BURGER KING PARKING AND DRIVE THRU LANE
30-620-22-27-00-0-00-000	D	1117 BRUSH CREEK	MELENA, MATTHEW E	1129 NE RUSSELL ROAD	KANSAS CITY, MO	14,158	M F RESIDENTIAL	R4-LOW APARTMENT	FAIR	FAIR	1914	5,997	\$ 17,084	\$ 17,084	N	N	QUEEN'S LAWN APARTMENTS/SIX UNITS
30-620-22-28-00-0-00-000	D	4601 TROOST	GADINO HOLDING LLC	1302 WHISPERING RIDGE	PLEASANT HILL, MO	27,848	AUTO COMMERCIAL	C3A2-INTERMEDIATE BUSINESS	POOR	POOR	1958	1,440	\$ 32,389	\$ 34,208	Y	Y	TINT ZONE/FORMER SERVICE STATION
30-620-22-29-00-0-00-000	D	4608 FOREST	GADINO HOLDING LLC	1302 WHISPERING RIDGE	PLEASANT HILL, MO	13,660	VACANT S F RESIDENTIAL	R4-LOW APARTMENT	POOR	POOR	1919	1,563	\$ 5,783	\$ 7,814	N	N	
30-620-22-30-00-0-00-000	D	4627 TROOST	GADINO HOLDING LLC	1302 WHISPERING RIDGE	PLEASANT HILL, MO	13,951	RETAIL COMMERCIAL	C3A2-INTERMEDIATE BUSINESS	POOR	POOR	1920	2,090	\$ 19,826	\$ 21,376	N	N/A	MIDLAND TRUE VALUE HARDWARE STORE AND PARKING
						499,236						187,310	\$ 810,581	\$ 848,182			

**APPENDIX B**  
**PHOTOGRAPHS OF BLIGHTED CONDITIONS**



Deteriorated exterior wall conditions and graffiti at 4538 Troost Avenue  
*(Deteriorated or inadequate site improvements, Menace to public health, safety)*



Deteriorated exterior walls, windows and paint at 4538 Troost Avenue  
*(Deteriorated or inadequate site improvements)*



Deteriorated exterior walls and paint on north side of 4627 Troost Avenue  
*(Deteriorated or inadequate site improvements)*



Poor building and site conditions, reuse of former carwash at 4504 Troost Avenue  
*(Deteriorated or inadequate site improvements)*



Former retail space reused as auto servicing at 4524 and 4528 Troost Avenue  
*(Deteriorated or inadequate site improvements, Economic and social liability)*



Indications of poor maintenance at rear of property at 902 Emanuel Cleaver II  
*(Deteriorated or inadequate site improvements, Menace to public health, safety)*



Lack of accessible route and primary building entry at 4610 Campbell Street  
*(Unsanitary and unsafe conditions)*



Deteriorated fencing and site conditions of vacant parcel at 4512B Troost Avenue  
*(Deteriorated or inadequate site improvements, Economic and social liability)*



Deteriorated site conditions at southwest corner of property at 4601 Troost Avenue  
*(Deteriorated or inadequate site improvements)*



Poor site conditions at northeast corner of property at 4627 Troost Avenue  
*(Unsanitary or unsafe conditions, Deteriorated or inadequate site improvements)*



Deteriorated site conditions, vacant historic building at 4518 Troost Avenue  
*(Deteriorated or inadequate site improvements, Economic and social liability)*



Deteriorated site conditions southeast corner of property at 4616 Harrison  
*(Deteriorated or inadequate site improvements)*



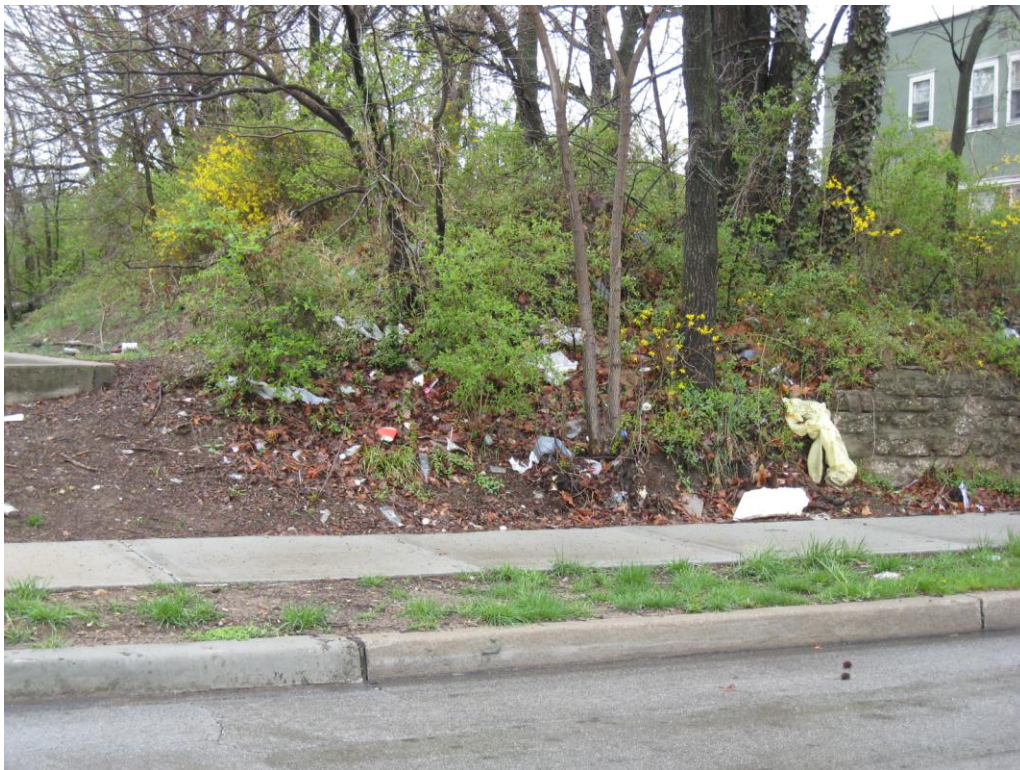
Unscreened trash disposal and debris on west side of 4538 Troost Avenue  
(*Unsanitary or unsafe conditions, Conditions which endanger life or property*)



Accumulated debris and unsightly fencing rear of property at 4627 Troost Avenue  
(*Unsanitary or unsafe conditions, Deteriorated or inadequate site improvements*)



Deteriorated retaining wall and landscaping on north side of 1102 East 47th Street  
*(Deteriorated or inadequate site improvements)*



Deteriorating landscaping conditions and accumulated debris at 4632 Forest Avenue  
*(Unsanitary and unsafe conditions, Deteriorated or inadequate site improvements)*



Storm water inlet at northeast corner of Troost Avenue and Emanuel Cleaver II  
*(Deteriorated or inadequate site improvements)*



Lack of accessible public sidewalk, curb ramp east side 901 Brush Creek Boulevard  
*(Deteriorated or inadequate site improvements)*

## **APPENDIX C**

### **Blighting Condition of Parcels**

## APPROACH TO EVALUATION OF PARCEL BLIGHTING

In order to evaluate the blighted condition of each parcel in the Study Areas on an individual basis, the following approach was used. The criteria for blighting were tied to the definition of a blighted area found in Section 99.805(1), RSMo, as amended. As an initial screening for blight, a series of “primary” blighting conditions was identified. If any of these conditions were found, the property was determined to be blighted. The primary blighting conditions included:

- ***A structure that was in deteriorated condition or required major expensive repairs that would likely make it infeasible to rehabilitate.*** (Deteriorated or inadequate site improvements).
- ***A vacant building.*** (Unsanitary and unsafe conditions/Conditions which endanger life or property by fire or other causes/Retardation of housing accommodations/Menace to public health, safety, morals and welfare).
- ***Tax delinquent property.*** (Economic and social liability).

Next properties were screened for a series of “secondary” blighting conditions. Any of the secondary by itself may not be adequate to determine that a property was blighted. However, when taken in combination (minimum of three), they were sufficient to identify a property as being blighted. The secondary blighting conditions included:

- ***Property where environmental contamination is likely.*** (Unsanitary and unsafe conditions/ Menace to public health, safety, morals and welfare).
- ***Structures not accessible to disabled individuals.*** (Unsanitary and unsafe conditions/Retardation of housing accommodations/Menace to public health, safety, morals and welfare).
- ***A structure that would require moderate and expensive repairs*** (Deteriorated or inadequate site improvements).
- ***A structure over 35 years of age.*** (Conditions which endanger life or property by fire or other causes/Menace to public health, safety, morals and welfare).
- ***Property with poor site conditions.*** (Deteriorated or inadequate site conditions/Unsanitary and unsafe conditions/Menace to public health, safety, morals and welfare).
- ***Vacant land.*** (Economic and social liability).
- ***Partially vacant structures.*** (Economic and social liability).

<b>TROOST - EMANUEL CLEAVER II STUDY AREAS</b>																
<b>BLIGHTING FACTORS</b>																
	PROJECT			PARCEL	COMMENTS/		DETER'D/	VACANT	TAX	ENVIRON	ACCESS	MOD	BLDG OVER	POOR	VACANT	VACANT
PARCEL ID	AREA	STREET ADDRESS	LAND USE	AREA	NOTES	BLIGHTED	MAJ REHAB	BLDG	DELINQ	PROBLEM	PROBLEM	REHAB	35 YEARS OLD	SITE	LAND	SPACE
30-510-14-01-00-0-00-000	A	4504 TROOST	AUTO COMMERCIAL	20,514	USED AUTO SALES	X	X			X			X	X		
30-510-14-14-00-0-00-000	A	4537 GILLHAM	S F RESIDENTIAL	4,974							X		X			
30-510-14-15-00-0-00-000	A	1000 BRUSH CREEK	M F RESIDENTIAL	8,424	8 UNITS	X			X		X	X	X	X		
30-510-14-16-00-0-00-000	A	4538 TROOST	RETAIL COMMERCIAL	13,325	AUTO WORLD BLDG	X	X			X	X		X			X
30-510-14-17-01-0-00-000	A	4528 TROOST	AUTO COMMERCIAL	6,646	DETAILING/CAR WASH	X	X			X			X			
30-510-14-17-02-0-00-000	A	4536 TROOST	AUTO COMMERCIAL	6,687	HEAVY HITTERS	X	X			X	X		X			
30-510-14-18-00-0-00-000	A	4524 TROOST	AUTO COMMERCIAL	6,663	M&M AUTO SALES	X	X			X			X			
30-510-14-19-00-0-00-000	A	4522 TROOST	AUTO COMMERCIAL	6,661	M&M AUTO SALES	X				X				X	X	
30-510-14-20-00-0-00-000	A	4518 TROOST	VACANT INSTITUTIONAL	6,661	FORMER FIRE HOUSE	X						X	X			X
30-510-14-21-00-0-00-000	A	4512B TROOST	VACANT	6,661	TRASH AND DEBRIS	X				X				X	X	
30-510-22-08-00-0-00-000	B	4644 CAMPBELL	S F RESIDENTIAL	12,406							X		X			
30-510-22-09-00-0-00-000	B	4602 CAMPBELL	M F RESIDENTIAL	60,412	ROCKHILL GALLERY APTS/60 UNITS						X		X			
30-510-23-01-00-0-00-000	B	901 BRUSH CREEK	INSTITUTIONAL	55,274	FAITH MISSION CHURCH							X	X			
30-510-23-02-00-0-00-000	B	4619 CAMPBELL	M F RESIDENTIAL	38,049	OAKS GALLERY APTS/28 UNITS	X	X				X		X	X		
30-510-23-03-00-0-00-000	B	902 EAST EMANUEL CLEAVER II	M F RESIDENTIAL	19,692	OAKS GALLERY APTS/16 UNITS	X	X				X		X	X		
30-510-23-04-00-0-00-000	B	4616 HARRISON	M F RESIDENTIAL	38,717	OAKS GALLERY APTS/20 UNITS	X	X				X		X	X		
30-510-24-22-00-0-00-000	C	4600 TROOST	VACANT	23,120	ROCKHILL THEATRE SITE					X					X	
30-620-22-08-01-0-00-000	D	4627 TROOST	RETAIL COMMERCIAL	6,966	MIDLAND TRUE VALUE	X	X			X			X	X		
30-620-22-08-02-0-00-000	D	4631 TROOST	RETAIL COMMERCIAL	6,976	HARDWARE STORE PARKING									X	X	
30-620-22-10-00-0-00-000	D	1102 EAST 47TH	DINING/ENTERTAINMENT	26,318	BURGER KING							X				
30-620-22-12-00-0-00-000	D	1110 EMANUEL CLEAVER II	VACANT	5,094	FORMER SERVICE STATION SITE	X				X				X	X	
30-620-22-13-00-0-00-000	D	4640 FOREST	VACANT	7,360										X	X	
30-620-22-17-00-0-00-000	D	4624 FOREST	VACANT	7,009										X	X	
30-620-22-18-00-0-00-000	D	4620 FOREST	FOUR FAMILY RESIDENTIAL	7,008	STUART APTS/4 UNITS							X	X			
30-620-22-19-00-0-00-000	D	4618 FOREST	VACANT	6,997										X	X	
30-620-22-26-00-0-00-000	D	4632 FOREST	DINING/ENTERTAINMENT	21,005	BURGER KING DRIVE THRU									X		
30-620-22-27-00-0-00-000	D	1117 BRUSH CREEK	M F RESIDENTIAL	14,158	QUEEN'S LAWN APTS/6 UNITS	X					X	X	X			
30-620-22-28-00-0-00-000	D	4601 TROOST	AUTO COMMERCIAL	27,848	TINT ZONE	X	X			X			X	X		
30-620-22-29-00-0-00-000	D	4608 FOREST	VACANT S F RESIDENTIAL	13,660		X	X	X			X		X	X		
30-620-22-30-00-0-00-000	D	4627 TROOST	RETAIL COMMERCIAL	13,951	MIDLAND TRUE VALUE	X	X						X	X		
				499,236												



**APPENDIX D**  
**PHYSICAL CONDITION SURVEY**

# PHYSICAL CONDITION SURVEY

Survey Date: April 18, 2013

Project: Troost-Emanuel Cleaver II Study Areas

## ADDRESS/LEGAL

Address	4504 Troost Avenue
Use	Auto Commercial
General Condition	Poor
Building Name/Designation	Used Auto Sales
Zoning	C2 – Local Retail Business District

## STRUCTURAL CONDITIONS

Roof	Poor
Walls/Siding	Poor
Painted Surfaces	Poor
Gutters	N/A
Windows/Doors	Poor
Porches	N/A
ADA Accessibility	Yes
Other	Additional former carwash structure, cinderblock construction

## SITE CONDITIONS

Fencing	Poor
Landscaping	N/A
Private Sidewalk	N/A
Driveway	Good
Parking Area	Poor
Public Sidewalk	Good/Troost, Poor 45 <sup>th</sup> Street
Other	



# PHYSICAL CONDITION SURVEY

Survey Date: April 18, 2013

Project: Troost-Emanuel Cleaver II Study Areas

## ADDRESS/LEGAL

Address	4537 Gillham Road
Use	Single Family residential
General Condition	Fair
Building Name/Designation	N/A
Zoning	R4 - Low Apartment District

## STRUCTURAL CONDITIONS

Roof	Fair
Walls/Siding	Fair
Painted Surfaces	Good
Gutters	Fair
Windows/Doors	Good
Porches	Fair
ADA Accessibility	No
Other	

## SITE CONDITIONS

Fencing	N/A
Landscaping	Fair
Private Sidewalk	Fair
Driveway	Poor
Parking Area	Poor
Public Sidewalk	Good
Other	



# PHYSICAL CONDITION SURVEY

Survey Date: April 18, 2013

Project: Troost-Emanuel Cleaver II Study Areas

## ADDRESS/LEGAL

Address	1000 Brush Creek Boulevard
Use	Multi Family Residential
General Condition	Fair
Building Name/Designation	N/A
Zoning	R4 – Low Apartment District

## STRUCTURAL CONDITIONS

Roof	Fair
Walls/Siding	Fair
Painted Surfaces	Good
Gutters	Poor
Windows/Doors	Good
Porches	Fair
ADA Accessibility	No
Other	8 units – one apparent vacancy

## SITE CONDITIONS

Fencing	Poor
Landscaping	Poor
Private Sidewalk	Fair
Driveway	Good
Parking Area	Poor
Public Sidewalk	Good
Other	



# PHYSICAL CONDITION SURVEY

Survey Date: April 18, 2013

Project: Troost-Emanuel Cleaver II Study Areas

## ADDRESS/LEGAL

Address	4538 Troost Avenue
Use	Retail Commercial
General Condition	Poor
Building Name/Designation	Auto World
Zoning	C2 Local Retail Business District

## STRUCTURAL CONDITIONS

Roof	Fair
Walls/Siding	Poor – in need of tuck pointing, evidence of water damage
Painted Surfaces	Poor – painted brick
Gutters	N/A
Windows/Doors	Poor – broken or missing panes, display windows boarded
Porches	N/A
ADA Accessibility	No
Other	

## SITE CONDITIONS

Fencing	N/A
Landscaping	N/A
Private Sidewalk	N/A
Driveway	Good
Parking Area	N/A – no off-street parking provided
Public Sidewalk	Good
Other	Graffiti, unscreened dumpster, dumping, deteriorated signage



# PHYSICAL CONDITION SURVEY

Survey Date: April 18, 2013

Project: Troost-Emanuel Cleaver II Study Areas

## ADDRESS/LEGAL

Address	4528 Troost Avenue
Use	Auto Commercial
General Condition	Poor
Building Name/Designation	Auto detailing operation/Carwash
Zoning	C2 – Local Retail Business District

## STRUCTURAL CONDITIONS

Roof	Poor/Missing
Walls/Siding	Poor – former storefront poorly modified
Painted Surfaces	Fair
Gutters	N/A
Windows/Doors	Poor – boarded over windows, solid doors
Porches	N/A
ADA Accessibility	N/A
Other	Apparent significant amendment of original interior floor space

## SITE CONDITIONS

Fencing	N/A
Landscaping	N/A
Private Sidewalk	N/A
Driveway	Good
Parking Area	N/A – no off-street parking provided, parking on public sidewalk
Public Sidewalk	Good
Other	Poor quality signage



# PHYSICAL CONDITION SURVEY

Survey Date: April 18, 2013

Project: Troost-Emanuel Cleaver II Study Areas

## ADDRESS/LEGAL

Address	4536 Troost Avenue
Use	Auto Commercial
General Condition	Poor
Building Name/Designation	Heavy Hitters Car Club/Mobile Excellence Carwash
Zoning	C2 – Local Retail Business District

## STRUCTURAL CONDITIONS

Roof	Poor
Walls/Siding	Poor – former storefront poorly modified
Painted Surfaces	Fair
Gutters	N/A
Windows/Doors	Poor
Porches	N/A
ADA Accessibility	No
Other	Apparent significant amendment of original interior floor space

## SITE CONDITIONS

Fencing	N/A
Landscaping	N/A
Private Sidewalk	N/A
Driveway	Good
Parking Area	N/A – no off-street parking provided, garage bay opens to sidewalk
Public Sidewalk	Good
Other	Poor quality signage



# PHYSICAL CONDITION SURVEY

Survey Date: April 18, 2013

Project: Troost-Emanuel Cleaver II Study Areas

## ADDRESS/LEGAL

Address	4524 Troost Avenue
Use	Auto Commercial
General Condition	Poor
Building Name/Designation	M&M Auto Sales
Zoning	C2 – Local Retail Business District

## STRUCTURAL CONDITIONS

Roof	Poor
Walls/Siding	Poor – former storefront poorly modified
Painted Surfaces	Poor
Gutters	N/A
Windows/Doors	Poor – north side of structure
Porches	N/A
ADA Accessibility	N/A
Other	Apparent significant amendment of original floor space

## SITE CONDITIONS

Fencing	N/A
Landscaping	N/A
Private Sidewalk	N/A
Driveway	Good
Parking Area	N/A – no off-street parking provided, parking on public sidewalk
Public Sidewalk	Good
Other	Poor quality signage



# PHYSICAL CONDITION SURVEY

Survey Date: April 18, 2013

Project: Troost-Emanuel Cleaver II Study Areas

## ADDRESS/LEGAL

Address	4522 Troost Avenue
Use	Auto Commercial
General Condition	Poor
Building Name/Designation	M&M Auto Sales Lot
Zoning	C2 – Local Retail Business District

## STRUCTURAL CONDITIONS

Roof	N/A
Walls/Siding	N/A
Painted Surfaces	N/A
Gutters	N/A
Windows/Doors	N/A
Porches	N/A
ADA Accessibility	N/A
Other	

## SITE CONDITIONS

Fencing	Poor – cyclone fencing
Landscaping	N/A
Private Sidewalk	N/A
Driveway	Good
Parking Area	Poor
Public Sidewalk	Good
Other	



# PHYSICAL CONDITION SURVEY

Survey Date: April 18, 2013

Project: Troost-Emanuel Cleaver II Study Areas

## ADDRESS/LEGAL

Address	4518 Troost Avenue
Use	Vacant Institutional
General Condition	Fair
Building Name/Designation	Former Fire Station
Zoning	C2 – Local Business District

## STRUCTURAL CONDITIONS

Roof	Good
Walls/Siding	Fair
Painted Surfaces	Poor
Gutters	N/A
Windows/Doors	Poor
Porches	Poor
ADA Accessibility	Yes
Other	

## SITE CONDITIONS

Fencing	Fair
Landscaping	N/A
Private Sidewalk	Fair
Driveway	N/A
Parking Area	N/A – no off-street parking provided
Public Sidewalk	Good
Other	Graffiti, deteriorated signage on north side of building



# PHYSICAL CONDITION SURVEY

Survey Date: April 18, 2013

Project: Troost-Emanuel Cleaver II Study Areas

## ADDRESS/LEGAL

Address	4512B Troost Avenue
Use	Vacant
General Condition	Poor
Building Name/Designation	N/A
Zoning	C2 – Local Retail Business District

## STRUCTURAL CONDITIONS

Roof	N/A
Walls/Siding	N/A
Painted Surfaces	N/A
Gutters	N/A
Windows/Doors	N/A
Porches	N/A
ADA Accessibility	N/A
Other	

## SITE CONDITIONS

Fencing	Poor – cyclone fencing
Landscaping	N/A
Private Sidewalk	N/A
Driveway	Good
Parking Area	Poor
Public Sidewalk	Good
Other	Accumulated trash and debris



# PHYSICAL CONDITION SURVEY

Survey Date: April 18, 2013

Project: Troost-Emanuel Cleaver II Study Areas

## ADDRESS/LEGAL

Address	4644 Campbell Street
Use	Single Family Residential
General Condition	Good
Building Name/Designation	N/A
Zoning	R4 – Low Apartment District

## STRUCTURAL CONDITIONS

Roof	Good
Walls/Siding	Good
Painted Surfaces	Good
Gutters	Good
Windows/Doors	Good
Porches	Good
ADA Accessibility	No
Other	

## SITE CONDITIONS

Fencing	N/A
Landscaping	Good
Private Sidewalk	Fair
Driveway	Good
Parking Area	N/A
Public Sidewalk	Fair
Other	



# PHYSICAL CONDITION SURVEY

Survey Date: April 18, 2013

Project: Troost-Emanuel Cleaver II Study Areas

## ADDRESS/LEGAL

Address	4602 Campbell Street
Use	Multi Family Residential
General Condition	Good
Building Name/Designation	Rockhill Gallery Apartments
Zoning	R4 – Low Apartment District

## STRUCTURAL CONDITIONS

Roof	Good
Walls/Siding	Fair
Painted Surfaces	Fair
Gutters	Good
Windows/Doors	Good
Porches	Fair
ADA Accessibility	No
Other	60 units

## SITE CONDITIONS

Fencing	N/A
Landscaping	Fair
Private Sidewalk	Fair
Driveway	Good
Parking Area	Fair
Public Sidewalk	Good
Other	



# PHYSICAL CONDITION SURVEY

Survey Date: April 18, 2013

Project: Troost-Emanuel Cleaver II Study Areas

## ADDRESS/LEGAL

Address	901 Brush Creek Boulevard
Use	Institutional
General Condition	Fair
Building Name/Designation	Faith Mission Church
Zoning	R4 - Low Apartment District

## STRUCTURAL CONDITIONS

Roof	Fair
Walls/Siding	Fair
Painted Surfaces	Fair
Gutters	Fair
Windows/Doors	Poor
Porches	N/A
ADA Accessibility	Yes
Other	Graffiti

## SITE CONDITIONS

Fencing	Good
Landscaping	Fair
Private Sidewalk	Fair
Driveway	Fair
Parking Area	Poor
Public Sidewalk	Good/Brush Creek, none on Harrison or Campbell
Other	



# PHYSICAL CONDITION SURVEY

Survey Date: April 18, 2013

Project: Troost-Emanuel Cleaver II Study Areas

## ADDRESS/LEGAL

Address	4619 Campbell Street
Use	Multi Family Residential
General Condition	Poor
Building Name/Designation	The Oaks Gallery Apartments
Zoning	R4 – Low Apartment District

## STRUCTURAL CONDITIONS

Roof	Fair
Walls/Siding	Fair
Painted Surfaces	Poor
Gutters	Fair
Windows/Doors	Poor – apparently original
Porches	Poor
ADA Accessibility	No
Other	28 units

## SITE CONDITIONS

Fencing	N/A
Landscaping	Poor
Private Sidewalk	Fair
Driveway	Fair
Parking Area	Poor
Public Sidewalk	Fair
Other	



# PHYSICAL CONDITION SURVEY

Survey Date: April 18, 2013

Project: Troost-Emanuel Cleaver II Study Areas

## ADDRESS/LEGAL

Address	902 Emanuel Cleaver II
Use	Multi Family Residential
General Condition	Poor
Building Name/Designation	The Oaks Gallery Apartments
Zoning	R4 – Low Apartment District

## STRUCTURAL CONDITIONS

Roof	Fair
Walls/Siding	Fair
Painted Surfaces	Poor
Gutters	Fair
Windows/Doors	Poor – apparently original
Porches	Poor
ADA Accessibility	No
Other	16 units

## SITE CONDITIONS

Fencing	N/A
Landscaping	Poor
Private Sidewalk	Fair
Driveway	Fair
Parking Area	Poor
Public Sidewalk	Fair
Other	



# PHYSICAL CONDITION SURVEY

Survey Date: April 18, 2013

Project: Troost-Emanuel Cleaver II Study Areas

## ADDRESS/LEGAL

Address	4616 Harrison Street
Use	Multi Family Residential
General Condition	Poor
Building Name/Designation	The Oaks Gallery Apartments
Zoning	R4 – Low Apartment District

## STRUCTURAL CONDITIONS

Roof	Fair
Walls/Siding	Fair
Painted Surfaces	Poor
Gutters	Fair
Windows/Doors	Poor – apparently original
Porches	Poor
ADA Accessibility	No
Other	20 units

## SITE CONDITIONS

Fencing	N/A
Landscaping	Poor
Private Sidewalk	Poor
Driveway	Good
Parking Area	Poor
Public Sidewalk	Fair
Other	



# PHYSICAL CONDITION SURVEY

Survey Date: April 18, 2013

Project: Troost-Emanuel Cleaver II Study Areas

## ADDRESS/LEGAL

Address	4600 Troost Avenue
Use	Vacant
General Condition	Fair
Building Name/Designation	Former Rockhill Theatre Site
Zoning	URD – Urban Redevelopment District

## STRUCTURAL CONDITIONS

Roof	N/A
Walls/Siding	N/A
Painted Surfaces	N/A
Gutters	N/A
Windows/Doors	N/A
Porches	N/A
ADA Accessibility	N/A
Other	

## SITE CONDITIONS

Fencing	N/A
Landscaping	Poor
Private Sidewalk	N/A
Driveway	N/A
Parking Area	N/A
Public Sidewalk	Good
Other	



# PHYSICAL CONDITION SURVEY

Survey Date: April 18, 2013

Project: Troost-Emanuel Cleaver II Study Areas

## ADDRESS/LEGAL

Address	4627 Troost Avenue
Use	Retail Commercial
General Condition	Poor
Building Name/Designation	Midland True Value Hardware
Zoning	C3A2 – Intermediate Business District

## STRUCTURAL CONDITIONS

Roof	Fair
Walls/Siding	Poor
Painted Surfaces	Poor
Gutters	Poor
Windows/Doors	Poor
Porches	N/A
ADA Accessibility	Yes
Other	Primary structure of hardware operation

## SITE CONDITIONS

Fencing	Poor
Landscaping	N/A
Private Sidewalk	N/A
Driveway	N/A
Parking Area	N/A
Public Sidewalk	Good
Other	Deteriorated signage



# PHYSICAL CONDITION SURVEY

Survey Date: April 18, 2013

Project: Troost-Emanuel Cleaver II Study Areas

## ADDRESS/LEGAL

Address	4631 Troost Avenue
Use	Retail Commercial
General Condition	Poor
Building Name/Designation	Midland True Value Hardware – Parking Lot
Zoning	C3A2 – Intermediate Business District

## STRUCTURAL CONDITIONS

Roof	N/A
Walls/Siding	N/A
Painted Surfaces	N/A
Gutters	N/A
Windows/Doors	N/A
Porches	N/A
ADA Accessibility	N/A
Other	

## SITE CONDITIONS

Fencing	N/A
Landscaping	N/A
Private Sidewalk	N/A
Driveway	Good
Parking Area	Poor
Public Sidewalk	Good
Other	



# PHYSICAL CONDITION SURVEY

Survey Date: April 18, 2013

Project: Troost-Emanuel Cleaver II Study Areas

## ADDRESS/LEGAL

Address	1102 Emanuel Cleaver II
Use	Dining/Entertainment
General Condition	Fair
Building Name/Designation	Burger King
Zoning	C3A2 – Intermediate Business District

## STRUCTURAL CONDITIONS

Roof	Fair
Walls/Siding	Fair
Painted Surfaces	Fair
Gutters	Good
Windows/Doors	Good
Porches	N/A
ADA Accessibility	Yes
Other	

## SITE CONDITIONS

Fencing	Fair
Landscaping	Fair
Private Sidewalk	Good
Driveway	Good
Parking Area	Fair
Public Sidewalk	Good/Troost , Fair/Emanuel Cleaver II
Other	Deteriorated retaining wall



# PHYSICAL CONDITION SURVEY

Survey Date: April 18, 2013

Project: Troost-Emanuel Cleaver II Study Areas

## ADDRESS/LEGAL

Address	1110 Emanuel Cleaver II
Use	Vacant
General Condition	Poor
Building Name/Designation	N/A
Zoning	C3A2 – Intermediate Business District

## STRUCTURAL CONDITIONS

Roof	N/A
Walls/Siding	N/A
Painted Surfaces	N/A
Gutters	N/A
Windows/Doors	N/A
Porches	N/A
ADA Accessibility	N/A
Other	

## SITE CONDITIONS

Fencing	N/A
Landscaping	Poor
Private Sidewalk	N/A
Driveway	Good
Parking Area	Poor
Public Sidewalk	Good/Forest, Fair/Emanuel Cleaver II
Other	



# PHYSICAL CONDITION SURVEY

Survey Date: April 18, 2013

Project: Troost-Emanuel Cleaver II Study Areas

## ADDRESS/LEGAL

Address	4640 Forest Avenue
Use	Vacant
General Condition	Poor
Building Name/Designation	N/A
Zoning	C3A2 – Intermediate Business District

## STRUCTURAL CONDITIONS

Roof	N/A
Walls/Siding	N/A
Painted Surfaces	N/A
Gutters	N/A
Windows/Doors	N/A
Porches	N/A
ADA Accessibility	N/A
Other	

## SITE CONDITIONS

Fencing	N/A
Landscaping	Poor
Private Sidewalk	N/A
Driveway	N/A
Parking Area	N/A
Public Sidewalk	Good
Other	



# PHYSICAL CONDITION SURVEY

Survey Date: April 18, 2013

Project: Troost-Emanuel Cleaver II Study Areas

## ADDRESS/LEGAL

Address	4624 Forest Avenue
Use	Vacant
General Condition	Poor
Building Name/Designation	N/A
Zoning	R4 – Low Apartment District

## STRUCTURAL CONDITIONS

Roof	N/A
Walls/Siding	N/A
Painted Surfaces	N/A
Gutters	N/A
Windows/Doors	N/A
Porches	N/A
ADA Accessibility	N/A
Other	

## SITE CONDITIONS

Fencing	N/A
Landscaping	Poor
Private Sidewalk	N/A
Driveway	N/A
Parking Area	N/A
Public Sidewalk	Good
Other	



# PHYSICAL CONDITION SURVEY

Survey Date: April 18, 2013

Project: Troost-Emanuel Cleaver II Study Areas

## ADDRESS/LEGAL

Address	4620 Forest Avenue
Use	Four Family Residential
General Condition	Fair
Building Name/Designation	Stuart Apartments
Zoning	R4 – Low Apartment District

## STRUCTURAL CONDITIONS

Roof	Fair
Walls/Siding	Fair
Painted Surfaces	Fair
Gutters	Fair
Windows/Doors	Poor
Porches	Fair
ADA Accessibility	No
Other	

## SITE CONDITIONS

Fencing	Fair
Landscaping	Fair
Private Sidewalk	Fair
Driveway	Good
Parking Area	N/A
Public Sidewalk	Good
Other	



# PHYSICAL CONDITION SURVEY

Survey Date: April 18, 2013

Project: Troost-Emanuel Cleaver II Study Areas

## ADDRESS/LEGAL

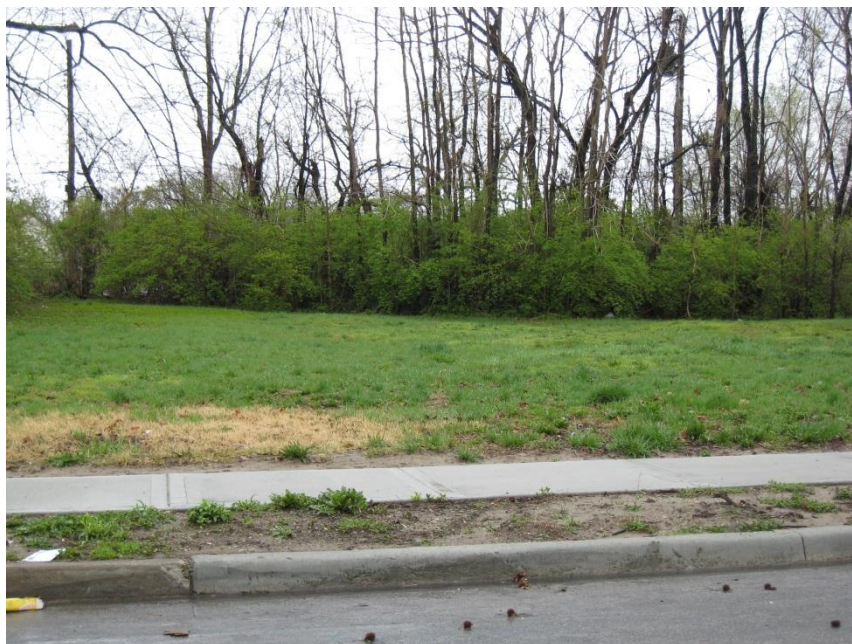
Address	4618 Forest Avenue
Use	Vacant
General Condition	Poor
Building Name/Designation	N/A
Zoning	R4

## STRUCTURAL CONDITIONS

Roof	N/A
Walls/Siding	N/A
Painted Surfaces	N/A
Gutters	N/A
Windows/Doors	N/A
Porches	N/A
ADA Accessibility	N/A
Other	

## SITE CONDITIONS

Fencing	N/A
Landscaping	Poor
Private Sidewalk	N/A
Driveway	N/A
Parking Area	N/A
Public Sidewalk	Good
Other	



# PHYSICAL CONDITION SURVEY

Survey Date: April 18, 2013

Project: Troost-Emanuel Cleaver II Study Areas

## ADDRESS/LEGAL

Address	4632 Forest Avenue
Use	Parking/Drive thru lane
General Condition	Poor
Building Name/Designation	Burger King
Zoning	R4

## STRUCTURAL CONDITIONS

Roof	N/A
Walls/Siding	N/A
Painted Surfaces	N/A
Gutters	N/A
Windows/Doors	N/A
Porches	N/A
ADA Accessibility	N/A
Other	

## SITE CONDITIONS

Fencing	N/A
Landscaping	Poor
Private Sidewalk	N/A
Driveway	Good
Parking Area	Poor
Public Sidewalk	Good
Other	Accumulated debris and brush



# PHYSICAL CONDITION SURVEY

Survey Date: April 18, 2013

Project: Troost-Emanuel Cleaver II Study Areas

## ADDRESS/LEGAL

Address	1117 Brush Creek Boulevard
Use	Multi Family Residential
General Condition	Fair
Building Name/Designation	Queen's Lawn Apartments
Zoning	R4 – Low Apartment District

## STRUCTURAL CONDITIONS

Roof	Fair
Walls/Siding	Fair
Painted Surfaces	Fair
Gutters	N/A
Windows/Doors	Poor – poorly modified front entry
Porches	Fair
ADA Accessibility	No
Other	

## SITE CONDITIONS

Fencing	N/A
Landscaping	Fair
Private Sidewalk	Fair
Driveway	N/A
Parking Area	Good
Public Sidewalk	Good
Other	



# PHYSICAL CONDITION SURVEY

Survey Date: April 18, 2013

Project: Troost-Emanuel Cleaver II Study Areas

## ADDRESS/LEGAL

Address	4601 Troost Avenue
Use	Auto Commercial
General Condition	Poor
Building Name/Designation	Tint Zone
Zoning	C3A2 - Intermediate Business District

## STRUCTURAL CONDITIONS

Roof	Fair
Walls/Siding	Poor
Painted Surfaces	Poor
Gutters	N/A
Windows/Doors	Poor – bars over doors
Porches	N/A
ADA Accessibility	Yes
Other	Former service station

## SITE CONDITIONS

Fencing	Poor
Landscaping	Poor
Private Sidewalk	N/A
Driveway	Good
Parking Area	Poor
Public Sidewalk	Good
Other	Potentially contaminated site, poor signage, billboard on parcel



# PHYSICAL CONDITION SURVEY

Survey Date: April 18, 2013

Project: Troost-Emanuel Cleaver II Study Areas

## ADDRESS/LEGAL

Address	4608 Forest Avenue
Use	Vacant Single Family Residential
General Condition	Poor
Building Name/Designation	N/A
Zoning	R4 – Low Apartment District

## STRUCTURAL CONDITIONS

Roof	Poor
Walls/Siding	Poor
Painted Surfaces	Poor
Gutters	N/A
Windows/Doors	Poor
Porches	Poor
ADA Accessibility	No
Other	Does not appear well-secured

## SITE CONDITIONS

Fencing	N/A
Landscaping	Poor
Private Sidewalk	N/A
Driveway	Good
Parking Area	Poor
Public Sidewalk	Good
Other	



# PHYSICAL CONDITION SURVEY

Survey Date: April 18, 2013

Project: Troost-Emanuel Cleaver II Study Areas

## ADDRESS/LEGAL

Address	4627 Troost Avenue
Use	Retail Commercial
General Condition	Poor
Building Name/Designation	Midland True Value Hardware
Zoning	C3A2 – Intermediate Business District

## STRUCTURAL CONDITIONS

Roof	Fair
Walls/Siding	Poor
Painted Surfaces	Poor
Gutters	N/A
Windows/Doors	Fair
Porches	N/A
ADA Accessibility	N/A
Other	Secondary building in poor condition

## SITE CONDITIONS

Fencing	Poor
Landscaping	N/A
Private Sidewalk	N/A
Driveway	Good
Parking Area	Fair
Public Sidewalk	Good
Other	Outdoor storage, deteriorated signage on north side of building

