

**EXISTING CONDITIONS BLIGHT STUDY
JAZZ HILL APARTMENTS
Paseo Boulevard between
E. 9th Street and E. 14th Street**



Dated March 22, 2022

Prepared by

Patricia R. Jensen, Esq.

Rouse Frets White Goss Gentile Rhodes, P.C.

With information supplied by the Twelfth Street Heritage Development Corporation

I. INTRODUCTION

This study is made for the purpose of providing and documenting evidence of the blighted conditions affecting the property located on the one-half block west of Paseo between E. 9th Street and E. 14th Street, Kansas City, Missouri.

KANSAS CITY METROPOLITAN AREA

Kansas City is located near the geographical and population centers of the United States and is aptly named the Heart of America. The 2020 Census population for the City of Kansas City, MO is 508,090. The Kansas City Metropolitan Statistical Area is presently composed of fourteen counties, nine in Missouri (Bates, Caldwell, Cass, Clay, Clinton, Jackson, Lafayette, Platte and Ray) and five in Kansas (Franklin, Johnson, Leavenworth, Miami and Wyandotte). The 2020 census population of the Kansas City Statistical Area was 2,192,035. The 2010 census population of those same eleven counties was 2,009,342. The change from 2020 to 2025 shows a 9.1% increase in population. According to the United States Census Bureau, Kansas City is the 31st largest metropolitan area in the nation. The Mid-America Regional Council projects population growth between 2020 and 2005 to be 6.6%. Such growth is characterized as slow but steady. The median age for the Kansas City Metropolitan Statistical Area as of 2020, was 37.5 years, the national median was 38.2 (American Community Survey, U.S. Census Bureau).

The effective buying income in Kansas City is lower than the national average. The metropolitan's income is magnified by a modest cost of living.

A key attribute of Kansas City is a desirable quality of life. The City is clean and offers the best of Midwestern living. Kansas City is often referred to as the City of Fountains. The fountains are a focal point of a park system that is among the best and largest in the nation. Kansas City is one of the smallest markets to enjoy professional baseball and football franchises. Kansas City also enjoys a wide variety of cultural amenities. The arts are adequately supported and of considerable prestige. Particularly well respected is the Nelson-Atkins Museum of Art which houses one of the world's finest oriental collections.

Kansas City has excellent transportation linkages because it is in the center of the country. The new terminal at the Kansas City International Airport is expected to open in early 2023. The land is relatively level and the highway systems offer quick transportation routes around and through the City.

The climate is moderate, but residents can experience extreme temperatures. Kansas City, Missouri is said to be one of the nation's largest cities as measured by land.

II. REQUIRED DETERMINATION

To be authorized to prepare a plan for a project area, the area must be declared blighted, insanitary or undeveloped industrial area in need of industrial development, pursuant to The Planned Industrial Expansion Law, Section 100.300, et. Seq., RSMo (the "Act").

Section 99.810, RSMo, provides that a redevelopment area is a blighted area, conservation area or an economic development area that has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing, pursuant to the Real Property Tax Increment Allocation Redevelopment Act.

Section 99.430, RSMo, provides that an urban renewal plan may be prepared subject to the declaration that the area is blighted, or insanitary in need of redevelopment or in need of rehabilitation, pursuant to the Land Clearance for Redevelopment Authority Law.

Section 67.1461, RSMo, provides districts that include a blighted area shall have additional powers, pursuant to the Community Improvement District Act.

Section 353.020, RSMo, provides an urban redevelopment corporation shall operate on or more redevelopment projects pursuant to an authorized development plan determined by the governing authority that the area covered by the plan is blighted, pursuant to The Urban Redevelopment Corporations Law.

This study is intended to show evidence that the subject area is a blighted area.

A. Definition of Blighted Area

Sections 100.310(2), 99.805(1), 99.320(3), 67.1401(3), 353.020(2), RSMo, define a blighted area an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, 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, or welfare in its present condition and use.

B. Determination of Blight

In determining whether the area under review is blighted pursuant to this definition an important consideration is the development trends in the immediate area of the subject property and the property itself. Judicial decisions have stated the governing body can reasonably determine an area blighted, even though the total area, or any particular portion of it, does not constitute what is generally known as a “slum”. Economic underutilization of the property has been found by the Missouri Supreme Court to be a legitimate condition of blight to evaluate in urban redevelopment.

III. EXISTING CONDITION OF SUBJECT PROPERTY

A. Jazz Hill Apartments

The Jazz Hill Apartments are generally located as the one-half block west of Paseo between E. 9th Street and E. 14th Street east of the Central Business District in the Paseo West district of Kansas City, Missouri. The property is also described as 15 tracts located at 924 Paseo Boulevard, the property immediately adjacent to the north of 924 Paseo Boulevard, 928 Paseo Boulevard, 930

Paseo Boulevard, 1401 E 10th Street, 1000 Paseo Boulevard, 1100 Paseo Boulevard, 1106 Paseo Boulevard, 1116 Paseo Boulevard, 1200 Paseo Boulevard, property immediately adjacent to the west of 1200 Paseo, 1208 Paseo Boulevard, 1220 Paseo Boulevard, 1224 Paseo Boulevard, 1228 Paseo Boulevard, 1300 Paseo Boulevard, 1304 Paseo Boulevard.

The Jazz Hill Apartments consist of 11 colonnaded apartment buildings ranging from 2-story to 5-story stone and brick buildings. The apartment buildings were built between 1896 and 1913 along the historic boulevard. The buildings feature multi-story porches with columns and ornate cornices. Photographs of the exteriors of a sample of the buildings are attached as Exhibit 1.

B. Blighting Factors

The following is a description of the existing blighting factors in and around the Jazz Hill Apartments land and improvements (the "Property"). A map of the area is attached as Exhibit 3. The Property is legally described in the attached Exhibit 4. The property is located within the Amended Downtown Paseo West PIEA Planning Area, approved on February 15, 2001 by Ordinance No. 001648 which also declared the area a blighted and insanitary area in need of redevelopment and rehabilitation. Two previous developers have attempted to redevelop the property in 2004 and 2019. Of the 11 buildings, 10 are currently vacated and are not habitable due to the blighting conditions.

The photographs attached hereto as Exhibits 1 and 2 demonstrate the blighting factors as well. Blighting factors are evident throughout the Property. Specifically, the following blighting conditions exist in the Jazz Hill Apartments:

1. Insanitary or Unsafe Conditions. There is trash/debris in the Property, including human feces. There is water damage and mold on the walls and ceiling as well as holes in the floors and walls. At least one fire escape was not connected to the concrete. Handrails of the balconies are broken and/or not attached to the building. Balconies have rust, erosion and water damage. Of the 11 buildings, 10 are currently vacated and are not habitable due to the blighting conditions.
2. Deterioration of Site Improvements. The exteriors of the structures are in need of repair. There are portions of the exterior structure that have damaged or missing brick and damaged cornices. Many of the entrances and windows of the buildings are boarded up with plywood. Graffiti is present on the buildings. Handrails of the balconies are broken and/or not attached to the building. Ceilings of balconies have rust, erosion and water damage. There is damage to the soffit and windows have rot and flaking of paint. Wood rot is present above doorways and balconies.

There is extensive deterioration and damage of the interior building improvements. There are holes, water damage and mold on the walls and ceiling. One building has had fire and smoke damage.

3. Existence of Conditions which Endanger Life or Property by Fire and Other Causes. Fire services lines have been cut. Hanging and damaged wires are present in the

building. At least one fire escape was not connected to the concrete. One building had extensive fire and smoke damage.

4. Retards the Provision of Housing Accommodations. The factors present at the Property including deterioration of site improvements, insanitary or unsafe conditions affects housing accommodations. Of the 11 buildings, 10 are currently vacated and are not habitable due to the blighting conditions.
5. Constitutes an Economic or Social Liability: Deterioration of site improvements have resulted in unsafe conditions and economic underutilization of vacant buildings and lots. The cost would be prohibitive for a property owner without assistance.
6. Menace to the Public Health, Safety, or Welfare in its Present Condition and Use. There are portions of the exterior structure that have damaged or missing brick and damaged cornices that could fall. There is mold present in the buildings. One building has had fire and smoke damage.

IV. CONCLUSION

It is clear from the physical conditions and outmoded design of the Property that the land and improvements constituting the Property qualify as a blighted area. The facility suffers from insanitary or unsafe conditions, deterioration of site improvements, the existence of conditions which endanger life or property by fire and other causes, retards the provision of housing accommodations, constitutes an economic or social liability, and a menace to the public health, safety, or welfare in its present condition and use in the City. It needs to be significantly renovated in order to use the vacant buildings for use. If the building is not renovated, given the age and configuration of the building, it is likely that the building will remain vacant for quite some time and may never be used.

Based upon these factors, the Jazz Hill Apartments property located on the one-half block west of Paseo between E. 9th Street and E. 14th Street, is conducive to ill health, transmission of disease, crime or inability to pay reasonable taxes and constitutes a menace to the health, safety, and welfare of the citizens of the City. The property can only feasibly be redeveloped through the establishment of a well-integrated and capital-intensive redevelopment plan. Without such assistance and redevelopment, the Property will continue to exist in its blighted state and continue to decline.

EXHIBIT 1
Exterior Photographs



1304 Paseo Boulevard



1300 Paseo Boulevard



1200 Paseo Boulevard



928 Paseo Boulevard



1106 Paseo Boulevard

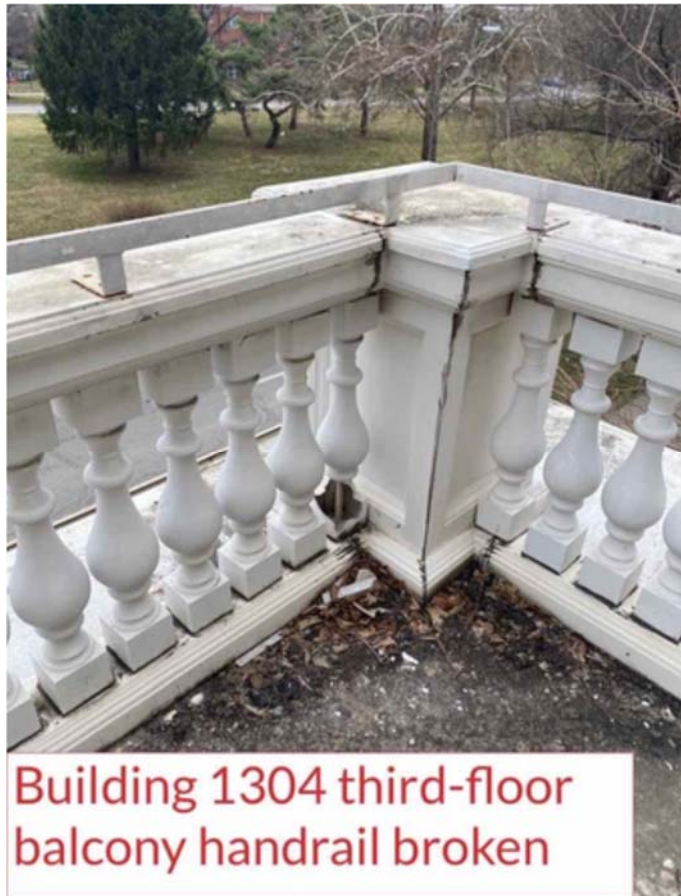


1116 Paseo Boulevard





1304 Paseo Boulevard – Exterior damage



Building 1304 third-floor balcony handrail broken

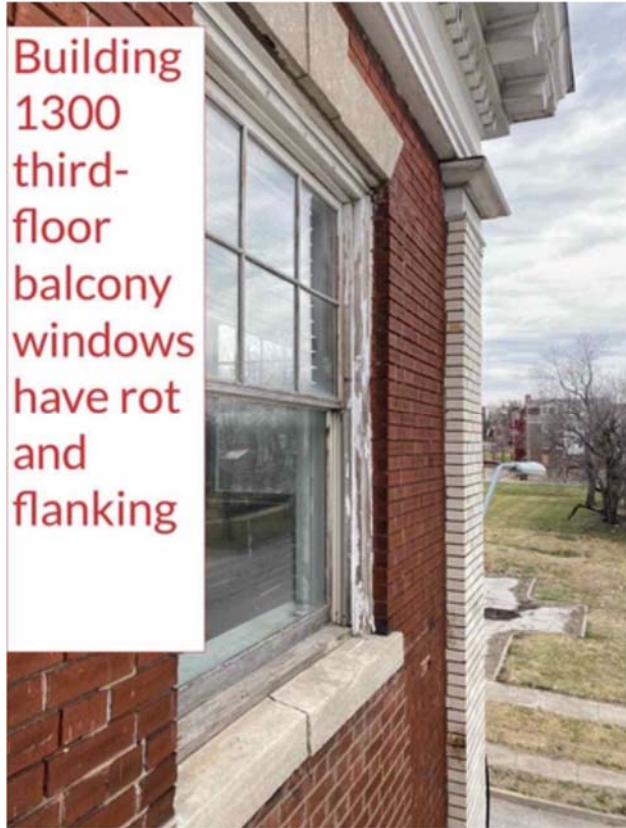


Building 1304 W. side
damage to the soffit
above the bricks

1304 and 1300 Paseo Boulevard



Building 1300 graffiti on
the south side of the
building



Building
1300
third-
floor
balcony
windows
have rot
and
flanking

1300 and 1200 Paseo Boulevard



Building 12002nd floor
balcony has rust & erosion on
ceiling lid multiple locations



Building 1200 third-floor balcony has wood rot on exterior trim above doorway & multiple locations

1200 Paseo Boulevard



Building 1200 4th FLR balcony Typical throughout wood rot in multiple



1200 Paseo Boulevard





924 Paseo Boulevard





928 Paseo Boulevard



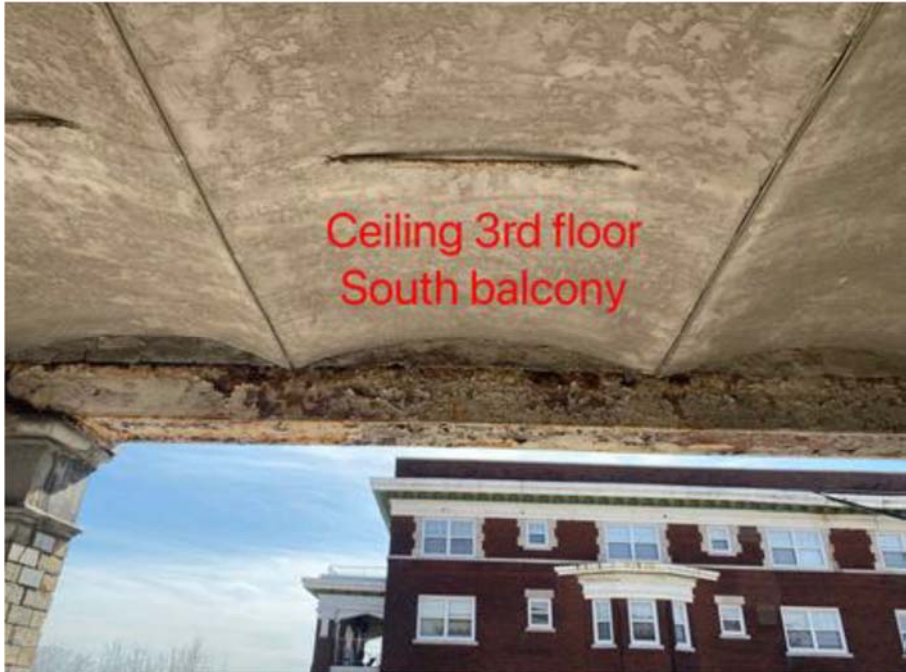


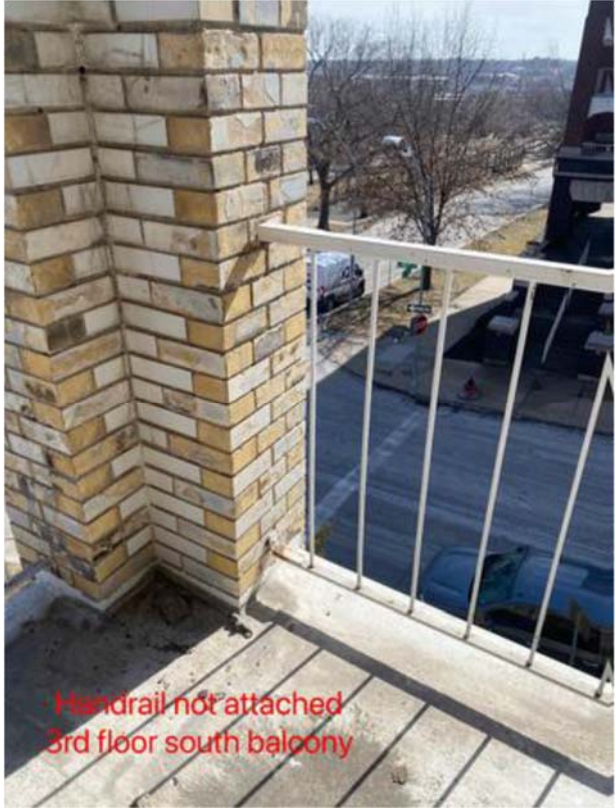
930 Paseo Boulevard





930 Paseo Boulevard





930 Paseo Boulevard



EXHIBIT 2

Interior Photographs



1200 Paseo Boulevard





1106 Paseo Boulevard – Fire Damage





1106 Paseo Boulevard – Smoke & Fire Damage





1106 Paseo Boulevard –Fire Damage



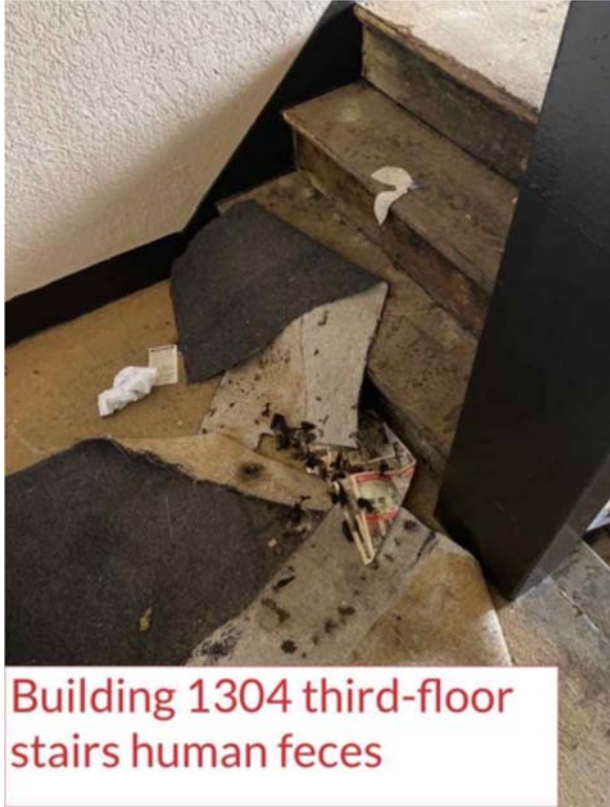


Building 1304 basement
mold on ceiling continued

1304 Paseo Boulevard



Building 1304
unit 202
existing drywall
damage



Building 1304 third-floor
stairs human feces

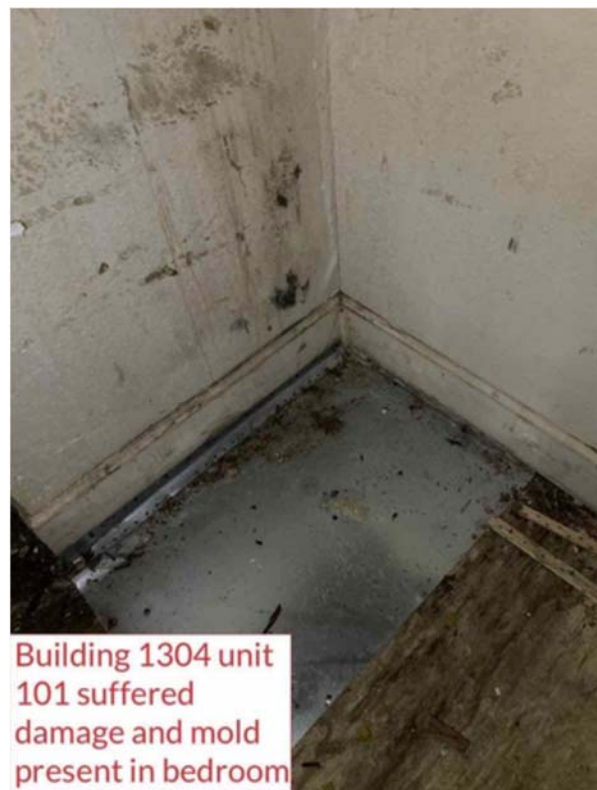
1304 Paseo Boulevard



Building 1304 unit 202 Texter
peeling & sign of mold
investigate for water damage



1304 Paseo Boulevard





1304 Paseo Boulevard

EXHIBIT 3

Map



VICINITY MAP
NOT TO SCALE

EXHIBIT 4

Legal Description

Property immediately adjacent to the north of 924 Paseo Boulevard: Lot 15, Block A, Pratt's Addition, a subdivision in Kansas City, Jackson County, Missouri; and

924 Paseo Boulevard, 928 Paseo Boulevard, and 930 Paseo Boulevard: Lots 11, 12, 13 And 14, Block A, Pratt's Addition, a subdivision in Kansas City, Jackson County, Missouri; and

1401 E 10th Street: Lot 1, Block B, Pratt's Addition, a subdivision in Kansas City, Jackson County, Missouri; and

1000 Paseo Boulevard: Lots 7, 8, 9 and 10, Block B, Pratt's Addition, a subdivision in Kansas City, Jackson County, Missouri; and

1100 Paseo Boulevard: Lot 8, Block 2, Gates and Kendall's Second Addition, a subdivision in Kansas City, Jackson County, Missouri; and

1106 Paseo Boulevard: Lots 9, 10 and 11, Block 2, Gates and Kendall's Second Addition, a subdivision in Kansas City, Jackson County, Missouri; and

1116 Paseo Boulevard: Lot 12, Block 2, Gates and Kendall's Second Addition, a subdivision in Kansas City, Jackson County, Missouri; and

1200 Paseo Boulevard: Lots 11, 12, and 13, except that part in The Paseo, Block 2, East Dundee, a subdivision in Kansas City, Jackson County, Missouri; and

1208 Paseo Boulevard: Lots 14, 15, 16, 17 and 18, Block 2, East Dundee, a subdivision in Kansas City, Jackson County, Missouri; and

Property immediately adjacent on the west to 1200 Paseo: Lots 8, 9 and 10, Block 2, East Dundee, a subdivision in Kansas City, Jackson County, Missouri; and

1220 Paseo Boulevard: Lots 19 and 20, Block 2, East Dundee, a subdivision in Kansas City, Jackson County, Missouri; and

1224 Paseo Boulevard: Lots 21 and 22, Block 2, East Dundee, a subdivision in Kansas City, Jackson County, Missouri; and

1228 Paseo Boulevard: Lots 23, 24 and 25, Block 2, East Dundee, a subdivision in Kansas City, Jackson County, Missouri; and

1300 Paseo Boulevard: Lot 18, Block 2, Munford and Fancher's Addition, a subdivision in Kansas City, Jackson County, Missouri; and

1304 Paseo Boulevard: Lot 17, Block 2, Munford and Fancher's Addition, a subdivision in Kansas City, Jackson County, Missouri;