

114 W. Linwood Boulevard URA –Proposed Urban Renewal Plan (Bob Long) (Ex. 1)

Area Description: The proposed 114 W. Linwood Boulevard Urban Renewal Area consists of one parcel located on the north side of W. Linwood Boulevard.

Plan Description: MWA Linwood, LLC is the proponent for the 114 W. Linwood Boulevard Urban Renewal Plan.

The 114 W. Linwood Boulevard Urban Renewal Plan is located a block west of Main Street in Kansas City’s Midtown area, lying approximately 2.5 miles south of the Central Business District.

As noted in the KC Spirit Playbook and within the Midtown/Plaza Area Plan, Midtown Kansas City is characterized by a variety of development patterns and variations in condition. Despite recent and significant reinvestment in some of the perimeter neighborhoods, such as Union Hill, Valentine, and Hyde Park, a great many underutilized infill sites exist, particularly in the central and eastern portions of the area. The proposed Urban Renewal Area is a prime example of an underutilized property – a three-story MWA Building is currently vacant, but was long used for storage and marginal commercial uses- located in a mixed-use corridor in close proximity to important nodes of economic activity along the KC Streetcar line.

The Plan’s proponent is proposing the creation of an Urban Renewal Area to support the planned renovation of the MWA Building at 114 W. Linwood Boulevard. The estimated \$2 million project will provide studio/office space on the mezzanine and upper floor, along with commercial space on the ground floor. There is adequate off-street parking in the western portion of the property.

Blight Study: Staff believes that, as of January 2026, the proposed 114 W. Linwood Boulevard Urban Renewal Area of Kansas City, Missouri, is a “blighted area” according to the definition provided in Missouri’s Land Clearance for Redevelopment Law in the Missouri Revised Statutes (RSMo. Ch. 99) and is a menace to the health, safety, morals, and welfare of the city. An excerpt from the blight study:

Most of the components of the Chapter 99 definitions were present in the proposed 114 W. Linwood Boulevard Urban Renewal Area. Although some portions of the Plan Area are in adequate or sound condition, there exist deteriorated and substandard conditions throughout the Plan Area as a whole, which could lead the legislative body to a finding that the proposed redevelopment area is blighted.

The dominant blighting factors in the proposed redevelopment area include 1) the presence of unsafe or insanitary conditions, including noncompliance with modern building codes, inoperable building systems and lack of life safety systems; 2) deterioration of site improvements, including primary roofs, deterioration of windows and doors, and the failing of finishes, as well as site deterioration, including the deterioration of parking surfaces and walls, all of which are prevalent throughout the Plan Area as a whole; 3) deteriorated public improvements in the Plan Area, including uneven or cracked sidewalks; and 4) commercial vacancies.

These factors combine to create economic underutilization, an inability to generate reasonable taxes, and social liabilities within the Plan Area, and make redevelopment of the Plan Area by private enterprise alone cost prohibitive.

Because most of the components of the Chapter 99 criteria are present in the proposed 114 W. Linwood Boulevard Urban Renewal Area of Kansas City, Missouri, in January 2026, staff agrees that the Study Area is a “blighted area” consistent with the definition provided by Missouri’s Land Clearance for Redevelopment Law in the Missouri Revised Statutes (RSMo. Ch. 99), and is a menace to the health, safety and welfare of the city. The blight study can be found in Exhibit F of the draft Plan. Staff believes that blighting conditions exist.

To revitalize the 114 W. Linwood Boulevard Plan Area as a commercial development, the Plan’s proponent believes that assistance from the Land Clearance for Redevelopment Authority (the “Authority”), potentially consisting of real property tax abatement, will present opportunities to stabilize the Main Street corridor adjacent to the proposed 114 W. Linwood Boulevard Urban Renewal Area by stimulating and facilitating private investment in the rehabilitation of an existing commercial building for reuse for commercial uses.

Affirmative Action Policy and MBE/WBE Participation: Project proponents will be required to comply with the Authority’s MBE/WBE requirements.

Taxing Jurisdictions: The proposed commercial renovation project will reviewed at a future Agency Directors meeting.

Other government/statutory agency action: The City Planning Commission will consider the proposed Urban Renewal Plan at an upcoming meeting. City Council will need to approve the Finding of Blight and the proposed 114 W. Linwood Boulevard Urban Renewal Plan.

Action recommended: APPROVAL OF THE FINDING OF BLIGHT IN THE PROPOSED 114 W. LINWOOD BOULEVARD URBAN RENEWAL PLAN.

APPROVAL OF THE 114 W. LINWOOD BOULEVARD URBAN RENEWAL PLAN AND FORWARDING IT TO CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL.