

SECTION 1

Introduction

1.1 Scope of Study

The City of Merriam, Kansas is evaluating whether the Grandview area is eligible for a "Redevelopment District" designation under K.S.A. 12-1770a – 12-1772.

The City asked Shockey Consulting Services, LLC to perform a windshield survey of the Grandview Area to determine the general condition of the housing stock. Information gathered will be used by the Merriam City Council to determine whether the housing stock is "deteriorated or deteriorating" according to Kansas statutes. In addition to preparing a block-by-block summary of the condition of housing stock, any visible unsanitary or unsafe conditions, site improvements appearing decomposed and conditions that appear to endanger life or property by fire or other causes are documented in this study.

1.2 Area Description

The Grandview Area is generally located around Johnson Drive on the North, 62nd Street on the South, Slater Street on the East and I-35 on the West. Figure 1 shows the area associated with Grandview Area.

The City's Comprehensive Plan identifies the Grandview Area as a future land use opportunity. The residential character and stability of the area has appeared to slowly change for the worse. Most likely, speculative ownership of homes and uncertainty about the future, whereby owners postpone investment into their homes, has

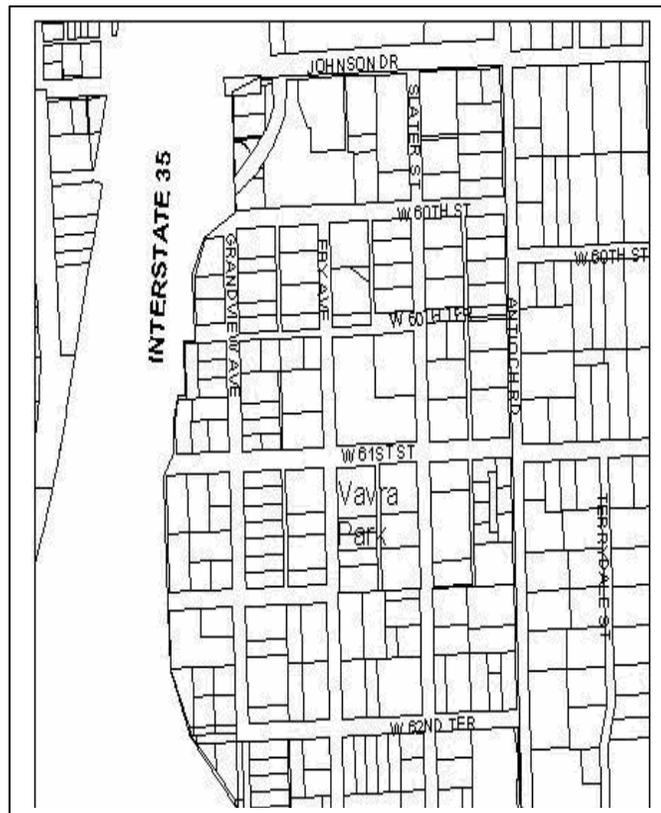


Figure 1 Grandview Area Map

contributed to the current situation. The commercial development along Shawnee Mission Parkway and Johnson Drive has transformed the northern and southern periphery and reduced the residential base.

This area has a wide variety of lot sizes and house styles. The houses are mostly single-family but also include a fairly large representation of apartments given the size of the area. There are also four units of duplexes. The single-family residences are older; most of them were developed in the 1930s, 1940s, and 1950s. The apartments and duplexes were built more recently in the 1960s through the 1980s.

SECTION 2

Findings

2.1 Methodology & Approach

A windshield survey was conducted in March 2004. The exterior property areas and structures were inspected from curbside. The condition of each parcel was documented using a written survey tool and taking a photograph. The survey tool was developed using the following documents:

- Kansas Statutes Annotated (KSA), Chapter 12 – Cities and Municipalities, Article 17 – Buildings, Structures and Grounds;
- International Property Maintenance Code 2000 Adopted by the City of Merriam as their property maintenance code;
- Sharum Subdivision Tax Increment Redevelopment Project Eligibility Study prepared for the City of Merriam on August 11, 1994;
- Merriam Comprehensive Plan 2001.

Attached in Appendix A is a copy of the survey tool used to collect the data and a detailed manual describing how the windshield survey was conducted.

Water One, Johnson County Wastewater and the Johnson County Health Department were contacted. As a result of these interviews, inadequate infrastructure in area (such as condition of lines, age, site failures or breaks and function) was documented.

2.2 Exterior Survey: Building Components Evaluated

During the windshield survey each component of a subject building was examined to determine whether it was in sound condition or had minor, major, or critical defects. Building components examined were of two types:

Primary Structural. These include the basic elements of any building: foundation walls, exterior walls, roof, and roof structure.

Secondary Structural. These are components generally added to the primary structural components and are necessary parts of the building, including porches and steps, windows and window units, door and door units, chimneys, gutters and downspouts.

2.3 Criteria for Classifying Defects for Building Components

Each primary and the combination of secondary components were evaluated separately as a basis for determining the overall condition of individual buildings. This evaluation considered the relative importance of specific components within a building, and the effect that deficiencies in components will have on the remainder of a building.

Building Component Classification

The four categories used in classifying building components and the criteria used in evaluating structural deficiencies are described below.

Sound. Building components that appear to contain no defects, are adequately maintained, and require no treatment outside of normal ongoing maintenance.

Deficient -- Requiring Minor Repair. Building components that appear to contain defects (loose or missing material or holes and cracks over a limited area) that often can be corrected through the course of normal maintenance. It is assumed for purposes of this study that minor defects have no real effect on either primary or secondary components and the correction of such defects may be accomplished by the owner or occupants, such as pointing masonry joints over limited area or replacement of less complicated components. Minor defects are not considered in rating a building as structurally substandard.

Deficient -- Requiring Major Repair. Building components that appear to contain major defects over a widespread area and would be difficult to correct through normal

maintenance. Buildings in the major deficient category would require replacement or rebuilding of components by people skilled in the building trades.

Substandard. Building components that appear to contain major defects (bowing, sagging, or settling of exterior components causing the structure to appear to be out of plumb, or broken, loose, or missing material and deterioration over a widespread area) so extensive that it is assumed that the cost of repairs would be excessive in relation to the value returned on the investment.

2.4 Final Building Rating

After completion of the exterior building surveys, each individual building was placed in one of four categories based on the combination of defects found in various primary and secondary building components. Each final rating is described below.

Sound: Buildings that contain no defects, are sufficiently maintained and require no treatment other than normal on-going maintenance.

(No deficiencies noted on any visible components.)

Deficient, Requiring Minor Repair. Buildings that contain one or more minor defects which can be corrected through the course of normal maintenance. Defects are related to the structural components visible from the exterior and do not include limited paint blistering or lack of paint over a limited area on good weather-tight surfaces.

(At least one minor deficient rating on any or all components)

Deficient, Requiring Major Repair. Buildings that contain one or more major defects over a wide-spread area and would be difficult to correct through normal maintenance. Buildings in the major deficient category may require replacement or rebuilding of exterior components by skilled building trades construction. (Several minor defects alone do not produce a final rating of major deficient.)

(At least one major deficient rating on any of the primary components or in the combined secondary components)

Substandard. Buildings which contain two or more major defects that are so extensive that the cost of repairs could be excessive in terms of producing a sufficient return on

the investment required. Substandard buildings are presumed to be so advanced in deterioration that acquisition and removal is a logical remedy.

(Two or more major deficient ratings on the primary components or in combination with the combined secondary components, or one critical rating on any primary component.)

2.5 Summary Findings

Table 1 is a summary of the findings for the entire Grandview Area. It lists the total number of buildings (73) and number and percent for each building condition category.

Table 1
Summary of Building Conditions -- All

Buildings	Vacant	Sound	Deficient-Minor	Deficient – Major	Substandard
Number (73 Total)	1	9	11	23	29
% of total	1%	12%	15%	32%	40%

To further break down the findings, the Grandview Area was divided into five (5) areas as shown on the map at the end of this section. Tables 2 through 6 summarize each area and describe the area boundaries.

Table 2
Summary of Area #1 Building Conditions

Buildings	Vacant	Sound	Deficient-Minor	Deficient - Major	Substandard
Number (Total=9)	0	4	0	4	1
% of total	0%	45%	0%	45%	10%

Description of Area #1: Johnson Dr. on the North; W. 60th St. on the South; Slater on the East; Grandview Avenue on the West. Note: parcel #s 8820 and 5930 and 5932 are going to be included in Area #2 instead of Area #1. They are the only residential properties within that area.

Table 3
Summary of Area #2 Building Conditions

Buildings	Vacant	Sound	Deficient-Minor	Deficient - Major	Substandard
Number (Total =20)	0	2	2	8	8
% of total	0%	10%	10%	40%	40%

Description of Area #2: W. 60th St. on the North; W. 60th Terrace on the South; Slater on the East; I-35 on the West.

Table 4
Summary of Area #3 Building Conditions

Buildings	Vacant	Sound	Deficient-Minor	Deficient - Major	Substandard
Number (Total =19)	0	1	4	4	10
% of total	0%	5%	20%	20%	50%

Description of Area #3: W. 60th Terrace on the North; W. 61st St. on the South; Slater on the East; I-35 on the West.

Table 5
Summary of Area #4 Building Conditions

Buildings	Vacant	Sound	Deficient-Minor	Deficient - Major	Substandard
Number (Total =15)	1	0	4	4	6
% of total	6%	0%	27%	27%	40%

Description of Area #4: W. 61st St. on the North, W. 62nd St on the South; Slater on the East; I-35 on the West.

Table 6
Summary of Area #5 Building Conditions

Buildings	Vacant	Sound	Deficient- Minor	Deficient - Major	Substandard
Number (Total =10)	0	2	1	3	4
% of total	0%	20%	10%	30%	40%

Description of Area #5: W. 62nd St. on the North; W. 62nd Terrace on the South; Slater on the East; I-35 on the West.

SECTION 3

Other Conditions

3.1 Unsanitary or Unsafe Conditions

- Residents within the study area are exposed to highway noise and exhaust fumes from heavy truck and auto traffic on I-35. This is a result of the close proximity of the study area to the interstate highway and the absence of sound or other protective barriers along the highway.
- Debris was observed at several of the dead end areas of the street and under several porches and decks of home units.

3.2 Deterioration of Site Improvements

- Streets. The pavements of many of the interior streets are heavily patched, with excessive broken pavement edges, gravel shoulders or no shoulders. Many streets are in need of rehabilitation and repair.
- Driveways. Many of the driveways to the residences are gravel surface. Many of those that are concrete or asphalt are crumbling, stained, and/or cracking.

- **Parking Areas.** These include parking areas in the multi-family properties and within the business properties. The majority contain loose pavement and are stained and cracked. Most are in need of repair.

3.3 Life/Safety & Property Damage Conditions

The exterior survey showed conditions that could be life/safety and property damage issues. These include:

- Some of the buildings are located in close proximity to each other by today's standards. Building codes today specify a greater distance than in the past to reduce the chance of catching an adjacent structure on fire.
- Some parcels do not have access from the street that their address states their building is located on. Instead, access is gained by using a drive off a perpendicular street. This could be troublesome for emergency vehicles trying to make their way to the home.
- Johnson County Environmental Department stated that there are no reported failing septic systems in the area.

3.4 Condition of Infrastructure

Water One and Johnson County Wastewater were contacted and provided the following assessment of the Grandview Area infrastructure:

- The sanitary sewers in the area were built in about 1963-64. Johnson County Wastewater has not done any rehabilitation work on the original lines. They are conducting a study on the system which they expect to be completed in July 2004. This study will identify lines in need of rehabilitation and determine whether there is a need for relief sewers in the overall drainage area (Turkey Creek Watershed).
- The water lines in the area were built in 1946. They are made of cast iron and have a life expectancy of about 100 years. There are no known problems with the lines or the looping system.

Appendix A