

BLIGHT STUDY

THE OFFICES AT OVERLOOK PIEA/TIF PLANNING AREA

PREPARED FOR THE:

PIEA OF KANSAS CITY, MO

TIF COMMISSION OF KANSAS CITY, MO

BELKE APPRAISAL & CONSULTING SERVICES, INC.

A decorative image of a wooden floor with vertical planks, located at the bottom of the slide.

AERIAL PHOTOGRAPH



SOURCE: Jackson County GIS Mapping (2020)

PROPOSED OFFICES AT OVERLOOK PLAN AREA



2801 Swope Parkway



2901 Swope Parkway



4816 Agnes Avenue



2915 Swope Parkway



3011 Swope Parkway



3123 Swope Parkway



3137 Swope Parkway

PROPOSED REDEVELOPMENT AREA

Tax Parcels:	7
Ownerships:	3
Land Area:	10.95 acres or 477,064 sq.ft.
Zoning:	R-1.5, Residential, B1-1, Neighborhood Business 1, B2-2 Neighborhood Business 2
Existing Uses:	Religious Use, Vacant Lots, Office, Retail Strips (2), Beauty Salon
LBR:	6.3 (or a very low FAR of 0.16)
Year Built:	1957 (63 yrs.) to 1960 (60 yrs.)
Building Area:	76,286 square feet above grade
Parking:	>195 (2.6 spaces per 1,000 sq.ft.)
Vacancy:	84.2%

PROPOSED REDEVELOPMENT AREA

Brush Creek/Brush Creek Corridor TIF Plan (1999; entire area)

Townfork Creek URA Plan (1967; west half of plan area)

EEZ Blight Designation – Midtown to RG (entire plan area)

Eco/Devo Scorecard – Continuously Distressed (CT 77)

Swope Park Opportunity Zone

BLIGHT CONDITION #1:

DEFECTIVE OR INADEQUATE STREET LAYOUT

DEFECTIVE OR INADEQUATE STREET LAYOUT

- **Public Sidewalks – Lacking / Deteriorating / Unsafe**
- **Public Curbs & Gutters – Lacking / Deteriorating**
- **Private Sidewalks – Deteriorating / Unsafe**
- **Private Curbs – Deteriorating**
- **Public & Private Sewer Inlets – Deteriorating / Clogged**

DEFECTIVE OR INADEQUATE STREET LAYOUT

Public Sidewalks



DEFECTIVE OR INADEQUATE STREET LAYOUT

Private Sidewalks



DEFECTIVE OR INADEQUATE STREET LAYOUT

Lack Of / Deteriorating Curbs & Gutters



DEFECTIVE OR INADEQUATE STREET LAYOUT

Clogged Or Deteriorating Sewer Inlets



BLIGHT COMPONENT #2:

INSANITARY OR UNSAFE CONDITIONS

INSANITARY OR UNSAFE CONDITIONS

- Environmental Issues (ACM, LBP, PCBs, Mold, Moss)
- Failing Structural Components
- Inadequate Heating & Cooling
- Lack Of Safety Railings
- Trash / Illegal Dumping
- Trespassing / Vandalism
- Vegetation / Landscaping Issues
- Abandoned & Unsafe Houses Adjoining Plan Area

















OPERATING INSTRUCTIONS

Washing Cycle	Temperature	Spin Speed	Time
Normal	40°C	1000 RPM	1.5 hours
Heavy Duty	60°C	1200 RPM	2.0 hours
Delicate	30°C	800 RPM	1.0 hours
Wool	30°C	600 RPM	1.0 hours
Bed Linen	90°C	1400 RPM	2.5 hours
Sanitary	90°C	1600 RPM	3.0 hours











BLIGHT COMPONENT #3:

DETERIORATION OF SITE IMPROVEMENTS

STRUCTURAL DETERIORATION:

Roofs
Exterior walls
Windows
Porches
Doors
Ceilings
Interior walls
Floors
Stairwells
Restrooms
Electrical
Plumbing
HVAC
Lighting

SITE IMPROVEMENT DETERIORATION:

Sidewalks
Curbs
Gutters
Driveways
Parking lots

FUNCTIONAL OBsolescence:

Dated/dysfunctional designs
Obsolete building systems
Energy inefficiencies
Lack of rear loading (retail)
Mezzanine storage









EASTER SUNDAY

SORRY BUT

OPENED THE NEXT DAY

Tues



















BEFORE CAN TO TOP LANDING FOR BEST ACCESS
TO TOP
MOVE CABLE TO TOP LANDING FOR BEST ACCESS















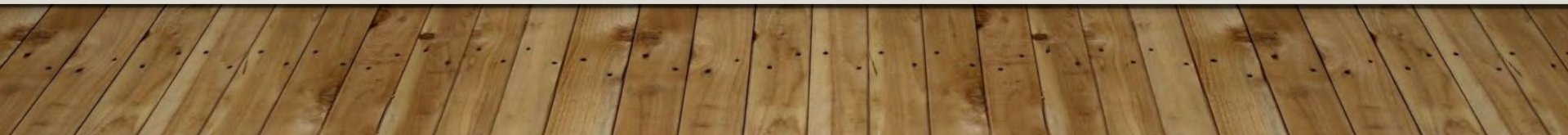






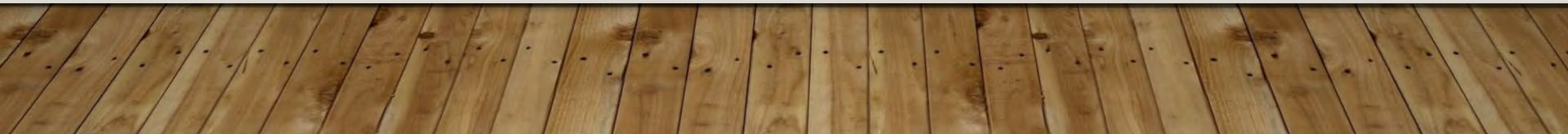
BLIGHT COMPONENT #4:

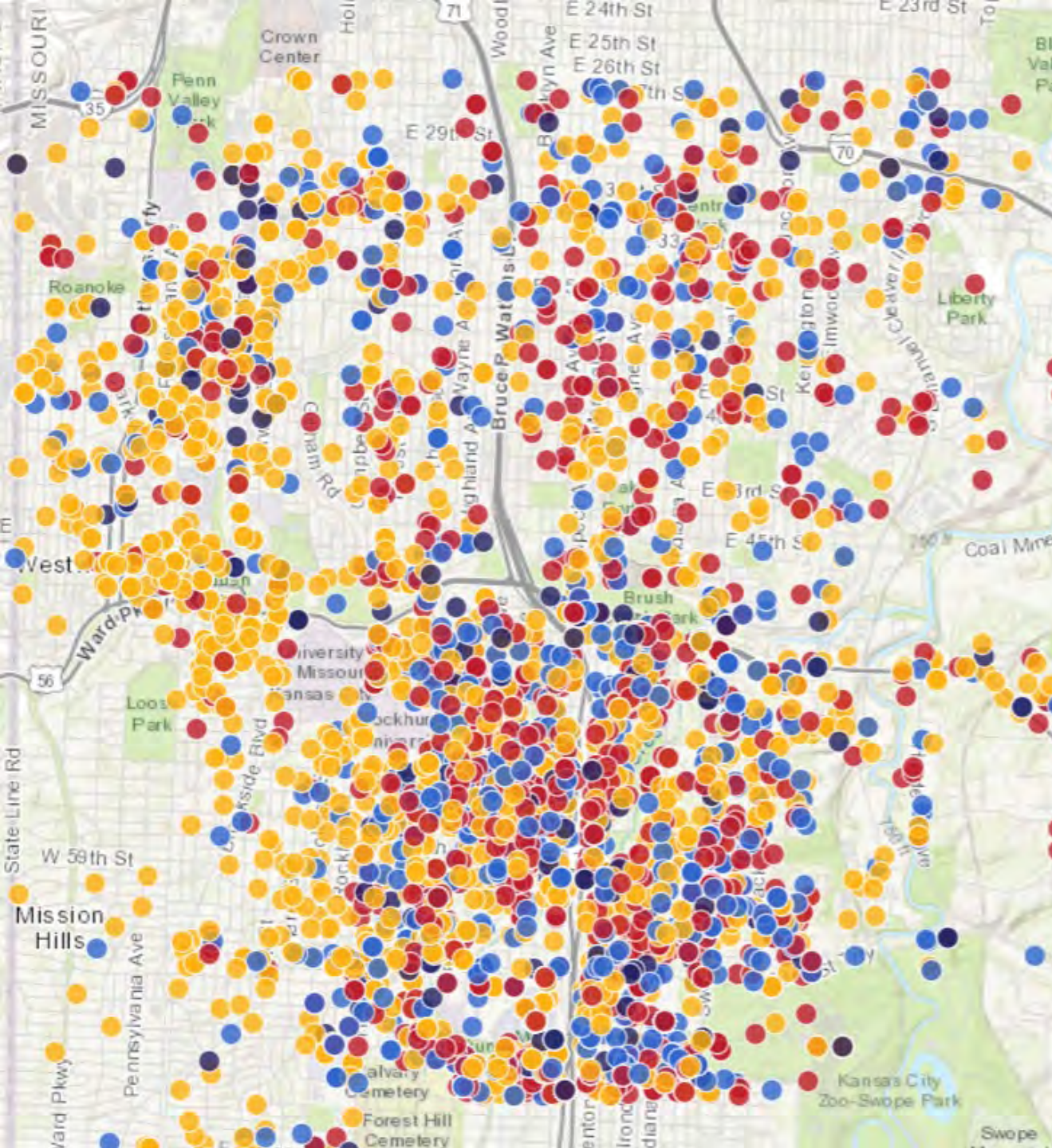
IMPROPER SUBDIVISION OR OBSOLETE PLATTING



BLIGHT COMPONENT #5:

ENDANGERMENT BY FIRE OR OTHER CAUSES





CITYPROTECT CRIME REPORT MAPPING



IF you value
your Life Like I
value my Stuff

Don't Fuck With

It
~~Proff~~



















BLIGHT FACTOR CONCLUSION

		Streets	Unsafe	Deterioration	Plat	Endanger	Predominance
Property Address	Tax Parcel Number	#1	#2	#3	#4	#5	
2801 Swope Parkway	31-430-08-01-00-0-00-000	Minor	Extensive	Extensive	None	Extensive	Yes
2901 Swope Parkway	31-430-07-02-00-0-00-000	None	Minor	None	None	Extensive	Yes
2915 Swope Parkway	31-430-07-01-00-0-00-000	Minor	Minor	Minimal	None	None	No
4816 Agnes Avenue	31-430-07-11-00-0-00-000	None	Minor	None	None	Extensive	Yes
3011 Swope Parkway	31-430-06-02-00-0-00-000	Minor	Extensive	Extensive	None	Extensive	Yes
3123 Swope Parkway	31-430-06-01-02-0-00-000	Minor	Extensive	Extensive	None	Extensive	Yes
3137 Swope Parkway	31-430-06-01-01-0-00-000	Minor	Extensive	Extensive	None	Moderate	Yes

BLIGHT COMPONENT #1:

HINDRANCE TO HOUSING ACCOMMODATION

- **Census Tract 77 loss 48% of population between 1970 and 2010**
- **Median HHI metrowide is 137% higher than in Census Tract 77**
- **Two vacant lots totaling 1.73 acres**
- **No residential units within 10.95-acre planning area**

BLIGHT COMPONENT #2:

ECONOMIC OR SOCIAL LIABILITIES

ECONOMIC LIABILITIES:

Foregone economic impact

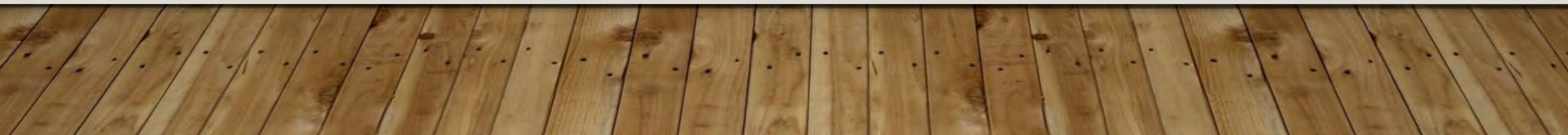
Unrealized assessment (improvements & vacant lot)

Unrealized taxation

Delinquent RETs (annually between 2012 and 2019)

Excessive vacancy = 84.2%

Extended vacancy (up to 48 months)



BLIGHT COMPONENT #2:

ECONOMIC OR SOCIAL LIABILITIES

ECONOMIC UNDERUTILIZATION:

Land-to-building ratio is spacious 6.3 : 1

FAR is a low 0.16 : 1 reflecting lack of urban density

Vacant and deteriorating religious use with two vacant lots along an important commercial corridor

Mostly vacant retail strip centers providing minimal service to the neighborhood, lack density, and are obsolete and deteriorating

Beauty shop has a land-to-building ratio of 29.8 : 1

SOCIAL LIABILITIES:

Deteriorating pedestrian circulation

Deteriorating and unsafe improvements (age=60 to 63 years)

Functional obsolescence due to advancing age & design

Environmental issues and safety concerns

Safety and sanitary concerns

Trespassing & vandalism

Vacant, underutilized uses lacking proper supervision/maintenance

No housing opportunities

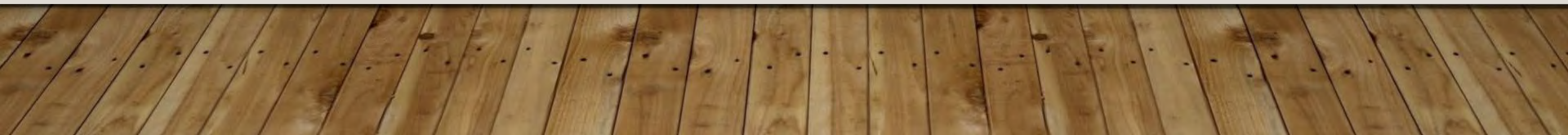
Foregone economic impact and taxation

Negative influences from nearby blighting conditions

BLIGHT COMPONENT #3:

MENACE TO THE PUBLIC HEALTH, SAFETY, MORALS

The varied and extensive blighting factors and conditions discussed above contribute menace to the public **health** (potential environmental issues, trash, illegal dumping, negative impact of extensive water infiltration), **safety** (failing structural components, missing security railings, lack of supervision, trespassing, illegal camping), **morals** (vandalism, graffiti, crime), or **welfare** (extensive and extended vacancy and underutilization, unrealized assessment, lack of taxation and delinquent taxes, diminished housing opportunities and economic impact).



BLIGHT COMPONENT #3:

MENACE TO THE PUBLIC HEALTH, SAFETY, MORALS

The KCMO website indicates all 7 of the study area tax parcels have had numerous 311 cases submitted ranging from 4 to 51 cases per parcel and totaling 188 cases.

BLIGHT CONCLUSION

(RSMo. Chapter 99 & 100)

Vacant, dated, deteriorating, obsolete, and vandalized structures in the urban fabric lacking maintenance and supervision detract from the vibrancy of the urban core. Redevelopment of this 10.95-acre tract adjoining Swope Parkway will alleviate blight and reinvigorate and enhance the vitality of adjoining neighborhood(s).

