

# Proposed Front Street Infill PIEA Planning Area

PIEA

May 19, 2022: Approved

City Plan Commission

June 21, 2022: Approved

Neighborhood Planning and Development Committee

September 14, 2022

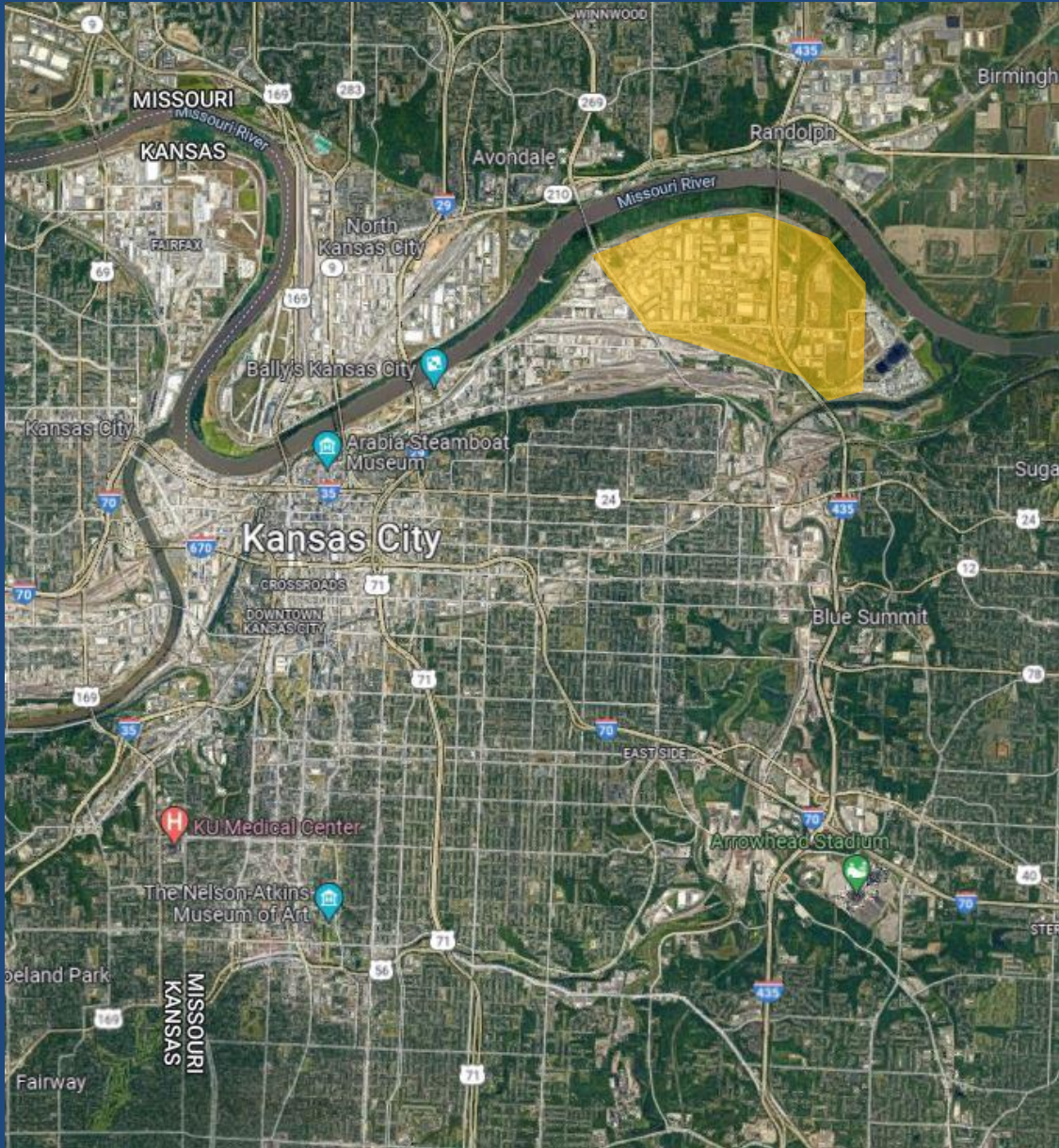
development initiatives

4501 fairmount ave.

kansas city, mo, 64111

Jim Potter, AICP

# General Development Plan





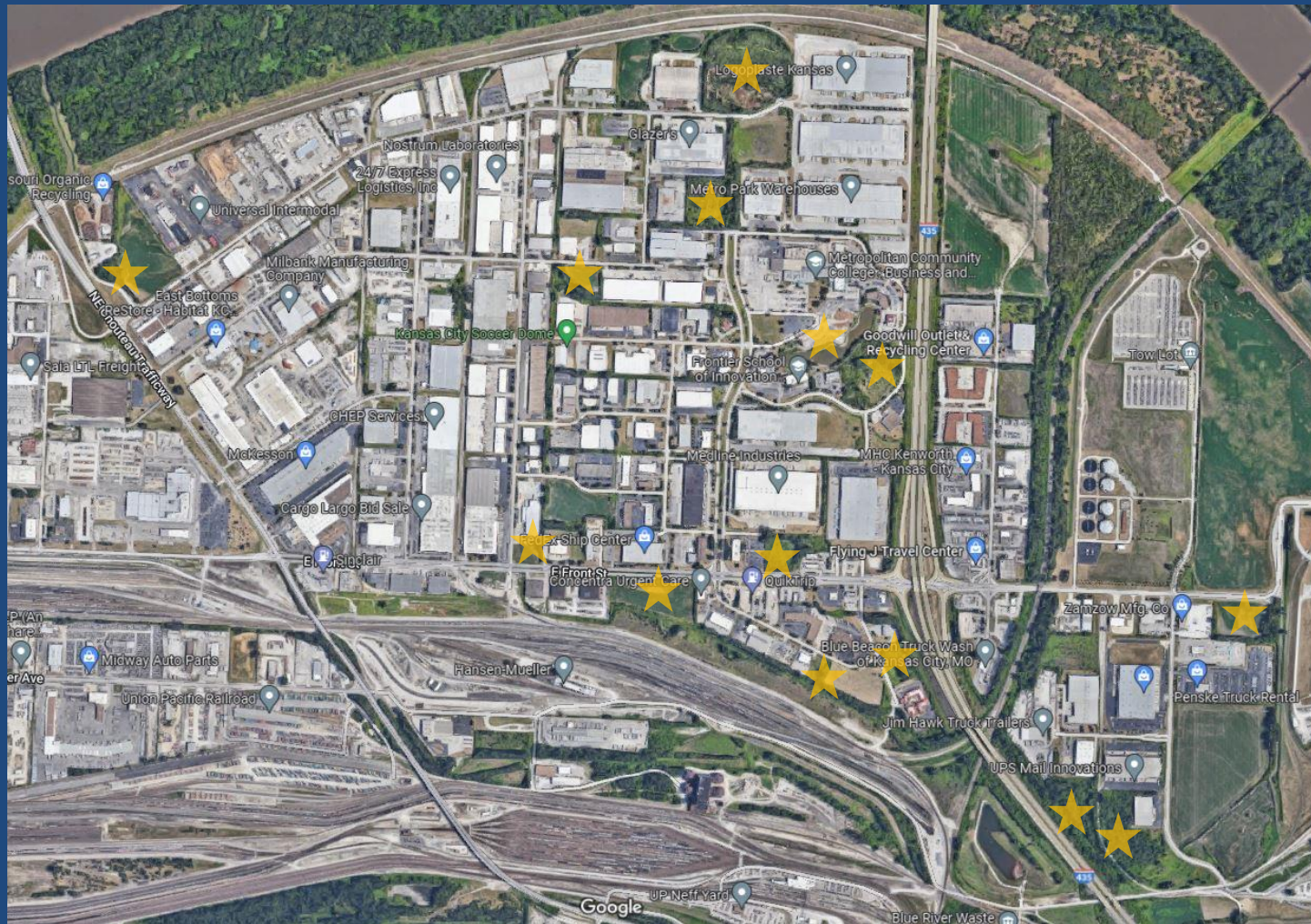
# General Development Plan

Scattered Site-  
Undeveloped  
Industrial Land

Planning Area  
Size:  
3,812,626 sf or  
87.53 acres.

Planning Area  
Parcels: 20

Planning Area  
Owners: 3



# Existing Conditions

- Vacant, undeveloped Industrial land.
- One site improved with former Smugglers Inn.
  - Fire damaged structure in late 2021. Partially demolished by March 2022.
- Remaining locations overgrown with heavy, dense vegetation.
- Entire Planning Area located within flood plain.







Reynolds

Executive Dr

Executive Dr

435

Deramus Ave

Universal Ave

Corporate Dr

Upland RR

Equitable Rd

Equitable Rd

N Commerce Ave

Corporate Dr

Parretta Dr

Connecticut Ave

Universal Ave

435

N Corrington Ave

E Front St

E Front St



# Former Conditions

- 1601 Universal Ave.
- Site of former Howard Johnsons, Ramada.
- Hotel closed in 2016
- Excessive trespassing & vandalism.
- Structure Fire: December 2017.
- City Condemned & Land Bank Owned.
- Structure demolished: June 2018.



# Former/Existing Conditions

- 1601 Universal Ave.
- Site of former Howard Johnsons, Ramada.
- Hotel closed in 2016
- Excessive trespassing & vandalism, fire.
- City Condemned & Land Bank Owned.
- Structure demolished.



## Existing Conditions: Vacant Industrial

### Existing Zoning:

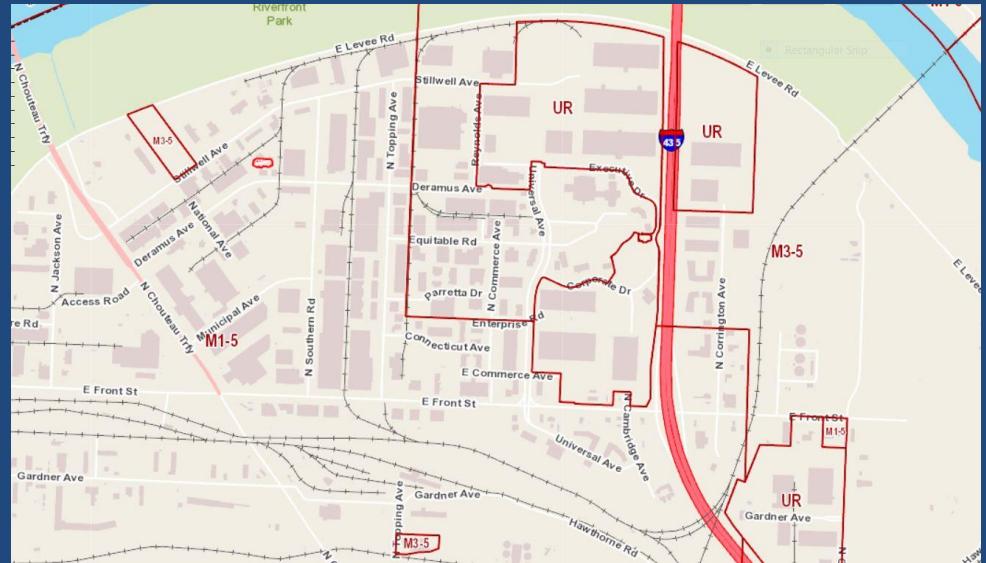
- M1-5, M3-5, UR

### Proposed Zoning:

- UR

## Design Guidelines:

- Riverfront Industrial Area Plan



## Standard PIEA Benefits.

- Tax abatement: 10 yrs 70%, 5 yrs 30% (based on current City Ordinance).

- Developer may seek greater abatement request based on underutilized industrial impacts.

- Planning Area is located within a “Continuously Distressed Census Tract”, per

## Census Data.

- Continuously Distressed Census Tract = Severely Distressed Census Tract for 10+ years: “Income <60% AMI or Poverty > 30%” or unemployment > 1.5 time<sup>8</sup> US rate.



## Proposed Project:

The redevelopment of the parcels within the Planning Area contemplates the following:

- Development of all vacant, un-developed industrial parcels,
- Development and construction of thirteen (13) individual industrial buildings,
- Development and construction of 796,850 square feet of distribution and light manufacturing facilities,
- Estimated project start date: 3<sup>rd</sup> Quarter 2022.
- Estimated project completion date: 3<sup>rd</sup> Quarter 2029.
- Estimated job creation following construction: 907.
- Estimated total project development budget: \$83,302,699.
- Increase in Property Tax Revenue: \$611,382 to \$4,204,454.....85.4% increase.
- Increase in Total Tax Revenue: \$611,382 to \$8,905,206.....93.1% increase.
- Increase in Earning Tax Revenue: \$0 to \$4,940,942.
  - Assumes 907 FTE, \$35,000/yr salary.

# Statutory Definition

Chapter 100 of the Missouri Revised Statutes entitled “*Industrial Development*” allows for the creation of “The Planned Industrial Expansion Authority” within a city and empowers the authority to submit general redevelopment plans to the city. However, “an authority shall not prepare a plan for a project area unless the governing body of the city has declared, by resolution or ordinance, the area to be blighted, Insanitary or undeveloped industrial area in need of industrial development” (RSMo Ch. 100.400.1 (2)).



# Statutory Definition

“Undeveloped Industrial Area” shall mean any area which by reason of defective and inadequate street layout or location physical improvements, obsolescence and inadequate subdivision and platting contains vacant parcels of land not used economically; contains old, decaying, obsolete buildings, plants, structures; contains buildings, plants and structures whose operation is not economically feasible; contains intermittent commercial and industrial structures in a primarily industrial area; or contains insufficient space for the expansion and efficient use of land for industrial plants amounting to conditions which retard economic or social growth, or economic wastes and social liabilities and represent an inability to pay reasonable taxes to the detriment and injury to the public health, safety, morals and welfare. (RSMo Sec. 100.310 (18)).

# Definition

This analysis is effectively a two part test. For the first part of the test, analysis requires a finding that the Planning Area, as a whole, is occasioned by any of the following factors:

- Factor 1: Defective or inadequate street layout, or location of physical improvements, obsolescence and inadequate subdivision and platting contains vacant parcels of land not use economically,
- Factor 2: Any area which contains old, decaying, obsolete buildings, plants and structures,
- Factor 3: Any area which contains buildings, plants and structures whose operation is not economically feasible.
- Factor 4: Any area which contains intermittent commercial and industrial structures in a primarily industrial or commercial area.
- Factor 5: Any area which contains insufficient space for the expansion and efficient use of land for industrial plants or commercial areas.



# Definition

The second part of the “two-part test” requires that any of the previous factors or combination of factors:

Causation 1: Retards economic or social growth, or

Causation 2: Creates economic waste or social liabilities.

# Summary

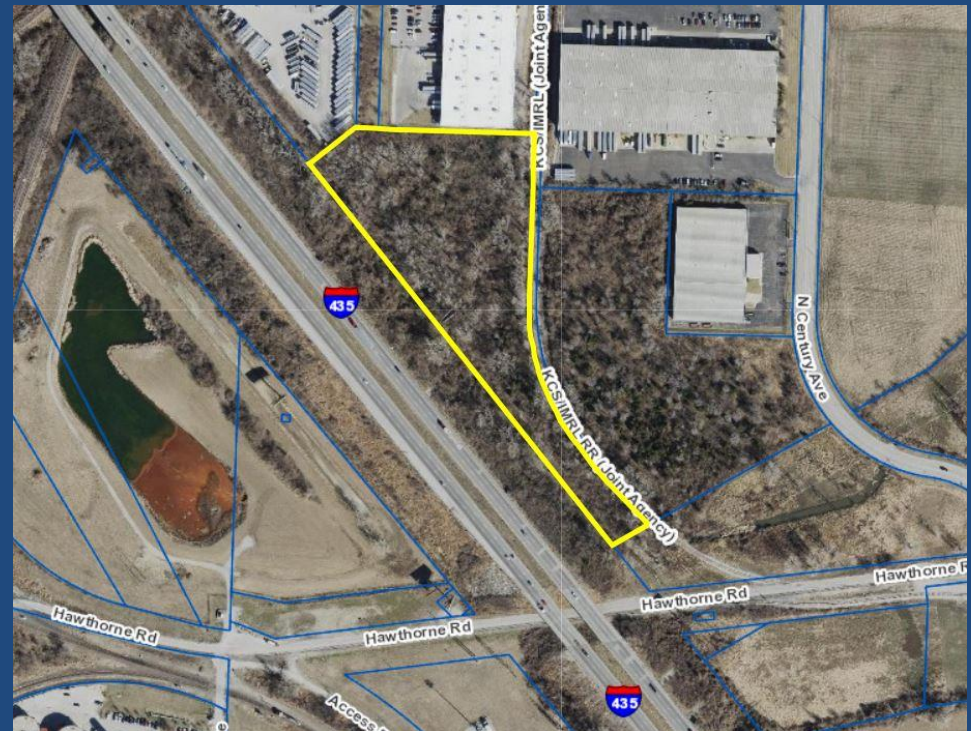
<b>Qualifying Contributing Factors:</b> <b>“Undeveloped Industrial Area”</b>	<b>Present</b>
<b>Factor 1</b> By reason of defective or inadequate street layout or location of physical improvements, obsolescence and inadequate subdivision and platting contains parcels of land not used economically	YES
<b>Factor 2</b> Contains old, decaying, obsolete buildings, plants and structures	NO
<b>Factor 3</b> Contains buildings, plants and structures whose operation is not economically feasible	NO
<b>Factor 4</b> Contains intermittent commercial and industrial structures in a primary industrial area	NO
<b>Factor 5</b> Contains insufficient space for the expansion and efficient use of land for industrial plants	NO
<b>Cause 1</b> Presence of conditions which retard economic or social growth	YES
<b>Cause 2</b> Presence of conditions which create economic waste and social liabilities and represent an inability to pay reasonable taxes to the detriment and injury to the public health, safety, morals and welfare.	YES



**Factor 1: Any area which by reason of defective and inadequate street layout or location physical improvements, obsolescence and inadequate subdivision and platting contains vacant parcels of land not used economically.**

- Access in and around Planning Area.
  - One way streets, dead ends, limited sight lines, etc.)
- Scattered deteriorated street/road and infrastructure locations.
- Properties with no vehicular access. Land-locked.
- Flood Plain Issues. Entire Planning Area located in flood plain.
  - Increased development costs to bring to grade.
- Limited pedestrian access and circulation.
  - only 2 locations have pedestrian improvements.
- Inadequate subdivision and Platting.
  - Unusual lot size due to easements, former rail spur, etc.
- Deterioration of site improvements. Extreme excessive vegetation.

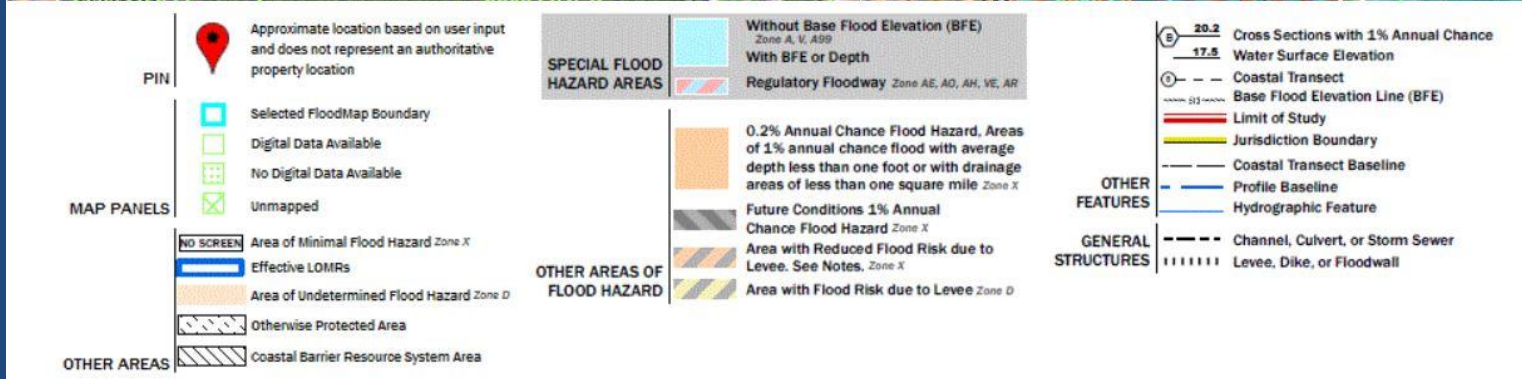
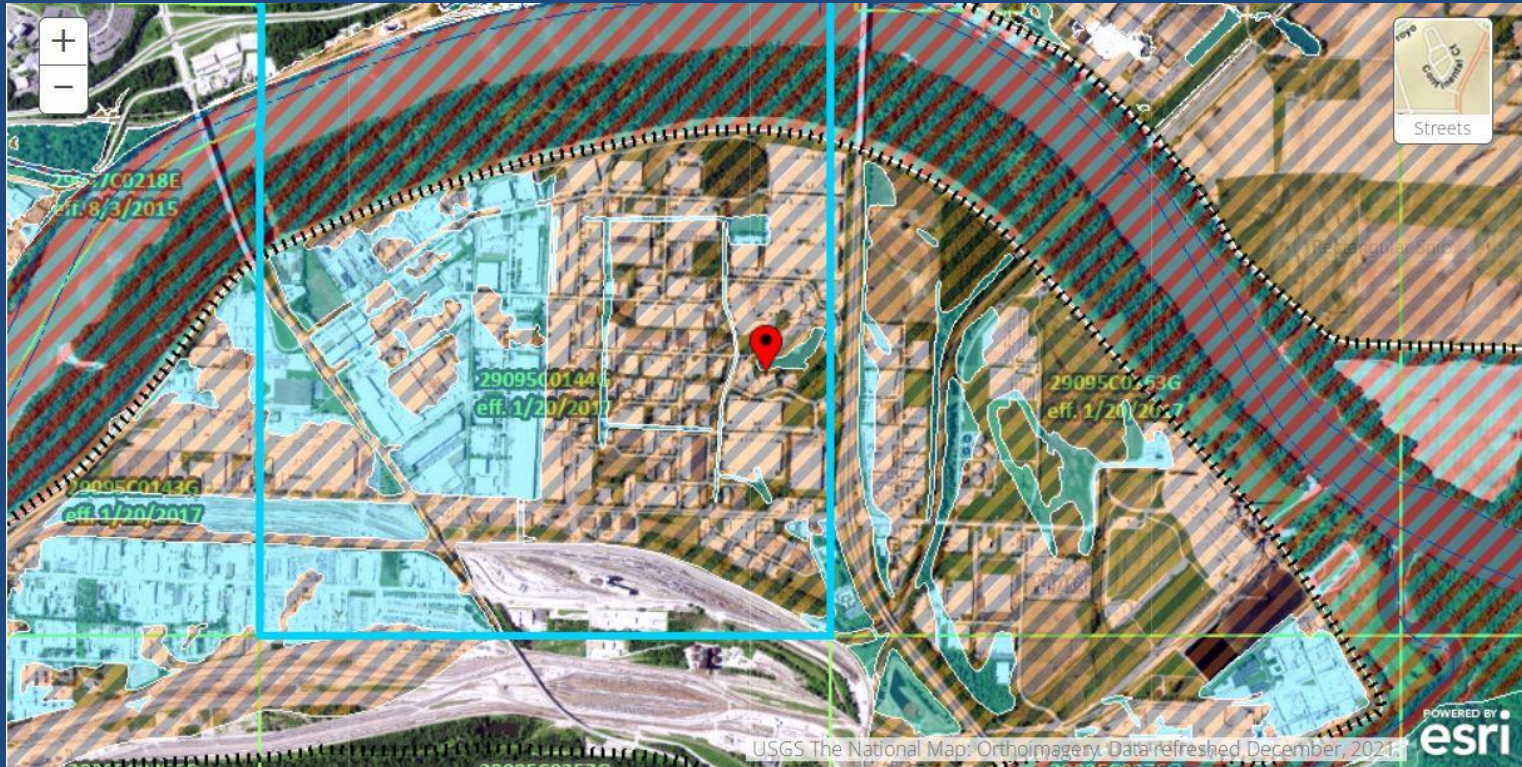
# Factor 1



- Land-locked parcels.
- No vehicular access without substantial access improvements



# Factor 1





# Factor 1





# Factor 1





# Factor 1





# Factor 1





# Factor 1





**Factor 2:** Any area which contains old, decaying, obsolete buildings, plants and structures.

- Vacant, undeveloped Industrial land.
- One site improved with former Smugglers Inn.
  - Fire damaged structure in late 2021. Partially demolished by March 2022.





# Part Two

The second part of the “two-part test” requires that any of the previous factors or combination of factors:

Causation 1: Retards Economic or Social Growth,

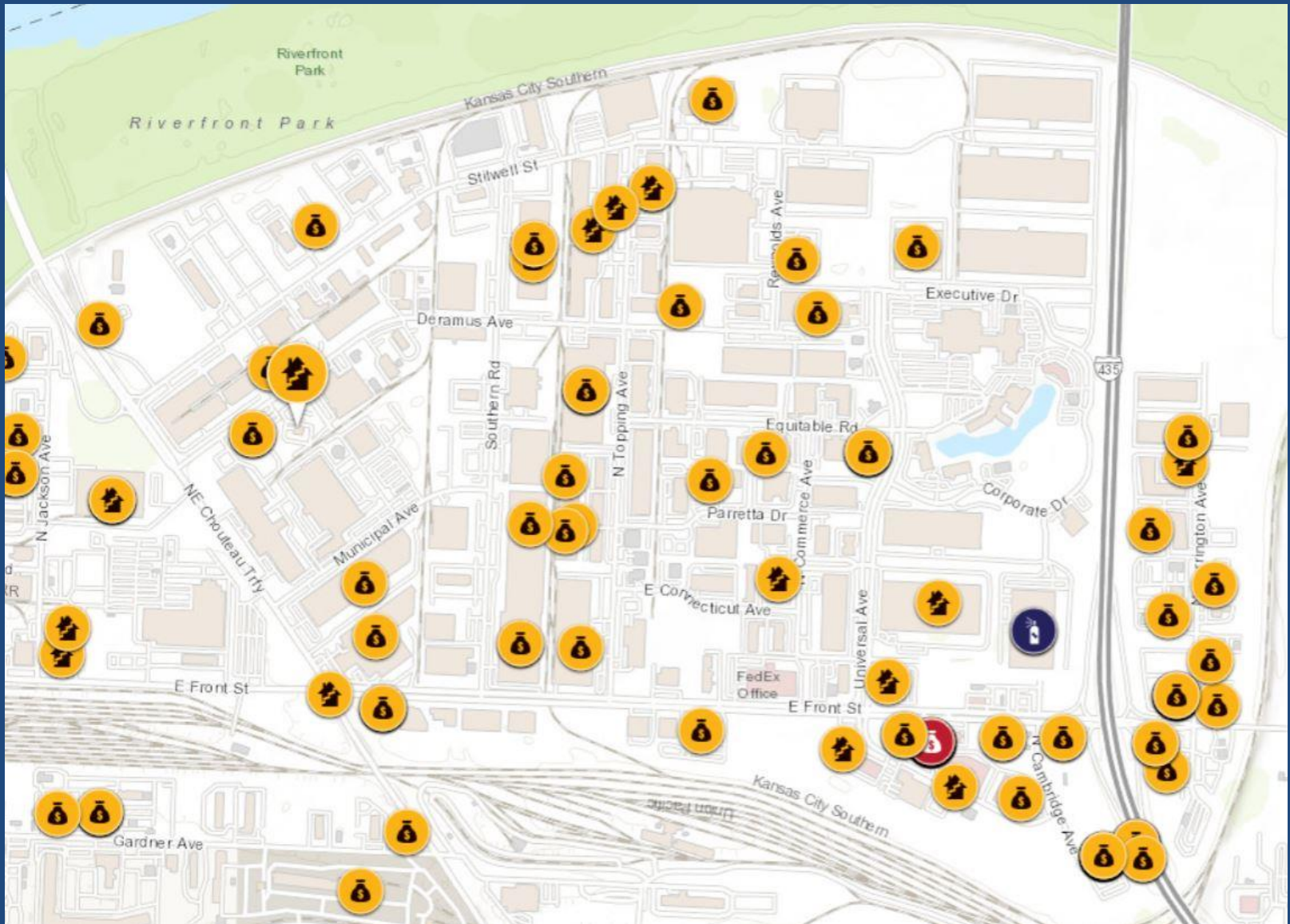
Causation 2: Creates Economic waste or Social Liabilities

## Part Two:

### Causation 1: Retards Economic or Social Growth.

- Development of all vacant, un-developed industrial parcels,
- Estimated total project development budget: \$83,302,699.
- Estimated job creation following construction: 907.
- Increase in Property Tax Revenue: \$611,382 to \$4,204,454.....85.4% increase.
- Increase in Total Tax Revenue: \$611,382 to \$8,905,206.....93.1% increase.
- Increase in Earning Tax Revenue: \$0 to \$4,940,942.
- Crime incidents surrounding Planning Area:
  - Within Executive Park Industrial Area: 68 total in 2022 (avg. 23/month).

# Crime Map





## Causation 2: Creates Economic waste or Social Liabilities.

- Development of all vacant, un-developed industrial parcels,
- Estimated total project development budget: \$83,302,699.
- Estimated job creation,
- Increase in Property Tax Revenue: 85.4% increase.
- Increase in Total Tax Revenue: 93.1% increase.
- Increase in Earning Tax Revenue increase.
- Crime incidents as mentioned previously.

# Summary

<b>Qualifying Contributing Factors:</b> <b>“Undeveloped Industrial Area”</b>	<b>Present</b>
<b>Factor 1</b> By reason of defective or inadequate street layout or location of physical improvements, obsolescence and inadequate subdivision and platting contains parcels of land not used economically	YES
<b>Factor 2</b> Contains old, decaying, obsolete buildings, plants and structures	NO
<b>Factor 3</b> Contains buildings, plants and structures whose operation is not economically feasible	NO
<b>Factor 4</b> Contains intermittent commercial and industrial structures in a primary industrial area	NO
<b>Factor 5</b> Contains insufficient space for the expansion and efficient use of land for industrial plants	NO
<b>Cause 1</b> Presence of conditions which retard economic or social growth	YES
<b>Cause 2</b> Presence of conditions which create economic waste and social liabilities and represent an inability to pay reasonable taxes to the detriment and injury to the public health, safety, morals and welfare.	YES



# Summary

As determined in our analysis, it is our opinion that the Planning Area qualifies under Section 100.310 (18) of the Revised Statutes of Missouri. We have reached this opinion based on the current condition of the Planning Area, existing conditions of improvements, the current condition of the building infrastructure in the area, and the potential redevelopment opportunities existing for the area.

In our opinion, as it presently exists, the Planning Area, taken as a whole, meets the statutory definition of a “undeveloped industrial area” as defined by the definition in 100.310 (18) of the Revised Statutes of Missouri.

# Proposed Front Street Infill PIEA

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