

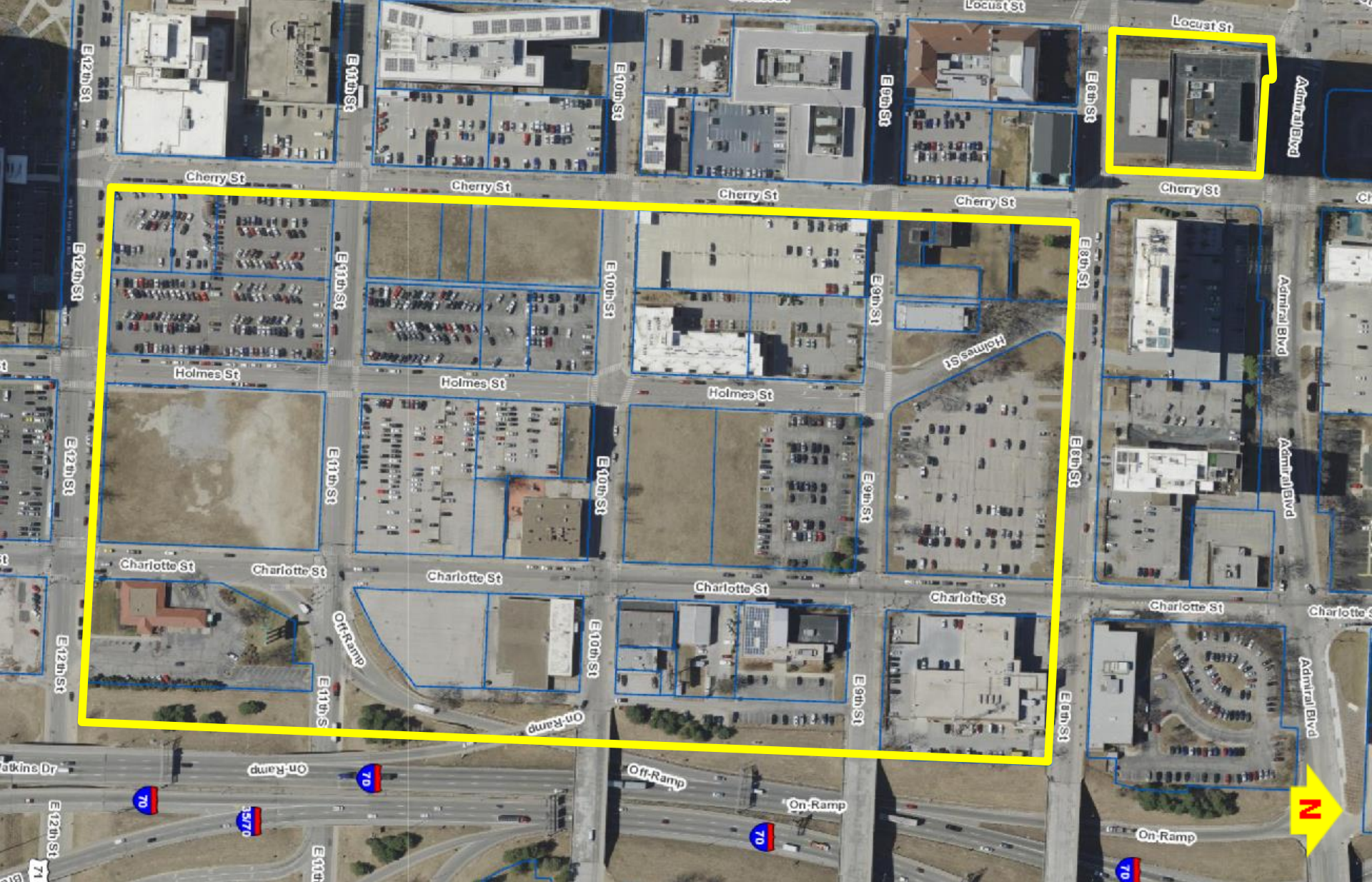
QUALIFICATION ANALYSIS

EAST VILLAGE PLANNING AREA

PREPARED FOR THE:

PIEA OF KANSAS CITY, MO

BELKE APPRAISAL & CONSULTING SERVICES, INC.



PROPOSED EAST VILLAGE PLAN AREA

PROPOSED REDEVELOPMENT AREA

Tax Parcels:	38 (29-210)
Ownerships:	17 (Kansas City, MO = 27% by land area and 24% by count)
Land Area:	24.16 Acres or 1,052,074 Sq.Ft.
Zoning:	URD (28 parcels) or DC-15 (10 parcels)
Existing Use:	Unutilized Land (4.89 Acres), Surface Parking (10.33 Acres), Improved Sites (15 parcels)
FAR:	0.99; but only 0.38 without 500 E 8th Street
Year Built:	1910 (119 Yrs.) to 2012 (9 Yrs.); Average = 47 Years
Building Area:	625,311 Sq.Ft. + 412,915 Sq.Ft. parking garage = 1,038,226 Sq.Ft.
Parking:	1,466 Surface Spaces + 1,051 Garage Spaces = 2,517 Spaces
Vacancy:	70.3%

PROPOSED REDEVELOPMENT AREA

South Humboldt Urban Renewal Area (1956)

Eastside Urban Renewal Area (1958)

CBD Urban Renewal Area (1968)

Civic Mall TIF Plan (1994)

East Downtown PIEA Plan (2004)

East Village TIF Plan (2006)

EEZ Blight Designation — Northland

Paseo-Gateway/Northeast Opportunity Zone

STATUTORY FACTOR #1:

DEFECTIVE OR INADEQUATE STREET LAYOUT

DEFECTIVE OR INADEQUATE STREET LAYOUT

- Confusing Traffic Patterns
- Inappropriately Placed Access Points
- Deteriorating/Unsafe Public Roadways
- Deteriorating/Unsafe Public Sidewalks
- Deteriorating/Unsafe Public Curbs





Inappropriate Spacing – E 10th Street East Of Charlotte Street



Sinkhole In Cherry Street North Of E 8th Street



Deteriorating Public Roadway – Locust St. South Of Admiral Blvd.



Heaving Concrete Sidewalk North Side Of E 9th St. Between Charlotte & Holmes Streets



Trip Hazard In Deteriorated Public Sidewalk East Side Of Cherry St. South Of E 9th St.



Damaged/Deteriorating Public Curbing On East Side Of Locust St. South Of Admiral Blvd.



Damaged Public Sidewalk & Curbing East Side Of Cherry Street North Of E 11th Street

STATUTORY FACTOR #2:

INSANITARY OR UNSAFE CONDITIONS

INSANITARY OR UNSAFE CONDITIONS

- Defective & Inadequate Street Layout
- Environmental Issues (Documented)
- Disease/Pests
- Trash & Illegal Dumping
- Failing Building Components
- Lack Of Fire Safety
- Inadequate Heating & Cooling
- Lack Of Safety Railings
- Dead Trees & Falling Limbs
- Trespassing/Vagrancy/Vandalism/Illegal Camping

Sample No.	Sample Description	Sample Location	Approximate Quantity (SF/LF/EA/NM)	Friable Y/N	Asbestos Content
500 E 8th STREET					
1A	Ceiling Texture (Suspended)	13 th Floor – Elevator Lobby	35,100 SF	Y	7% Chrysotile
1B		10 th Floor – Corridor		Y	8% Chrysotile
1C		5 th Floor – Corridor		Y	7% Chrysotile
2A	Spray Applied Fireproofing	13 th Floor – Plenum Space (Horizontal Beam)	408,500 SF	Y	19% Chrysotile
2B		11 th Floor – Mechanical Room (Vertical Beam)		Y	16% Chrysotile
3A	1'x1' Ceiling Tile & Adhesive	South Side Lobby	1,300 SF	Y	ND
3B		South Side Lobby		Y	ND
4A	Window Caulking	Ground Floor (South Side)	4,875 SF	N	ND
5A	Off-White 12"x12" VCT & Mastic	13 th Floor Corridor	297,500 SF	N	4% Chrysotile (VCT) & 7% Chrysotile (Black Mastic)
5B		13 th Floor Corridor		N	5% Chrysotile (VCT) & 8% Chrysotile (Black Mastic)
5C		5 th Floor Corridor		N	4% Chrysotile (VCT) & 9% Chrysotile (Black Mastic)

**Estimated
Abatement Cost
\$3,055,497**

**Estimated
Cost For New
Fireproofing
\$1,470,956**

**Estimated
Cost Fire Safety
\$3,453,138**

Total = \$7,979,591









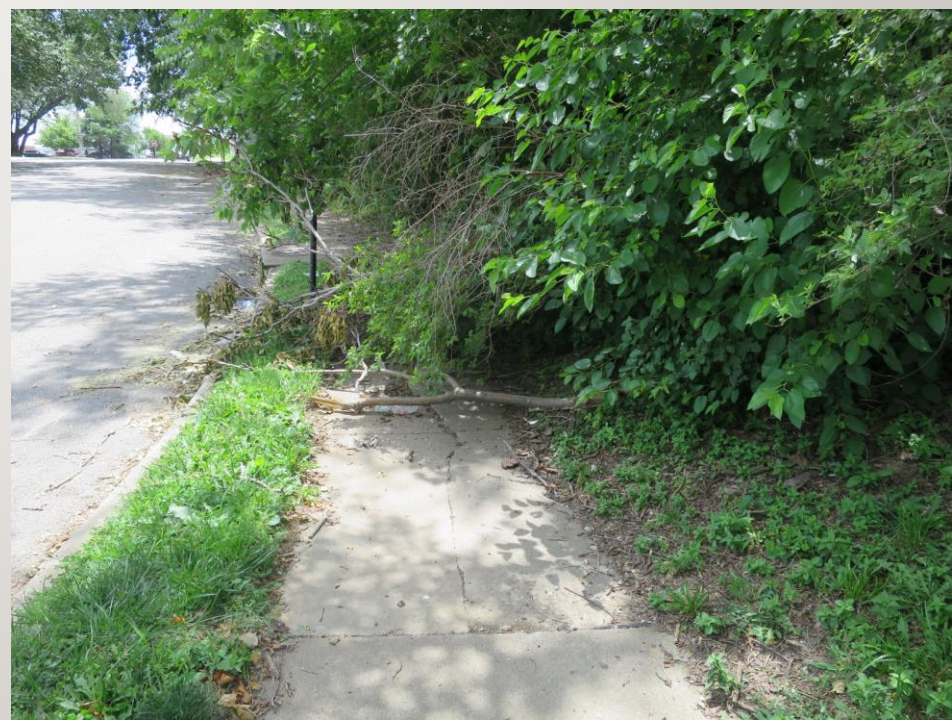












STATUTORY FACTOR #3:

DETERIORATION OF SITE IMPROVEMENTS

STRUCTURAL DETERIORATION:

Roofs
Exterior Walls
Windows
Doors
Ceilings
Interior Walls
Floors
Restrooms
Electrical
Plumbing
HVAC
Lighting

SITE IMPROVEMENT DETERIORATION:

Fencing
Paving
Sidewalks
Curbs
Landscaping

FUNCTIONAL OBSELESCENCE:

Obsolete Layout
Obsolete Design
Obsolete Materials
Radiator Heat
Lack of Air Conditioning
Lack of Fire Safety
Dysfunctional Kitchens
(DW, GD, Cab, Counter)
Dysfunctional Laundry
Provision
Lack of On-Site Parking
or Inadequate Provision













VELO
FOR
MONEY ON

Put Your Name,
to Apt. No on
the Envelope









MAXIMUM CLEARANCE 6'2"


BUCKLE















STATUTORY FACTOR #4:

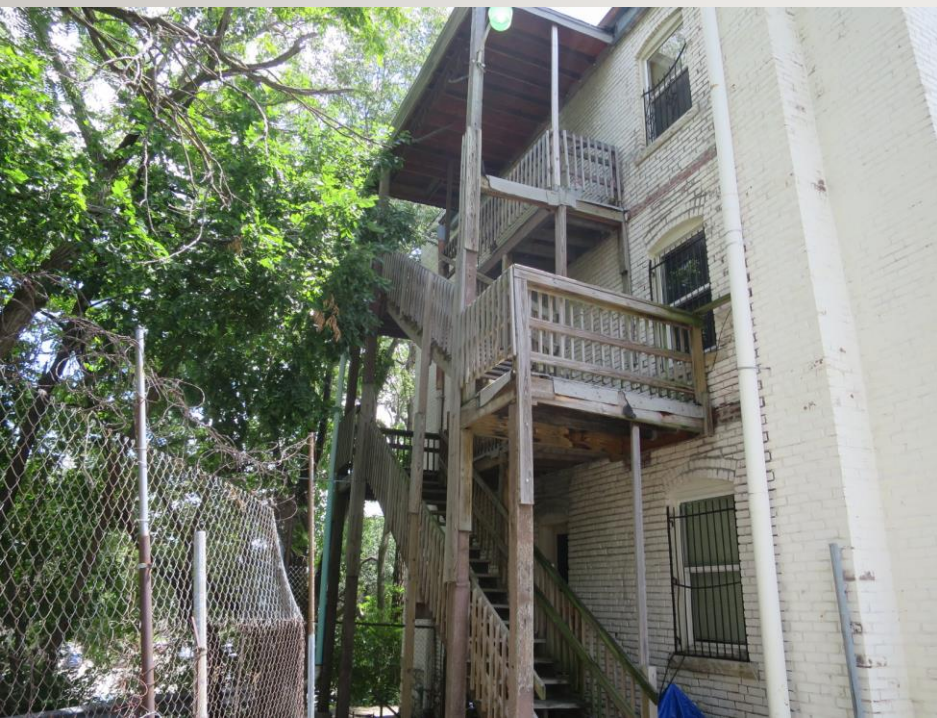
IMPROPER SUBDIVISION OR OBSOLETE PLATTING



STATUTORY FACTOR #5:

ENDANGERMENT BY FIRE OR OTHER CAUSES

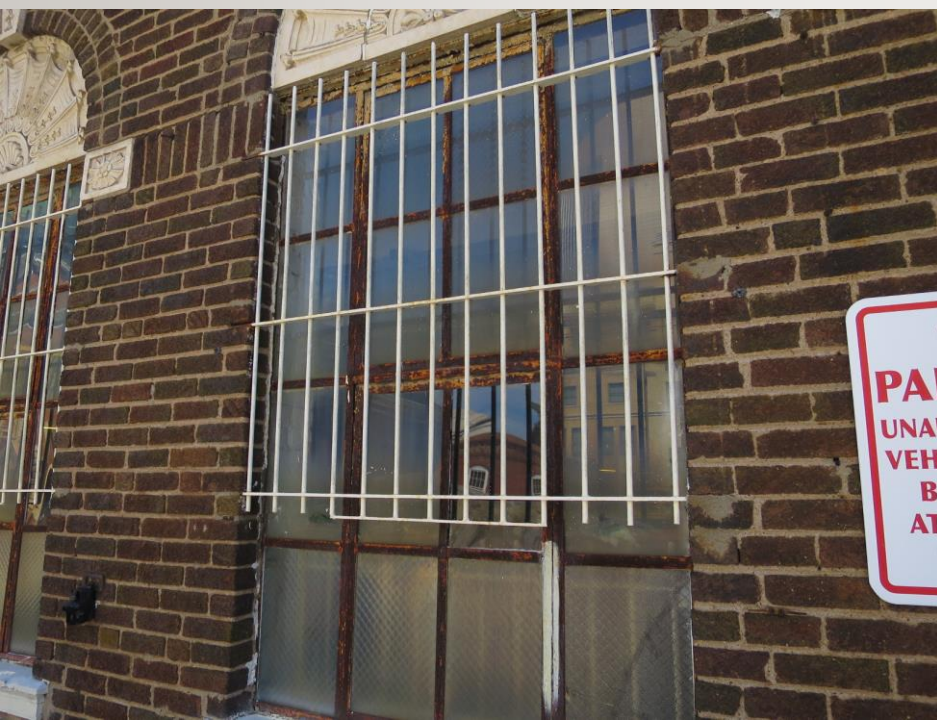














STATUTORY FACTOR CONCLUSION

Tax Parcel Number	Streets	Unsafe	Deterioration	Plat	Endanger	Predominance	Land SF	Imp. SF
	#1	#2	#3	#4	#5			
29-210-21-01-00-0-00-000	Moderate	Moderate	Minor	No	Moderate	Moderate	12,935	0
29-210-22-07-00-0-00-000	Moderate	Moderate	Extensive	No	Moderate	Moderate	99,405	0
29-210-21-06-00-0-00-000	Moderate	Extensive	Extensive	No	Extensive	Extensive	13,405	11,922
29-210-21-07-00-0-00-000	Moderate	Extensive	Extensive	No	Extensive	Extensive	3,971	21,204
29-210-21-04-00-0-00-000	Moderate	Moderate	Moderate	No	Moderate	Moderate	7,315	0
29-210-21-05-00-0-00-000	Moderate	Moderate	Moderate	No	Moderate	Moderate	6,059	11,520
29-210-30-09-00-0-00-000	Moderate	No	No	No	No	No	51,131	101,640
29-210-30-07-00-0-00-000	Moderate	No	No	No	No	No	27,182	0
29-210-30-08-00-0-00-000	Moderate	No	No	No	No	No	27,722	61,944
29-210-29-15-01-0-00-000	Moderate	Moderate	Extensive	No	Moderate	Moderate	62,675	0
29-210-29-15-02-0-00-000	Moderate	No	Minor	No	No	No	38,027	0
29-210-37-02-01-0-00-000	Moderate	No	Minor	No	No	No	25,547	0
29-210-37-02-02-0-00-000	Moderate	No	Minor	No	No	No	3,815	0
29-210-37-03-00-0-00-000	Moderate	No	Minor	No	No	No	6,366	0
29-210-37-08-00-0-00-000	Moderate	No	Minor	No	No	No	16,220	0
29-210-37-01-00-0-00-000	Moderate	Minor	Extensive	No	Minor	Moderate	15,240	0
29-210-37-05-01-0-00-000	Moderate	Minor	Extensive	No	Minor	Moderate	10,837	0
29-210-37-05-02-0-00-000	Moderate	Minor	Extensive	No	Minor	Moderate	26,226	0
29-210-38-03-00-0-00-000	Moderate	Extensive	Extensive	No	Extensive	Extensive	6,206	21,328
29-210-38-04-00-0-00-000	Moderate	Extensive	Extensive	No	Extensive	Extensive	18,260	0
29-210-38-08-02-0-00-000	Moderate	Extensive	Extensive	No	Extensive	Extensive	52,099	0
29-210-38-07-00-0-00-000	Moderate	Moderate	Moderate	No	Moderate	Moderate	18,204	19,208
29-210-38-08-01-0-00-000	Moderate	Extensive	Extensive	No	Extensive	Extensive	6,501	0
29-210-47-02-00-0-00-000	Moderate	No	Minor	No	No	No	26,395	0
29-210-47-07-00-0-00-000	Moderate	No	Minor	No	No	No	9,956	0
29-210-47-06-00-0-00-000	Moderate	No	Minor	No	No	No	15,607	0
29-210-47-01-00-0-00-000	Moderate	Minor	Extensive	No	Minor	Moderate	51,572	0
29-210-46-01-00-0-00-000	Moderate	Moderate	Moderate	No	Extensive	Moderate	99,772	0
29-210-15-01-00-0-00-000	Moderate	Extensive	Moderate	No	Extensive	Extensive	56,464	655,705
29-210-23-04-01-0-00-000	Moderate	No	No	No	No	No	68,050	54,400
29-210-28-01-00-0-00-000	Moderate	No	No	No	No	No	29,408	30,000
29-210-28-05-00-0-00-000	Moderate	No	No	No	No	No	16,421	3,000
29-210-28-02-00-0-00-000	Moderate	No	No	No	No	No	7,722	5,760
29-210-28-04-00-0-00-000	Moderate	No	No	No	No	No	4,915	4,672
29-210-28-03-00-0-00-000	Moderate	Moderate	Moderate	No	No	Moderate	3,015	0
29-210-39-01-00-0-00-000	Moderate	Moderate	Moderate	No	Moderate	Moderate	25,288	31,514
29-210-39-02-00-0-00-000	Moderate	Moderate	Extensive	No	No	Extensive	27,896	0
29-210-45-01-00-0-00-000	Moderate	Minor	Moderate	No	Minor	Moderate	54,246	4,409
Total Sq.Ft. Land or Improvements							1,052,074	1,038,226
Blighted Sq.Ft. Land or Improvements							Moderate to	677,591
Blight Percentage							Extensive	64%
								75%

Blight by ...

Parcel Count = 58%

Land Area = 64%

Building Area = 75%

Cost to Cure At 500

E 8th Street = \$43.5M

Item	Est. Cost
Asbestos Remediation & Demolition	\$3,055,497
Fireproofing & Firestopping	1,616,588
Plumbing	931,944
HVAC	13,542,567
Electric	7,036,434
Roof Replacement	1,058,000
Window Replacement	5,206,000
New Window Openings	1,753,015
Elevator Modernization	5,307,000
Fire Sprinkler Systems	3,453,138
Stair Pressure	80,162
Garage Exhaust	40,000
Exterior Clean & Caulk	425,700
Total	\$43,506,045

STATUTORY COMPONENT #1:

HINDRANCE TO HOUSING ACCOMMODATION

- Threat of eminent domain over 63-year span (7 redevelopment plans)
- Over 63-year span, other than office tower at 500 E 8th Street (1973), one apartment building (50 units), one parking garage, one office building, and one flex building built
- Economic underutilization:
 - Existing FAR = 0.99 or a lower 0.38 without 500 E 8th Street
 - DC-15 zoning allows buildings up to 15 stories
 - Existing improvements age = 7 to 119 years averaging 47 years
 - 4.89 acres of unutilized land & 10.33 acres of surface parking lots (63% of PA)
- Current vacancy = 70.3%
- Current residents = 76 apartment units (~100 residents; 4 per acre)
- Lost employment = 1,100 jobs from 500 E 8th Street
- Population loss in subject Census Tracts of -23% since 1970

STATUTORY COMPONENT #2:

ECONOMIC OR SOCIAL LIABILITIES

ECONOMIC LIABILITIES:

Unrealized assessment (-3.3% since '07)

**Assessment 106% to 1240% below
north, west, and south sides of loop**

Unrealized taxation (\$0.30 per sq.ft.)

Delinquent RETs (2014-2018)

Economic underutilization (density)

Excessive vacancy = 70%

Extended vacancy (decades)

**Cost to Cure @ 500 E 8th St. = \$43.5M
or \$115.16 per sq.ft.**

SOCIAL LIABILITIES:

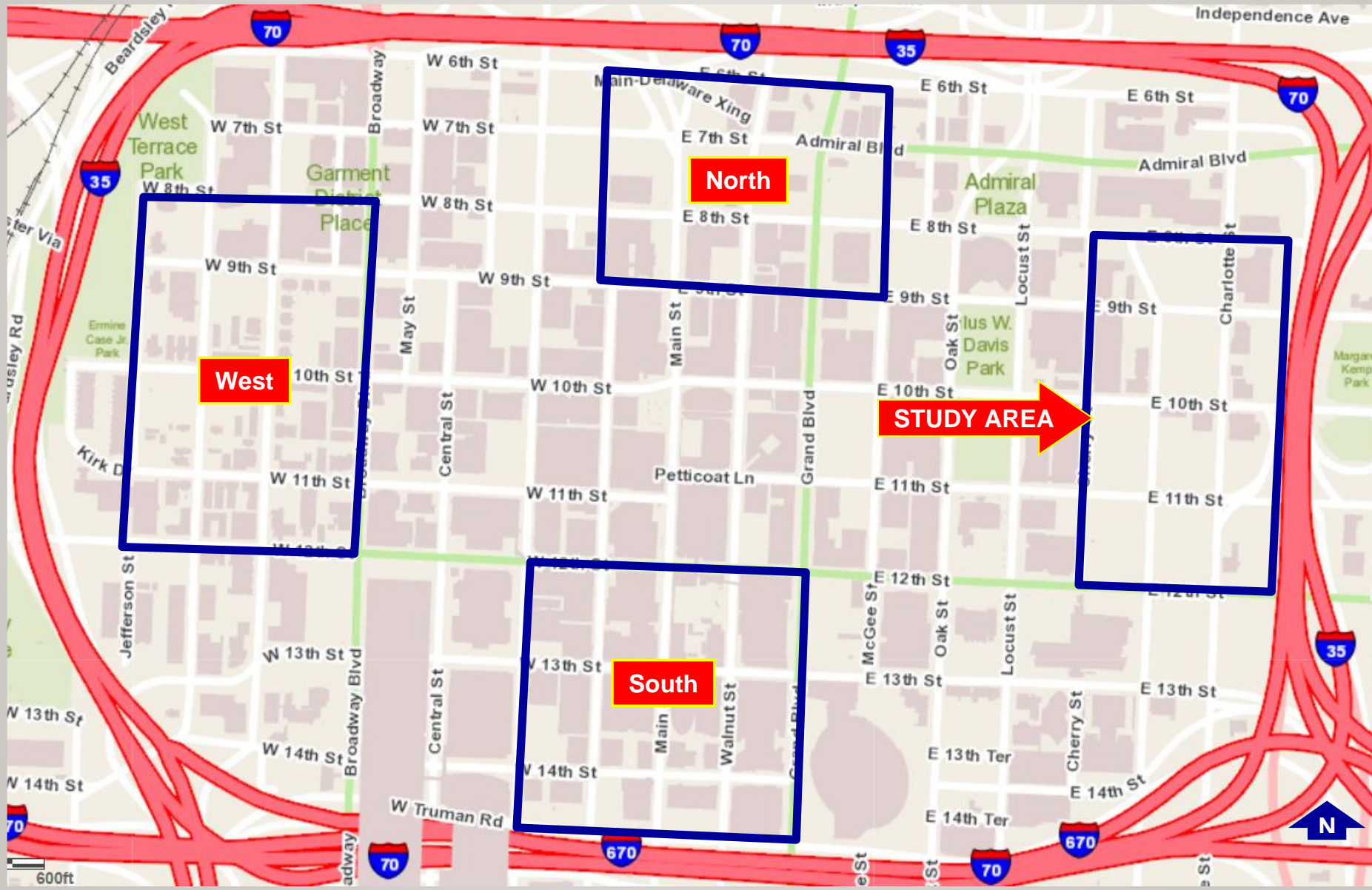
Documented environmental hazards

27 complaints filed with city (2014-2019)

**Extensive trespassing, vagrancy, illegal
camping, vandalism, graffiti, crime**

**Deterioration (safety concern) in public and
private sidewalks, curbs, paving, all structural
components**

Comparison Area	Appraised Value	Percent Δ
#1 - North Loop	\$106,956,629	165%
#2 - West Loop	\$83,406,567	106%
#3 - South Loop	\$541,643,431	1240%
Subject East Loop	\$40,406,731	



STATUTORY COMPONENT #3:

MENACE TO THE PUBLIC HEALTH, SAFETY, MORALS

- Here again, the varied and extensive blighting factors and conditions discussed above contribute menace to the public **health** (documented environmental issues, mold, trash, no A/C, improper fill), **safety** (deteriorating & collapsing structures and site improvements, lack of fire safety, crime), **morals** (trespassing, loitering, illegal camping, vagrancy, vandalism, graffiti), or **welfare** (excessive and extended vacancy, economic underutilization, unrealized assessment and taxation).
- Vacant, deteriorating, collapsing, obsolete, vandalized structures in the urban fabric lacking supervision and maintenance detract from the vibrancy of the urban core. Revitalization of this 24.16-acre swath of the east side of downtown will remove blight and enhance the vitality of the surrounding neighborhoods.

GENERAL DEVELOPMENT PLAN
EAST VILLAGE PIEA PLAN AREA
PREPARED FOR THE:
PIEA OF KANSAS CITY, MO

BELKE APPRAISAL & CONSULTING SERVICES, INC.

General Development Plan (RSMo 100.400)

The East Village GDP indicates its relationship to definite local objectives:

- FOCUS Kansas City Plan (1997)
- Greater Downtown Area Plan (2010)
- Major Street Plan (2016)
- Zoning & Development Code Of Kansas City (2009)

GDP shall consider whether the proposed land uses and building requirements in the project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted and harmonious development of the city and its environs which, in accordance with present and future needs, will promote health, safety, morals, order, convenience, prosperity and the general welfare

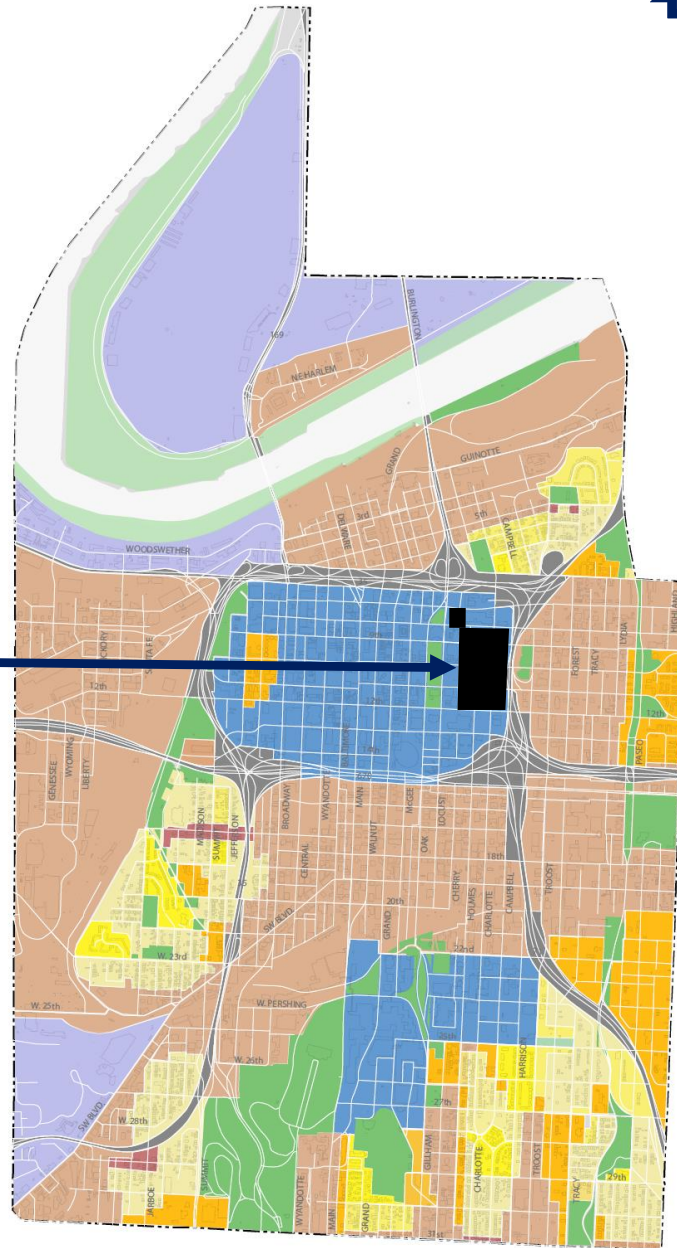
Small Plan Areas lend themselves to greater definition of the development plan Large Plan Areas will be more general and subject to future market demands

Land Use Plan



- Downtown Core
- Mixed Use Neighborhood
- Downtown Mixed Use
- Downtown Residential
- Residential Medium High
- Residential Medium
- Residential Low
- Industrial
- Parks
- Open Space
- R.O.W

Planning Area



**Greater Downtown
Area Plan**
↓
Downtown Core

0 10 MILE 1 MILE

Development Strategies – East Village GDP

The overall strategy for development within the East Village PIEA Planning Area will emphasize the following:

- Mixed-use development with an emphasis on varied residential provisions (design, quality, price)
- Complete remediation, renovation and adaptive reuse of the 13-story vacant office tower at 500 E 8th Street.
- Elimination of unsafe and insanitary conditions
- Remediation of all environmental hazards
- Resolution of all building code violations
- Resolution of all Americans with Disabilities Act (ADA) violations
- Clean-up, supervision, and policing of the Planning Area
- Improves the blight condition of the neighborhood
- Supports and expands the City's tax base
- Fosters employment for the public
- Improves the public health, safety, morals and general welfare