



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development
Department www.kcmo.gov/cpc

July 19, 2022

Project Name

Main Street – ABC Building/36 Block Tax Incentive Plan

Docket 3 Request

CD-CPC-2022-00094
Tax Incentive Plan

Applicant

Robert Long
EDC KC
300 Wyandotte, Suite 400
Kansas City, MO 64105

Owner

Various

Location Generally, 3520 Main St and 3244 Main St

Area 2.4 acres (8 parcels)

Existing Zoning UR, B3-2, R-6

Council District 4th

County Jackson

School District KCMO 110

Surrounding Land Uses

North: Main Street Corridor Overlay
East: Main Street Corridor Overlay, UR and B3-2
West: Residential Uses, R-6
South: Main Street Corridor Overlay

Major Street Plan

Main Street (from the Walnut Viaduct to Emanuel Cleaver II Blvd) is identified as a Commercial/Mixed Use Corridor on the City's Major Street Plan.

Land Use Plan

The Midtown/Plaza Area Plan identifies the subject properties as Mixed Use Community and Mixed-Use Neighborhood.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 05/27/2022. Scheduling deviations from 2022 Cycle M have not occurred.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The Old Hyde Park Historic District Neighborhood Association is tied to the subject sites.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does not apply to this request.

EXISTING CONDITIONS

The subject properties are located along Main Street. See details in the Blight Study (Compass KC).

SUMMARY OF REQUEST

The applicant requests for an urban renewal plan for tax abatement by the Land Clearance for Redevelopment Authority (LCRA) to be approved.

CONTROLLING + RELEVANT CASES

None

KEY POINTS

- The applicant requests for an urban renewal plan for tax abatement to be approved.
- Proposed projects include residential, commercial, and mixed-use development, see additional details in the EDC KC Staff Report.

PROFESSIONAL STAFF RECOMMENDATION

Docket 3 Recommendation
Approval

INCENTIVE REQUEST

Unknown.

BLIGHT ANALYSIS

City Staff does not comment on whether the site is blighted or not. The LCRA has made the determination of finding blight on the proposed sites in accordance with 99.320(3) RSMo of Missouri's Land Clearance for Redevelopment Statute.

PROFESSIONAL STAFF RECOMMENDATION

Should the City Plan Commission make a finding of blight, City Staff recommends **APPROVAL**.

Respectfully submitted,

Ahna Nanoski, AICP
Lead Planner

Main Street - ABC/36 Block URA –Proposed Urban Renewal Plan (Bob Long) (Ex. 1)

Area Description: The proposed Main Street - ABC/36 Block Urban Renewal Area consists of eight (8) parcels located on the west side of Main Street, with two (2) parcels in the 3200 – block and six (6) parcels in the 3600 – block of Main Street and Baltimore Avenue.

Plan Description: Exact Landmark, LLC, which is affiliated with Exact Partners, LLC, is the proponent for the Main Street - ABC/36 Block Urban Renewal Plan.

The Main Street - ABC/36 Block Urban Renewal Plan is located within the Main Street corridor, which is part of Kansas City’s Midtown area, lying approximately 2 – 2.5 miles south of the Central Business District.

As noted in FOCUS 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, Hyde Park, and Coleman Highlands, a great many underutilized infill sites exist, particularly in the central and eastern portions of the area. The two project areas included in this Plan Area are prime examples of underutilized properties – two buildings long used for storage in Project Area A, and several surface parking lots, a vacant historic building, and small retail shops in Project Area B - located in primary mixed-use corridors and districts that are in close proximity to important nodes of economic activity along the KC Streetcar line.

The Plan’s proponent is proposing the renovation and conversion of the historic ABC Storage & Vans Co. warehouse, 3244 Main Street, and the Anderson Electric Car Company building, 3240 Main Street, from commercial to mixed use. The estimated \$13 million project will provide approximately 50-60 apartments and 4,100 square feet of commercial rooftop space, in addition to resident amenities and parking (Project Area A).

A multi-phase development consisting of: 1) the renovation and conversion of the historic Kansas City National Guard Armory from storage to mixed use with commercial and multifamily space; 2) development of 8 new townhomes on Baltimore Avenue; and 3) development of a new mixed-use building with approximately 132 apartments, about 10,000 square feet of ground floor commercial space fronting Main Street, a public outdoor patio adjacent to the Armory, an underground parking garage of about 94 spaces and two surface parking lots totaling about 93 spaces (Project Area B) .

Blight Study: Staff believes that, as of March 2022, the proposed Main Street - ABC/36 Block 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:

All of the components of the Chapter 99 definitions were present in the proposed Main Street ABC/36 Block 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 unsanitary conditions, including the presence of trash and debris, noncompliance with modern building codes and the Americans with Disabilities Act, inoperable building systems and lack of life safety systems, and the deterioration of sidewalks and pavement; 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, all of which are prevalent throughout both Project Areas and 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 result in unsafe conditions in the proposed redevelopment area, and make redevelopment of the area by private enterprise alone cost prohibitive. These physical conditions are examples of insanitary or unsafe conditions, deterioration of site improvements, deteriorated public improvements, and commercial vacancies.

All of the above combine to create economic underutilization, and inability to generate reasonable taxes, and social liabilities.

Because most of the components of the Chapter 99 criteria are present in the proposed Main Street - ABC/36 Block Urban Renewal Area of Kansas City, Missouri, in March 2022, 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 Main Street - ABC/36 Block Plan Area as higher density mixed – used developments, the Plan’s proponent believes that assistance from the Land Clearance for Redevelopment Authority (the “Authority”), potentially consisting of real property tax abatement and sales tax exemption on construction materials, will present opportunities to stabilize the Main Street corridor adjacent to the proposed Main Street - ABC/36 Block Urban Renewal Area by stimulating and facilitating private investment in the rehabilitation of existing historic buildings for adaptive reuse as multifamily and commercial uses and the construction of 8 townhouse units, public spaces, and both underground and surface parking.

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

Taxing Jurisdictions: The proposed Plan was discussed at the April 22nd Agency Directors meeting. Individual projects will be present as they are brought forward..

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 Main Street - ABC/36 Block Urban Renewal Plan.

Action recommended: APPROVAL OF THE FINDING OF BLIGHT IN THE PROPOSED MAIN STREET - ABC/36 BLOCK URBAN RENEWAL PLAN.

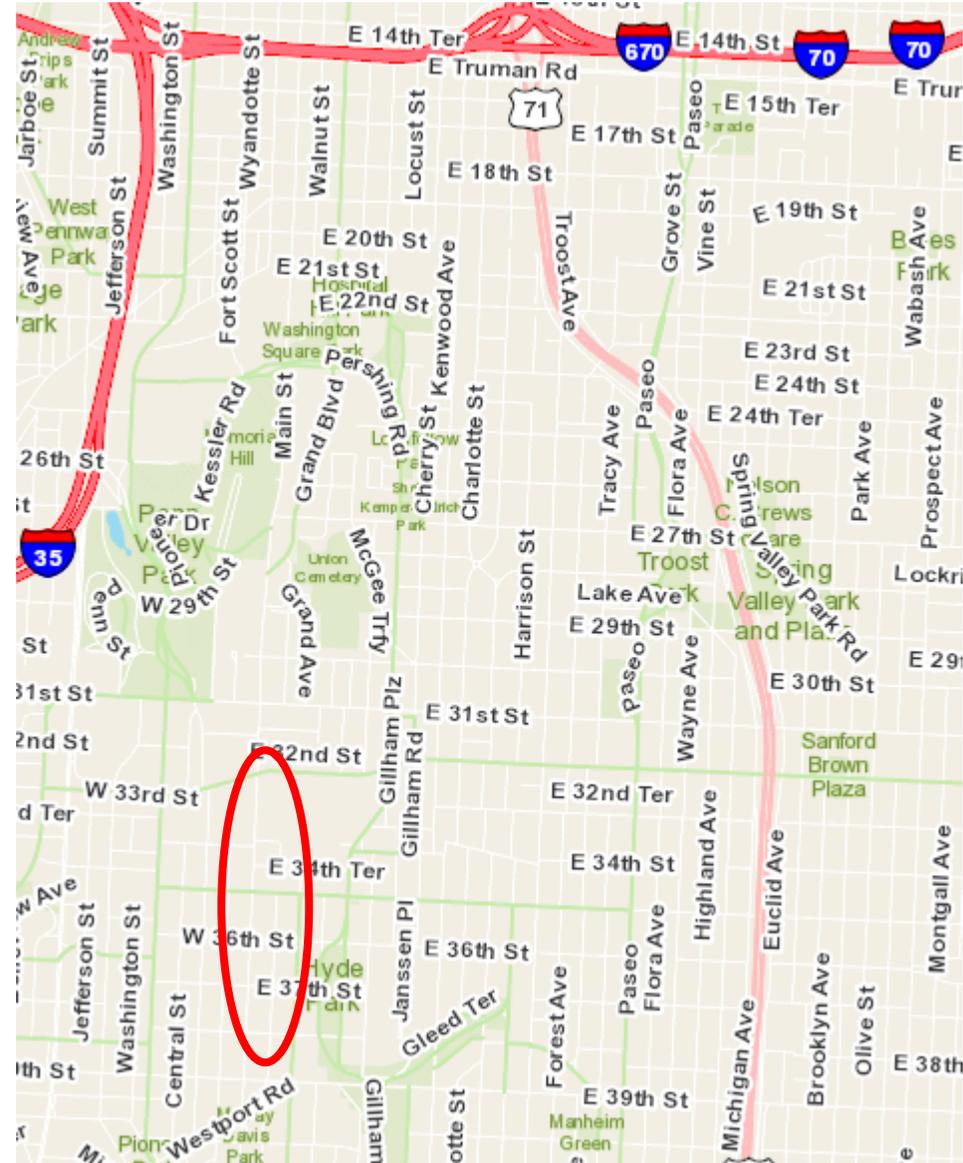
APPROVAL OF THE MAIN STREET - ABC/36 BLOCK URBAN RENEWAL PLAN AND FORWARDING IT TO CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL.

**MAIN STREET –
ABC/36 BLOCK
URBAN RENEWAL
PLAN**

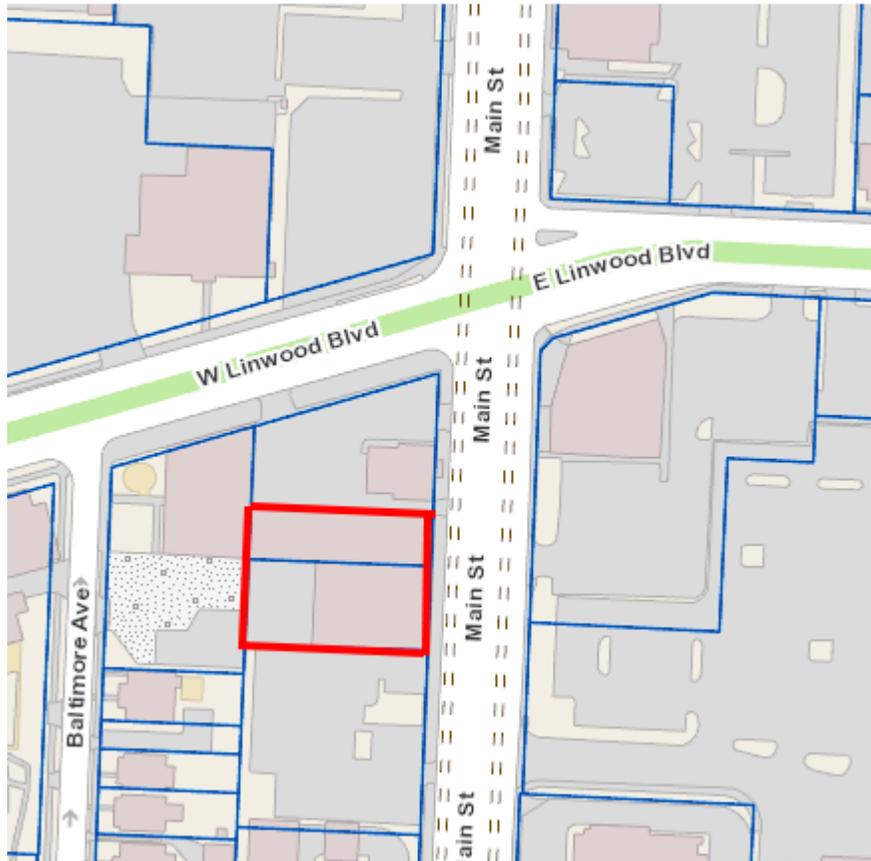


ECONOMIC DEVELOPMENT CORPORATION

MAIN STREET – ABC/36 BLOCK URBAN RENEWAL PLAN



MAIN STREET – ABC/36 BLOCK URBAN RENEWAL PLAN

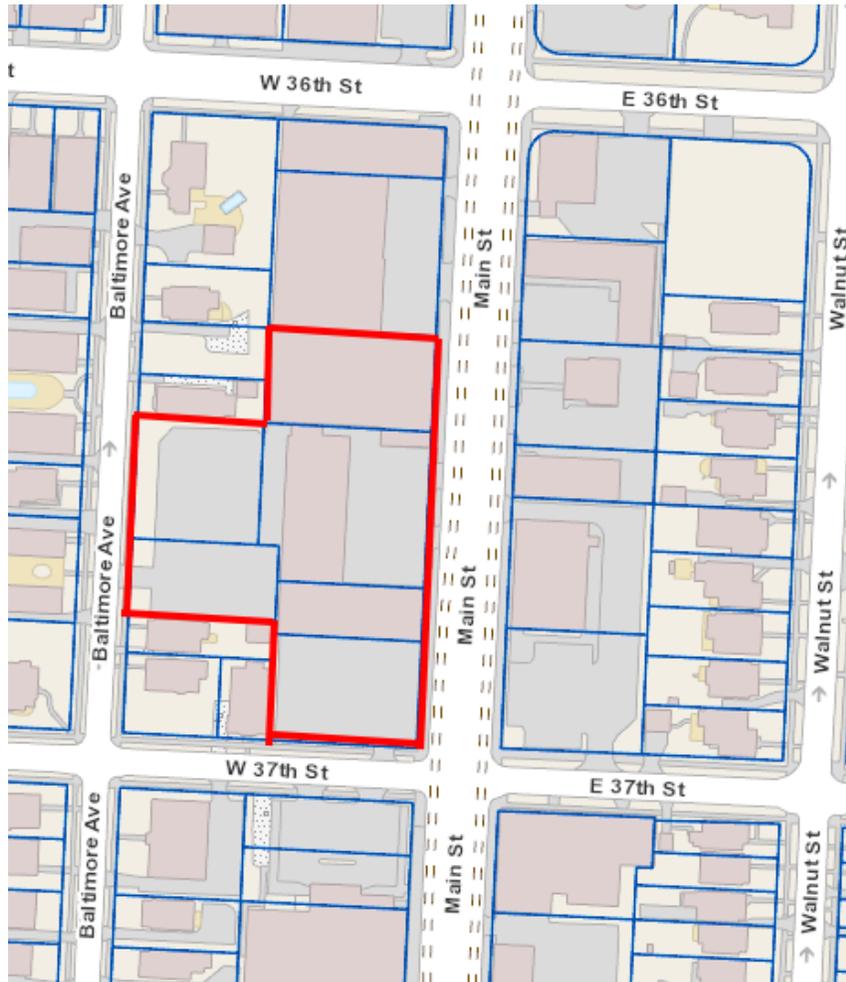


Project Area A:

3240 Main Street – Three – story white building

3244 Main Street – Six – story red brick building
(ABC Building)

MAIN STREET – ABC/36 BLOCK URBAN RENEWAL PLAN



Project Area B:
Looking south –southwest from Main Street
3620 Main Street – Three – story red brick building (Armory)

MAIN STREET – ABC/36 BLOCK URBAN RENEWAL PLAN



Looking west – southwest from Main Street

Looking west – northwest from Main Street

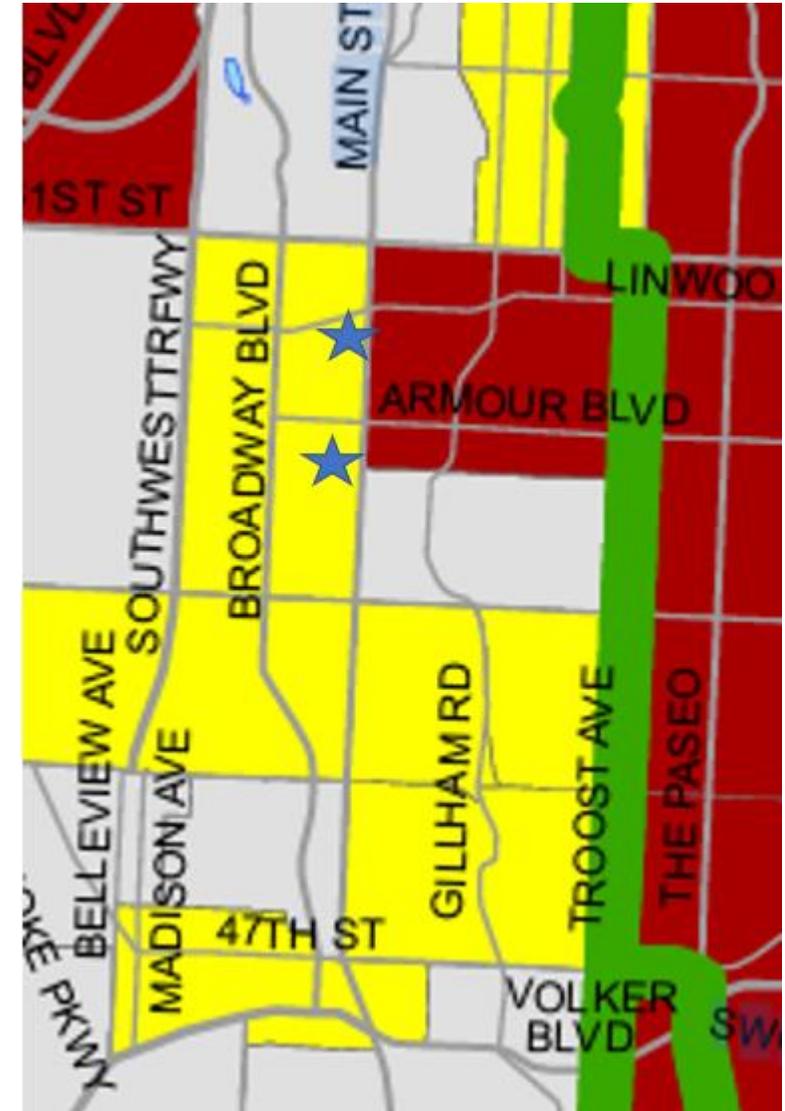


MAIN STREET – ABC/36 BLOCK URBAN RENEWAL PLAN



3633 – 3635 Baltimore Street

In Distressed census tract – tax abatement capped at 10 yrs./ 70% - historic tax credit projects eligible for 10 yrs./100% abatement – historic tax credit projects also exempt from prevailing wage & affordable housing requirement



MAIN STREET – ABC/36 BLOCK URBAN RENEWAL AREA

- Exact Landmark, LLC is Plan proponent – affiliated with Exact Partners, LLC\
- Plan has two discontinuous areas:
 - Project Area A – 3240 & 3244 Main Street
 - Project Area B - 3620 Main, 3634 Main, 3636 Main, 2 W. 37th Street, and 3622 – 3635 Baltimore Street
- Project Area A includes ABC Storage and Anderson Electric Car Buildings:
 - Historic rehabs into mixed-use buildings;
 - 50 -60 apartments total; and
 - approximately 4,100 sq. ft. of commercial rooftop space

MAIN STREET – ABC/36 BLOCK URBAN RENEWAL AREA

- Project Area B:
 - Former National Guard Armory to be rehabbed commercial and multifamily uses
 - Construction of eight townhomes on Baltimore Avenue
 - Redevelopment of other properties into mixed-use building:
 - 10,000 sq. ft. ground floor commercial;
 - Approx. 132 apartments total
- Project Area B will also include:
 - public outdoor patio adjacent to Armory Building
 - 94 underground parking spaces;
 - 93 parking spaces in two surface lots.

MAIN STREET – ABC/36 BLOCK URBAN RENEWAL AREA

- Blight Study performed by Sterrett Urban, LLC

Proposed Urban Renewal Plan will need:

- LCRA approval;
 - City Plan Commission recommendation; and
 - City Council approval.
-
- Individual projects will be brought forward by the developer for LCRA approval

QUESTIONS?