

Proposed Historic Northeast Lofts PIEA Planning Area

PIEA

April 21, 2022: Approved

City Plan Commission

June 21, 2022: Approved

Neighborhood Planning and Development Committee

September 14, 2022

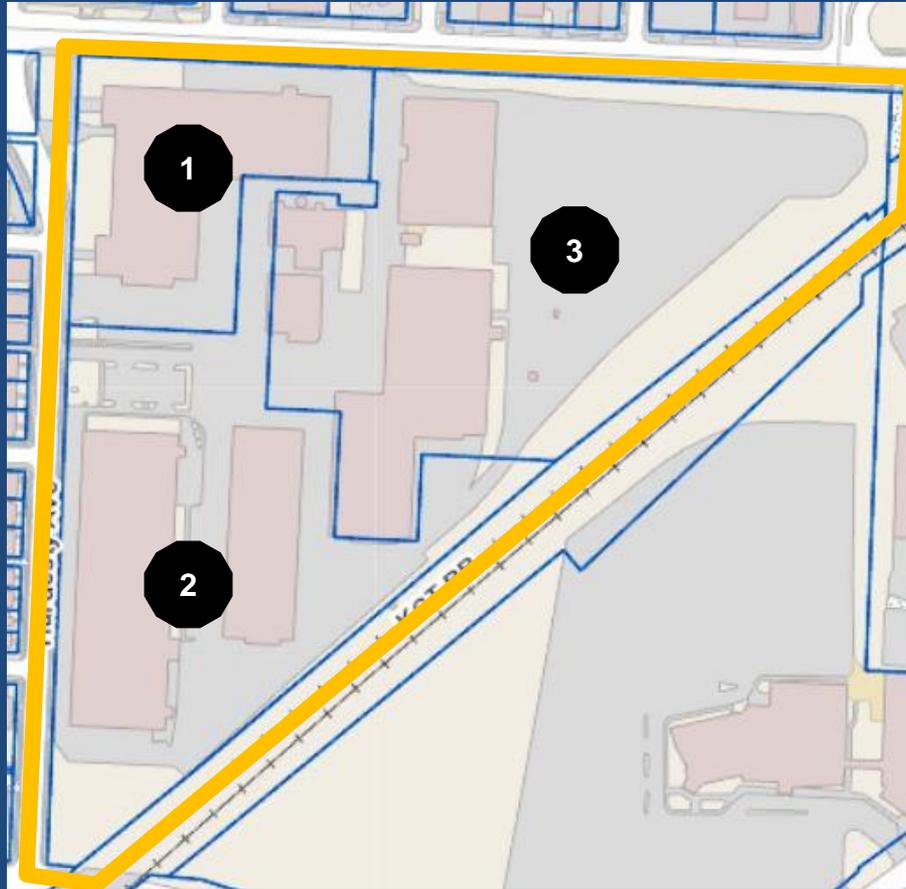
development initiatives

4501 fairmount ave.

kansas city, mo, 64111

Jim Potter, AICP

General Development Plan



Planning Area Size:
960,642 sf or
22.05 acres.

Planning Area
Parcels: 3

Planning Area
Owner: 2

General Development Plan



Existing Conditions

- Average date of construction – improvements started 1919.
- Former National Cloak and Suit Company. 1919-1920.
- National Bellas Hess Company 1926-1932.
- Former Kansas City Quartermaster Depot. 1940-1953.
- GSA 1960-1980.
- Megaspaces 1981.
- Hardesty Renaissance purchase remaining site in 2011.
- Only 1 of 9 buildings on site currently occupied (self storage). Remaining structures vacant/abandoned.

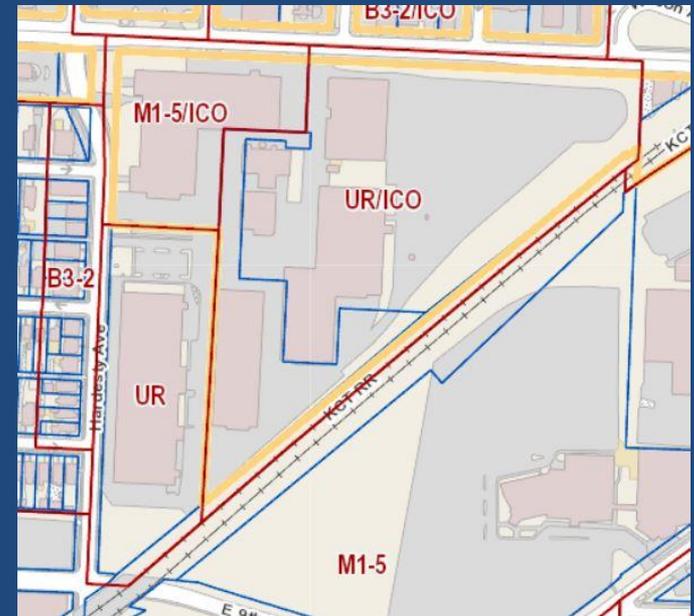
**Existing Zoning:
Various**

Proposed Zoning:

- **UR**
- **Design Guidelines:**
- **Truman Plaza Area Plan**

Standard PIEA Benefits.

- **Tax abatement: 10 yrs 70%, 5 yrs 30% (by current City Ordinance).**
 - Developer may seek greater abatement request based on possible MHDC corresponding schedule.
- **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 US rate.



Proposed Project: Renovation of the entire facility.

- The redevelopment of the site anticipates an approximate \$81.9 million budget to construct new residential and commercial space and generally bring improvements up to modern-day standards. These improvements include:
 - \$4.4 million in overall site work;
 - \$63 million redevelopment of building #1 into 352 apartment units. Units would range from studio units to four-bedroom units
 - \$4.2 million redevelopment of building #11. Planned uses include self-storage and community oriented uses.
 - \$9.0 million redevelopment of buildings #9 and 10. Planned uses include self-storage and community oriented uses.

Statutory Definition

“Blighted Area” shall mean an area which by reason of predominance of insanitary or unsafe conditions, deterioration of the site improvements, or the existence of conditions which endanger life, or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations, or constitutes an economic or social liability, or a menace to public health, safety or welfare in its present condition and use. (RSMo Sec. 99.805 (1)).

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: Insanitary or unsafe conditions,

Factor 2: Deterioration of site improvements,

Factor 3: The existence of conditions which endanger life or property by fire or other causes.

Definition

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

Causation 1: Retards the provision of housing accommodations, or

Causation 2: Constitute an economic or social liability, or

Causation 3: Constitute a menace to the public health, safety or welfare in its present condition and use.

Summary

Factors	Present	<i>Retards the provision of housing accommodations.</i>	<i>Constitute an economic or social liability.</i>	<i>Constitute a menace to public health, safety or welfare in its present condition.</i>
Insanitary or Unsafe Conditions	Yes	Yes	Yes	Yes
Deterioration of Site Improv.	Yes	Yes	Yes	Yes
Existence of Conditions which Endanger Life or Property	Yes	Yes	Yes	Yes

Factor 1: Insanitary or Unsafe Conditions

- Missing or inoperable life safety systems.
- Environmentally hazardous materials.
 - Mold, ACM, LBP, Sub-surface contamination.
- Unsecured and illegally accessed portions of the property.

Factor 1



Factor 1



Factor 1



Factor 1



Factor 1



Factor 2: Deterioration of site improvements.

- Improvements began in 1919. Majority of improvements original to site. Little to no ongoing maintenance in recent years.
- Deteriorated building facades.
- Deteriorated exterior envelope systems (i.e. windows, doors, etc.).
- Deteriorated roofing systems.
- Missing/inoperable or deteriorated heating and ventilation systems.
- Missing/inoperable or deteriorated electrical systems.
- Missing/inoperable or deteriorated plumbing systems.
- Missing/inoperable or deteriorated life/safety systems.
- **Deteriorated or damaged sidewalks, surface parking areas.**
- **Deteriorated interior finishes (ceilings, walls, flooring).**

Factor 2



Factor 2



Factor 2



Factor 2



Factor 2



Factor 2



Factor 2



Factor 2



Factor 2



Factor 3: Existence of conditions which endanger life or property by fire or other causes.

- Environmental
 - Mold, Asbestos, Lead-based paint, sub-surface contamination.
- Illegal Trespassing, graffiti, property crime.
- Deterioration of life safety components....General building deterioration and lack of general maintenance.

Part Two

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

- Causation 1: Retards the provision of housing accommodations, or
- Causation 2: Constitute an economic or social liability, or
- Causation 3: Constitute a menace to the public health, safety or welfare in its present condition and use.

Causation 1: Retards the Provision of Housing Accommodations.

- **Improvement age within Planning Area.**
 - Majority of improvements constructed in early 1940's.
- **Structure deterioration.**
- **Incidents of property crime surrounding Planning Area.**

Causation 2: Economic or Social Liability.

- **Improvement age within Planning Area. Same as previous.**
- **Structure deterioration. Same as previous.**
- **Incidents of property crime within the Planning Area.**
- **Environmental impacts to structures and property.**

Summary

Factors	Present	<i>Retards the provision of housing accommodations.</i>	<i>Constitute an economic or social liability.</i>	<i>Constitute a menace to public health, safety or welfare in its present condition.</i>
Insanitary or Unsafe Conditions	Yes	Yes	Yes	Yes
Deterioration of Site Improv.	Yes	Yes	Yes	Yes
Existence of Conditions which Endanger Life or Property	Yes	Yes	Yes	Yes

Summary

As determined in our analysis, it is our opinion that the Planning Area qualifies under Section 99.805 (1) 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 “blighted area” as defined by the definition in 99.805 (1) of the Revised Statutes of Missouri.

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