Proposed Block 138 PIEA Planning Area

PIEA
November 21, 2024: Approved, Unanimous.

City Plan Commission
December 4, 2024. Pending.

Neighborhood Planning and Development Committee
Pending.

development initiatives
3965 W. 83rd Street
prairie village, ks 66208
Jim Potter, AICP

Planning Area

Planning Area Size:

36,546 sf or

0.84 acres.

Planning Area Owners: 2

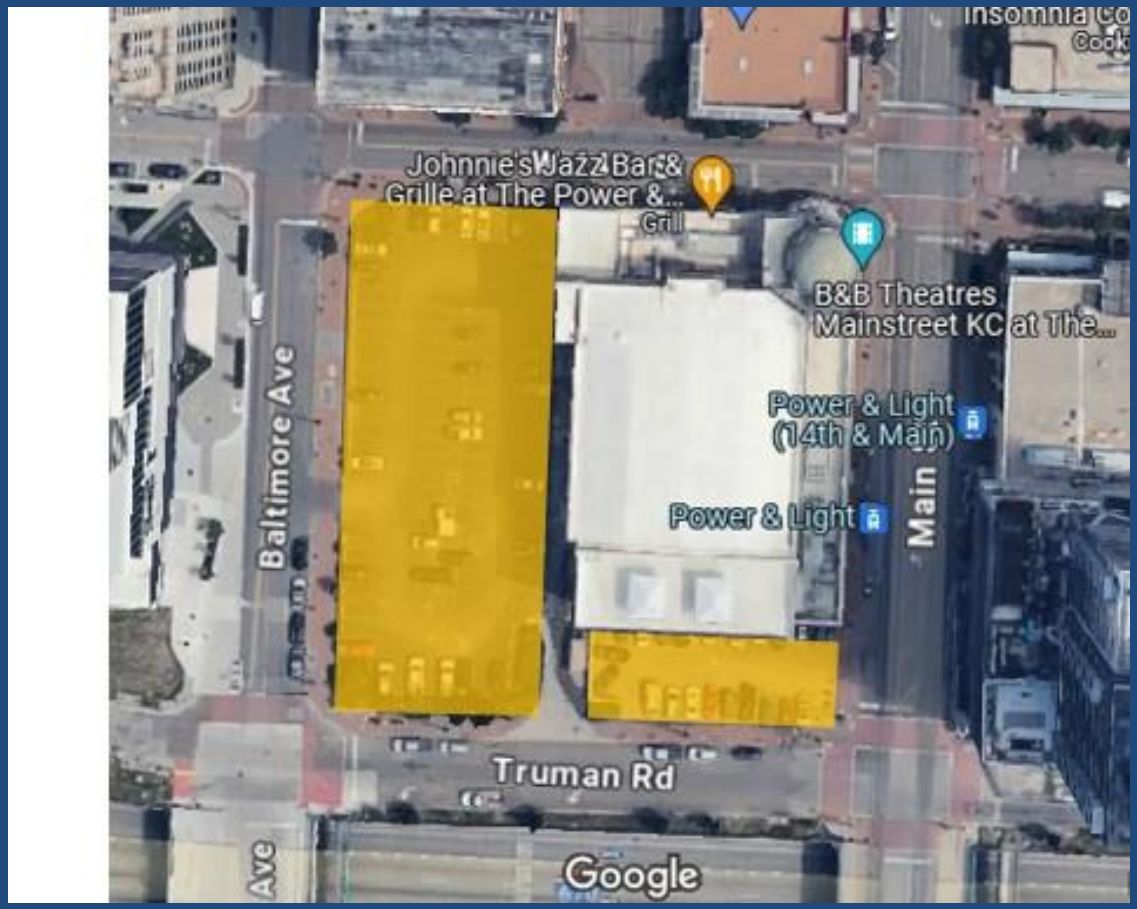
Existing Conditions:

Underutilized Surface Parking.

No infrastructure in undeveloped portions of the Planning Area.

Existing Conditions

- Under-utilized, surface parking.
- Approximately 94.98% of the Planning Area is currently vacant, or surface parking.



Pre-Existing Incentive Areas

- 1200 Main/South Loop TIF
- 1200 Main/South Loop CID
- Northland Enhanced Enterprise Zone (EEZ)

Existing Zoning:

- **UR**

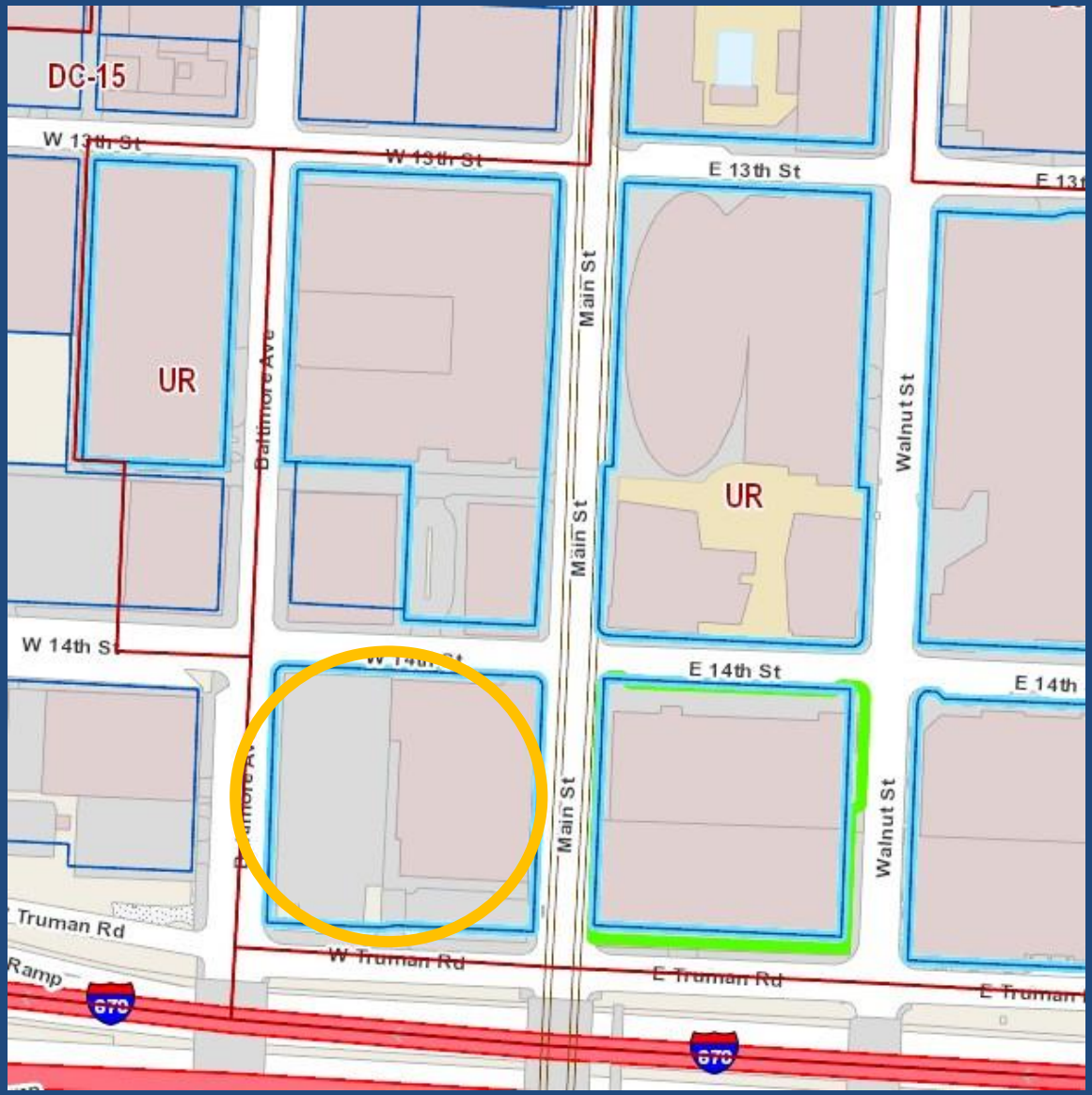
Proposed Zoning:

- **Same**

Design Guidelines:

- **Greater Downtown Area Plan**

Standard PIEA Benefits are available, but it is anticipated an incentive package contemplated in the 13th Amendment of the Master Development Agreement between KCMO and the Developer will be honored.



Proposed Projects:

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

Block 138

- Development proposal largely includes development of the western portion of the block, which is currently comprised of an under-utilized surface parking.
    - Development and construction of approximately 518,000 square feet of residential, retail and structured parking space. Total height of the new structure is estimated to be approximately 25 stories.
    - Development and construction of an estimated 293 apartment units.
    - Development and construction of approximately 463 structured parking spaces.
    - Development and construction of about 17,000 square feet of retail space.
    - Total development budget is estimated to be approximately $156MM.
    - Development is estimated to generate approximately 1,300 construction jobs.
- Development is estimated to generate approximately 135 FTE jobs upon completion.

Difficulty and Cost of Construction

Block 138

- Current geotechnical and structural conditions are inadequate to support proposed improvements.
- Block 138-inadequate soils to support proposed improvements will require deep foundations at a higher cost.
  - Soils contain a mix of sand, gravel, concrete fragments, brick fragments, possibly from former buildings located on site.
- Development site costs increased due to proximity of adjacent land uses.
  - Specialized Tower Crane due to adjacent building proximity.
  - Adjusted work hours due to surrounding land uses.
  - Sidewalk and street protection for pedestrians and vehicles.
  - Adjusted usage due to adjacent streetcar line.
  - Lack of laydown areas.
  - Construction material delivery will have to be scheduled due to location.

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)).

Test:
Undeveloped Industrial Area

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 or contains vacant parcels of land not used 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.

Test (continued):

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

Qualifying Contributing Factors: "Undeveloped Industrial Area" *Note: The presence of any one of the five factors listed below is sufficient to support a determination that the Planning Area qualifies as an "Undeveloped Industrial Area."*	Present
Factor 1 **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
Factor 2 **Contains old, decaying, obsolete buildings, plants and structures**	NO
Factor 3 **Contains buildings, plants and structures whose operation is not economically feasible**	YES
Factor 4 **Contains intermittent commercial and industrial structures in a primary industrial area**	NO
Factor 5 **Contains insufficient space for the expansion and efficient use of land for industrial plants**	NO
Cause 1 **Presence of conditions which retard economic or social growth**	YES
Cause 2 **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.

- Inadequate sub-surface conditions.
  - Former structures demolition impacts.
- Lack of utility connections (electrical).
- Lack of utility connections (water).
- Lack of utility connections (sanitary sewer).
- Existing Vacancy/Under-utilization (94%).
- Obsolete Platting/Multiple ownership.
- Difficulty of construction.

Factor 1

Date unknown, but possibly 1928. Missouri Valley Collections, KC Public Library.

Factor 1

Date unknown. Missouri Valley Collections, KC Public Library.

Factor 1

Date unknown, but possibly 1930. Courtesy Missouri Digital Collections, KC Public Library.

Factor 1

Date unknown, but prior to 1935. Courtesy Missouri Digital Collections, KC Public Library.

Factor 1

Courtesy Missouri Digital Collections, KC Public Library.

Factor 3: Any area which contains buildings, plants and structures whose operation is not economically feasible.

- Under-utilized surface parking.
- 94% of Redevelopment Area is currently vacant and/or utilized as surface parking.
- High volume of crime incidents (5/month).

Factor 3

Factor 3

Factor 3

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, under-utilized parcels.

Block 138

  - Development and construction of approximately 518,000 square feet of residential, retail and structured parking space. Total height estimated to be approximately 25 stories.
  - Development and construction of an estimated 293 apartment units.
  - Development and construction of approximately 463 structured parking spaces.
  - Development and construction of about 17,000 square feet of retail space.
  - Total development budget is estimated to be approximately $156MM.
  - Development is estimated to generate approximately 1,300 construction jobs.

- Development is estimated to generate approximately 135 FTE jobs upon completion.
- New E-tax on employment.
- New utility taxes on improvements.

Causation 2: Creates Economic waste or Social Liabilities.

- Development of all under-utilized parcels,
- Estimated total project development budget: $156MM.
- Development and construction of 518,000 square feet of residential and retail.
- Estimated job creation: 1,400 construction & FTE.
- Increase in Tax Revenue.
- Increase in Earning Tax Revenue increase.
- Local Crime impacts.

Summary

Qualifying Contributing Factors: "Undeveloped Industrial Area" *Note: The presence of any one of the five factors listed below is sufficient to support a determination that the Planning Area qualifies as an "Undeveloped Industrial Area."*	Present
Factor 1 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
Factor 2 Contains old, decaying, obsolete buildings, plants and structures	NO
Factor 3 Contains buildings, plants and structures whose operation is not economically feasible	YES
Factor 4 Contains intermittent commercial and industrial structures in a primary industrial area	NO
Factor 5 Contains insufficient space for the expansion and efficient use of land for industrial plants	NO
Cause 1 Presence of conditions which retard economic or social growth	YES
Cause 2 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 Statues of Missouri.

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