

COMMUNITY PROJECT/REZONING

140504

Ordinance Fact Sheet

Ordinance Number

Case No. 711-S

Brief Title

Approval of the 14th and Baltimore Redevelopment Area PIEA General Development Plan.

Details

Location: Generally bounded by Baltimore Ave on the east, 13th St on the north, the north-south alley between Baltimore Ave and Wyandotte St on the west, and 14th St on the south.

Reason for Legislation: To approve the 14th & Baltimore PIEA General Development Plan and to declare the area a blighted and insanitary area and in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law 100.300-100.620.

EXISTING CONDITIONS:

The subject property is a 1.257 acre site consisting of one 0.295-acre tract of land (Tract 1) and another 0.962-acre tract (Tract 2, identified as 2B and 2D on the plans). Tract 1 is the site of the existing 285,000 square foot, 34-story Power & Light Building which currently has an 87% vacancy rate (only one tenant, located on the 1st through 3rd floors remains). Tract 2 is located immediately to the north and consists of a surface parking lot and undeveloped land. Tract 1 is bound by 14th St on the south while Tract 2 is bound by 13th St on the north, with Baltimore Ave forming the eastern boundary of both tracts. The two tracts are separated by an existing east/west alley which connects Baltimore Ave on the east to Wyandotte St on the west and to a north/south alley which connects to 13th St on the north (this alley does not connect to 14th St on the south). The site slopes upward from 14th to 13th St along Baltimore with the intersection of 13th and Baltimore being approximately 20 feet higher than the intersection of 14th and Baltimore.

To the west of Tract 1 is a parking lot. This parcel is not a part of this request. To the west of Tract 2, beyond the north/south alley described above, are an existing two/three-story garage and the Crown Plaza Hotel (approx. 28 stories tall) and associated parking garage (approx. 8 stories tall). The hotel site sits at a higher elevation (approx. 10-20 feet) than Tract 2 which accentuates the height of the proposed garage and hotel relative to the subject property. To the north of Tract 2, beyond 13th St are The Kansas City Club Building (approx. 14 stories tall) and The Midland Building (approx. 12 stories tall). To the east of both Tract 1 and 2, opposite Baltimore Ave, is a one-story retail building that is a part of the Power & Light District development and the Hilton President Hotel (approx. 15 stories). To the south of Tract 1, opposite 14th St, is a four-story office building.

SUMMARY OF PROPOSAL:

The applicant intends to renovate the existing Power & Light building and to construct a parking garage wrapped with apartments and retail on Tract 2 in one phase with construction commencing this fall and concluding in Fall 2015. The Power & Light building will be renovated for 220 residential units on the 3rd through 34th floors and 6,569 square feet of retail space on the 1st and 2nd floors. New

Positions/Recommendations

Sponsors	Councilmembers Glover and Marcason
Programs, Departments or Groups Affected	4 th District (Glover, Marcason)
Applicants / Proponents	Applicant Al Figuly Planned Industrial Expansion Authority 20 E 5 th St, Suite 200 Kansas City, MO 64106 City Department City Planning & Development
Opponents	Groups or Individuals
	Basis of Opposition
Staff Recommendation	<input checked="" type="checkbox"/> For
	<input type="checkbox"/> Against
	Reason Against
Board or Commission Recommendation	City Plan Commission (4-0) 07-01-2014 By May, Krum, Baker-Hughes, Martin
	<input type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken
	<input checked="" type="checkbox"/> For, with revisions or conditions (see details column for conditions)
Council Committee Actions	<input type="checkbox"/> Do Pass
	<input type="checkbox"/> Do Pass (as amended)
	<input type="checkbox"/> Committee Sub.
	<input type="checkbox"/> Without Recommendation
	<input type="checkbox"/> Hold
	<input type="checkbox"/> Do not pass

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construction on Tract 2 will consist of 5-level, 482-space parking garage wrapped with a 6-story building consisting of 59 residential units on top of 6,534 square feet of retail space on the ground level.

The applicant is seeking tax abatement. Consequently, the applicant is seeking a finding of blight and adoption 14th and Baltimore PIEA General Development plan in addition to rezoning of the property from DC-15 to UR and a preliminary development plan which also acts as a preliminary plat. Approval of all applications is a prerequisite to obtaining the requested abatement.

PIEA PLAN:

The benefits of developing within a PIEA general plan area are: 1) the PIEA receives the power of eminent domain from the City Council and may operate on the designated developer's behalf to acquire property, and 2) developers may receive tax abatement as allowed for in Chapter 353 for a period of up to 25 years.

Blight Analysis

The Blight Analysis was completed by Belke Appraisal & Consulting Services, Inc. and states that the following are aspects which lead to a finding of blight in the plan area. Analysis of the below conditions and findings of blight are made by PIEA staff – not by city staff. The aspects supporting a finding of blight provided below are taken from the blight analysis for the benefit of the City Plan Commission.

1. **Insanitary or unsafe conditions** (See Blight Study, Pages 63 to 65)
 - a. Topography/Retaining Wall
 - b. Vagrancy/Dumping/Vandalism
 - c. Subsurface Environmental Issues
 - d. Lack of Comprehensive Fire Safety
 - e. Window Systems
 - f. Asbestos
 - g. Lead-based Paint/Piping
 - h. Mercury
 - i. PCB's
 - j. Mold
 - k. Collapsing Light Structures
2. **Deteriorating site improvements** (See Blight Study, Pages 66 to 69)
 - a. Physical Deterioration due to Lack of Renovation
 - b. Physical Deterioration due to Lack of Maintenance
 - c. Damage to Concrete Sidewalks and Curbs
 - d. Functional Obsolescence due to Small and Dysfunctional Floorplates, Poor Parking Provision, Dated Building Materials, Ineffecient Window Systems, Outdated Heating and Cooling, Elevators, and Electrical Systems.
3. **Endangerment by Fire or Other Causes** (See Blight Study, Page 69)
4. **Hindrance to Housing Accommodation** (See Blight Study, Page 70)
5. **Economic and Social Liability** (See Blight Study, Page70)

Policy or Program Change	<input type="checkbox"/> Yes <input type="checkbox"/> No
Operational Impact Assessment	

Finances

Cost & Revenue Projections – Including Indirect Costs	
Financial Impact	
Funding Source(s) and Appropriation Account Codes	

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General Development Plan

The Greater Downtown Area Plan identifies the entire plan area for *downtown core* which is intended “to promote high-intensity office and employment growth...a hub for business, communications, office, government, retail, cultural, educational, visitor accommodations, and entertainment”, as well as “to accommodate residential development in both a stand-alone high density form, and mixed with office and retail uses” and “the downtown core classification corresponds to the DC (Downtown Core) zoning district”. (Page 14, Greater Downtown Area Plan).

The plan states that development within the plan area must comply with the “Mixed Use Guidelines” of *FOCUS Kansas City Urban Core Plan*, the Greater Downtown Area Plan and streetscape improvements will be performed in compliance with the Kansas City Downtown Streetscape Master Plan (the proposed development states that streetscapes will comply with the Power and Light District Streetscape Standards).

According to the general development plan the following are redevelopment strategies for the proposed plan area:

1. Renovation and Adaptive Reuse of the iconic and historic Kansas City Power & Light Building
2. Creation of a new mixed-use (residential over retail) building with structured parking behind replacing an unsightly vacant lot and deteriorating surface parking lot.
3. Elimination of unsafe and insanitary conditions.
4. Remediation of all environmental hazards.
5. Resolution of all building code violations.
6. Resolution of all Americans with Disabilities Act (ADA) violations.
7. Clean-up and policing of Planning Area.

All redevelopment that meets the following qualifications and which seeks PIEA tax abatement will require rezoning to District UR (Urban Redevelopment):

1. A new residential project of 5 or more units, but excluding any new residential units that are to be constructed within an existing building.
2. Any project that involves construction of new buildings or expansion greater than 10% or 1,000 sq. ft. of existing building or buildings (whichever is less).

The Director of City Planning and Development may waive the requirement to rezone to UR. Additionally, rezoning to UR is not necessary if a project is listed on the National Register of Historic Places, is being developed with the use of historic tax credits and is being developed using the standards of the Secretary of the Interior for such development.

The PIEA does not believe it will be necessary to exercise the power of eminent domain within the Planning Area, except possibly to clear title. Material completion of the plan is anticipated within 10 years from the passage of an ordinance approving said plan.

RECOMMENDATION:

The City Plan Commission found the area to be blighted and insanitary and in need of redevelopment, and recommended approval of Case No. 711-S at its July 1, 2014 meeting.

Fact Sheet Prepared By: **Date:** July 8, 2014

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Staff Planner

Reviewed By: **Date:** July 8, 2014

Diane Binckley, AICP
Division Manager
Development Management

Initial Application Filed: June 12, 2014

City Plan Commission Hearing: July 1, 2014

Revised Plans Received: July 8, 2014

Reference Numbers:

Case No. 711-S (Companion Case No. 11754-UR-19)

