

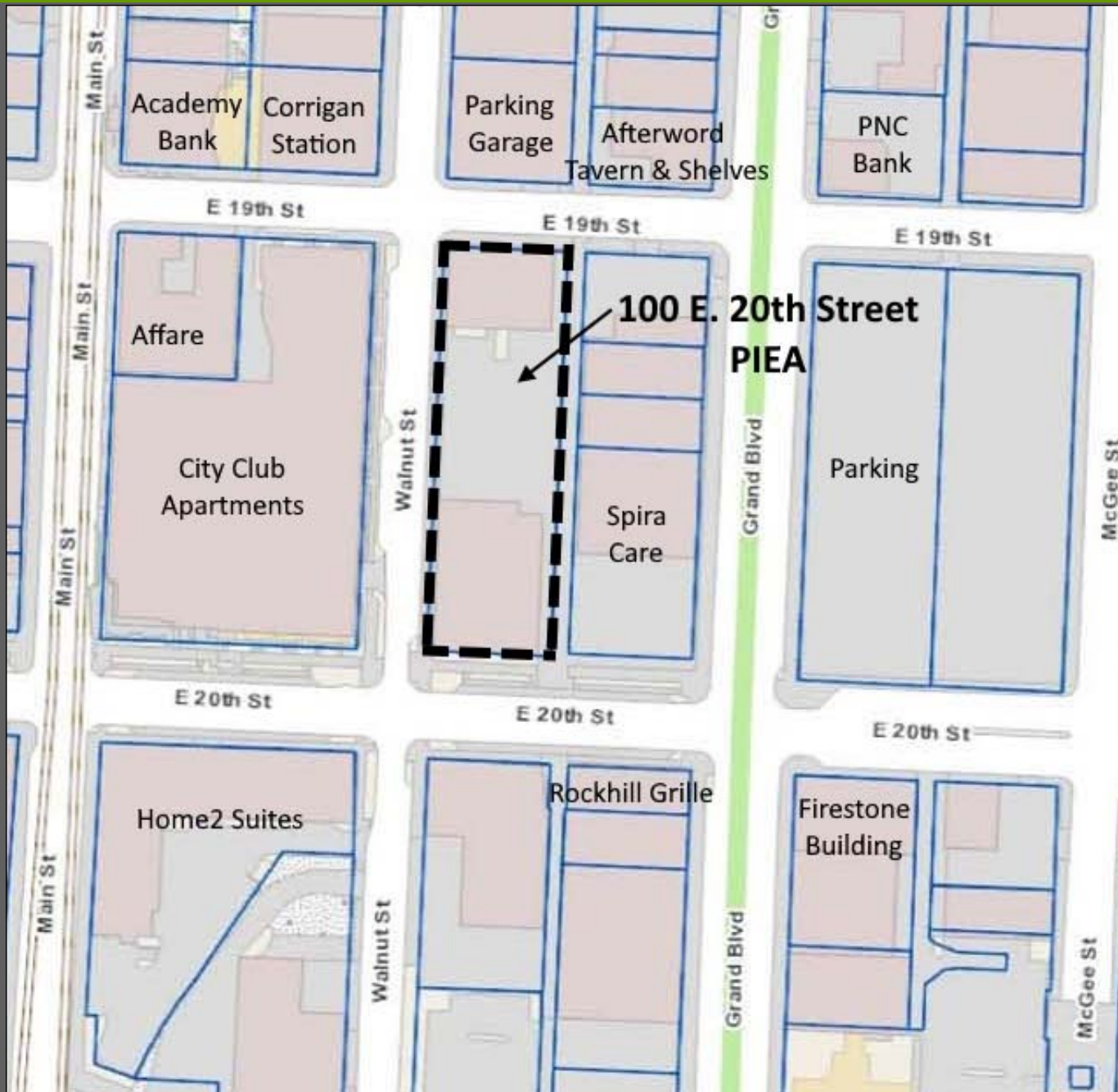
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# 100 E. 20<sup>th</sup> Street PIEA

*Neighborhood Planning and Development Committee*

*January 24, 2024*

# 100 E. 20<sup>th</sup> Street PIEA – General Development Plan



Boundaries

# 100 E. 20<sup>th</sup> Street PIEA – General Development Plan

## Planning Area

- Location:
  - NEC of 20<sup>th</sup> Street, Walnut Street
- Planning Area Size:
  - 1.04 acres
  - 1 parcel
  - 1 owner – SAFRANDA MO, LLC

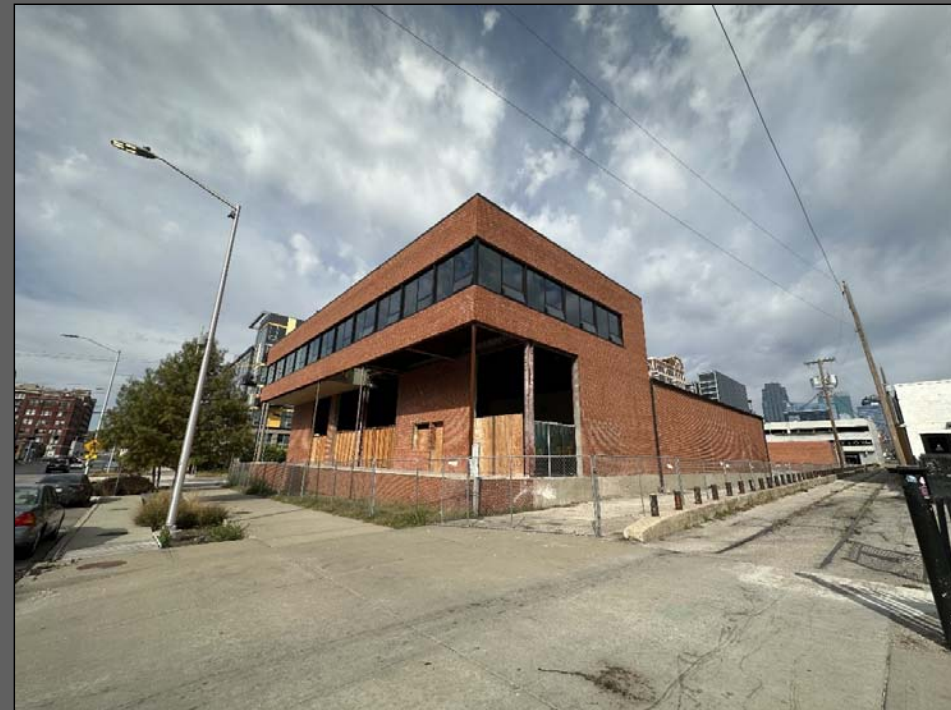
Purchased August 2021

Property under contract to Plan Proponent

# 100 E. 20<sup>th</sup> Street PIEA – General Development Plan

## Existing Conditions

- Existing improvements constructed 1950s
- Two buildings
  - 100 E. 20<sup>th</sup> Street
    - Two stories / 21,365 sf
  - 1905 Walnut Street
    - One story / 7,567 sf
- Previous Use: Anheuser-Busch Distributorship
- Vacancy - 100%



**Existing Conditions**

# 100 E. 20<sup>th</sup> Street PIEA – General Development Plan

## Plan Requirements

- Satisfy Greater Downtown Area Plan / Spirit of KC Playbook Guidelines
- Land Use: Downtown Mixed Use (no change anticipated)
- Design Guidelines
- Rezoning: DX-15 to UR
- Ten year timeframe for completion

## Anticipated PIEA Assistance

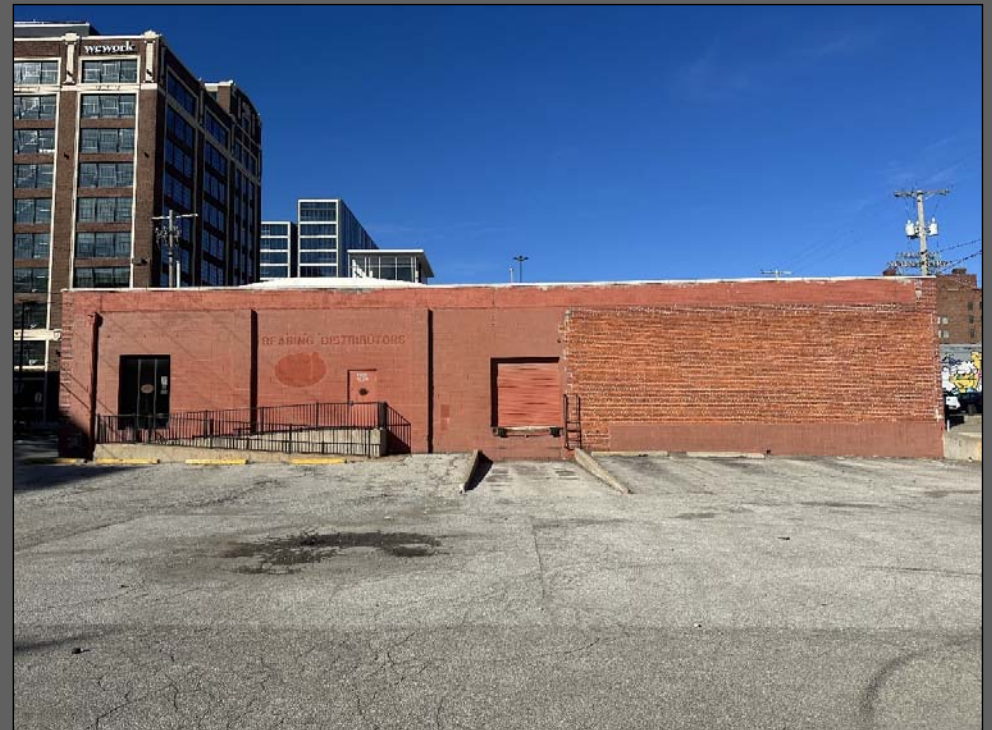
- Tax Abatement (10 years 75%; 5 years 37.5%)
- Bonds

Plan Area located within Non-Distressed Census Tract

# Potential Redevelopment Projects

## Proposed Redevelopment

- Multiphase
- Renovation/Demolition of existing buildings and site
- Mixed use space – commercial, multifamily



**Potential Redevelopment**

## Blight – Statutory Definition

- Insanitary or unsafe conditions
- Deterioration of site improvements
- Conditions which endanger life or property by fire or other causes

Predominance of one or more blighting factors above leads to:

- Retards provision of housing accommodations, OR
- Economic liability, OR
- Social liability, OR
- Menace to public health, safety, morals, or welfare

In present condition and use

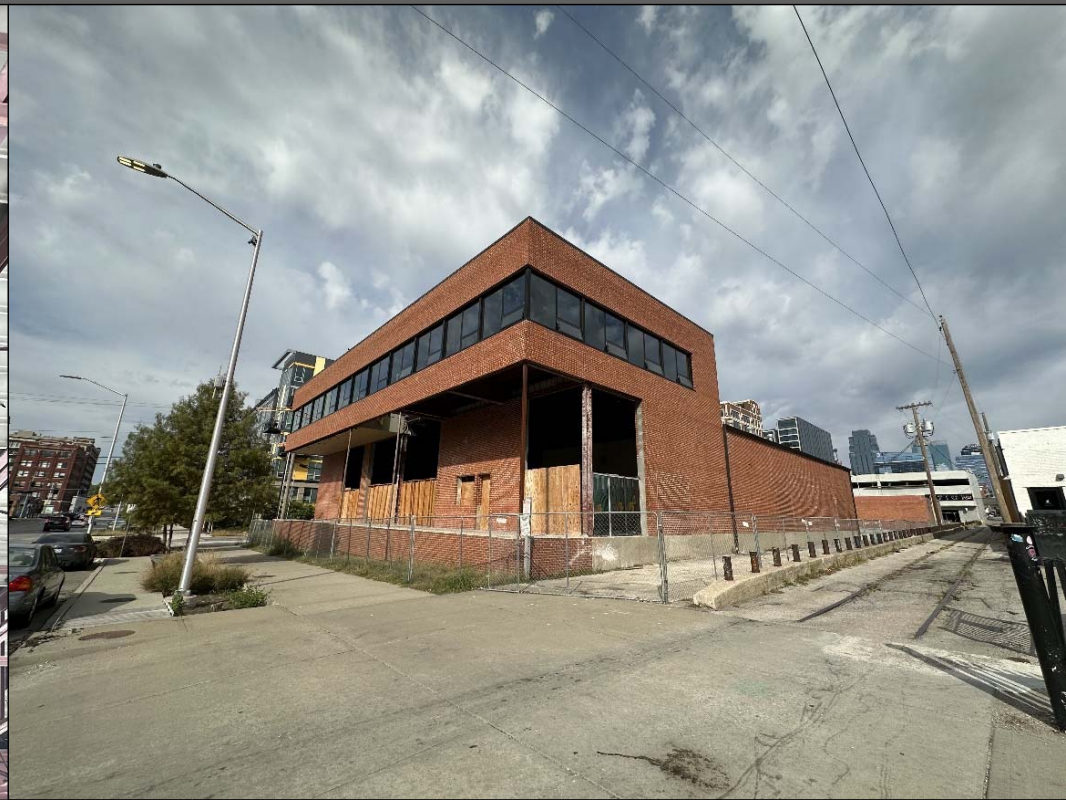
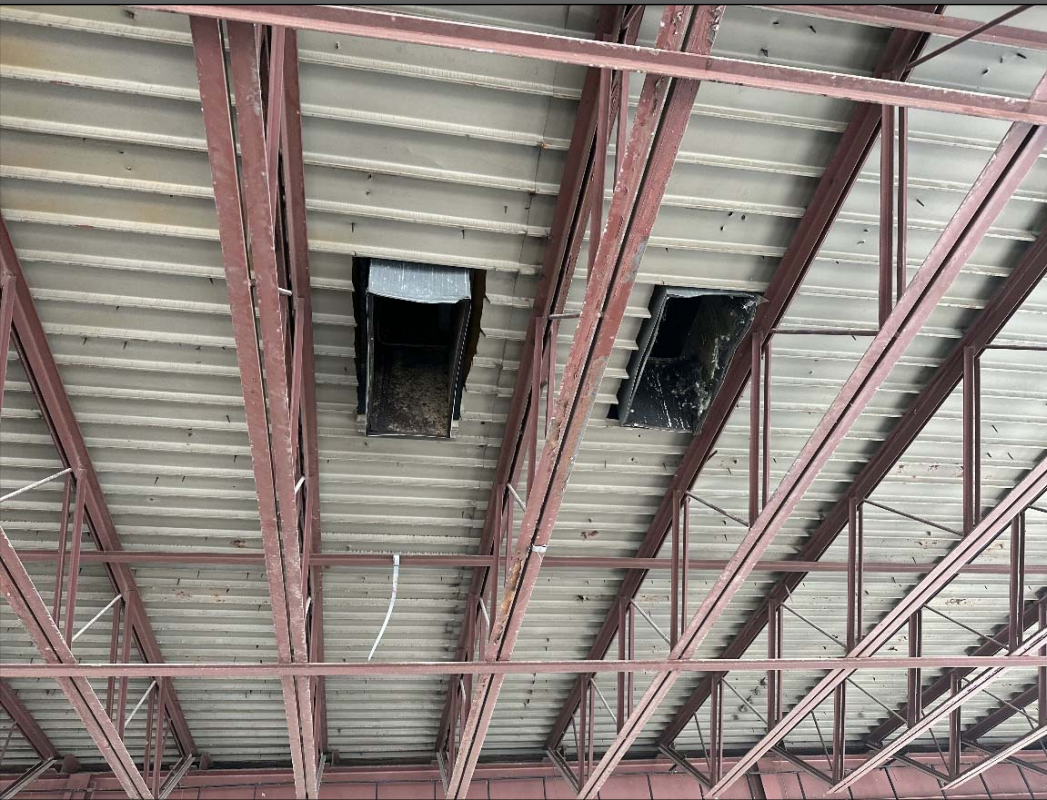
## Blighting Factors – Insanitary or Unsafe Conditions

### INSANITARY OR UNSAFE CONDITIONS

- Obsolete/non-functioning building systems
  - Life safety, electrical, HVAC, building enclosure
  - Lack of restrooms
- Lack of accessibility
  - No operating passenger elevator
- Pigeon Excrement
- Tripping and fall hazards
  - Deteriorated pavement / fall hazards



# Blighting Factors – Insanitary or Unsafe Conditions



# Blighting Factors – Insanitary or Unsafe Conditions



## Blighting Factors – Insanitary or Unsafe Conditions



# Blighting Factors – Insanitary or Unsafe Conditions



## Blighting Factors – Deterioration

### DETERIORATION

- Aging and deteriorating improvements
  - Primary deterioration - walls, windows and doors
  - Failure/damage of interior/exterior finishes
  - Secondary deterioration of pavement

# Blighting Factors – Deterioration



# Blighting Factors – Deterioration



# Blighting Factors – Deterioration





# Blighting Factors – Deterioration



# Blighting Factors – Deterioration



# Blighting Factors – Deterioration



## Blighting Factors – Summary

<b>100 E. 20<sup>th</sup> Street PIEA Planning Area</b>					
<b>Summary of Blighting Factors</b>					
<b>Planning Area</b>					
	Parcels	Pct.		Area (sq. ft.)	Pct.
<b>Total</b>	1	100%		45,314	100%
<b><u>Blighting Factors</u></b>					
Insanitary or unsafe conditions	1	100.0%		45,314	100.0%
Deterioration of site improvements	1	100.0%		45,314	100.0%
Existence of conditions which endanger life or property by fire and other causes	1	100.0%		45,314	100.0%
<b>Parcels with Preponderance of Blighting Factors</b>	1	100.0%		45,314	100.0%

## Blighting Factors – Economic Liability

### ECONOMIC LIABILITY

- Reduced, negligible income
- Low assessed values
  - One of handful of properties in Crossroads with 0% increase in 2023 assessed value
- Low tax revenue compared to mixed use properties
- Impaired economic value
  - Physical deterioration
  - Insanitary, unsafe conditions
  - High Vacancy

## Blighting Factors – Social Liability / Menace...

### **SOCIAL LIABILITY**

- Non-functioning, inadequate, nonexistent building systems  
Life safety, accessibility, utilities, building enclosure
- Noncompliance with modern codes
- Pigeon excrement

### **MENACE TO PUBLIC HEALTH, SAFETY, MORALS, WELFARE**

- Deteriorated and insanitary conditions threat to health
- Unsafe conditions threat to safety

## Qualifications Analysis - Conclusion

The 100 E. 20<sup>th</sup> Street PIEA Planning Area of Kansas City, Missouri, as of November 1, 2023, in its present condition and use, is a “blighted area” according to the definition provided in Missouri’s Industrial Development statutes (RSMo Ch. 100).

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