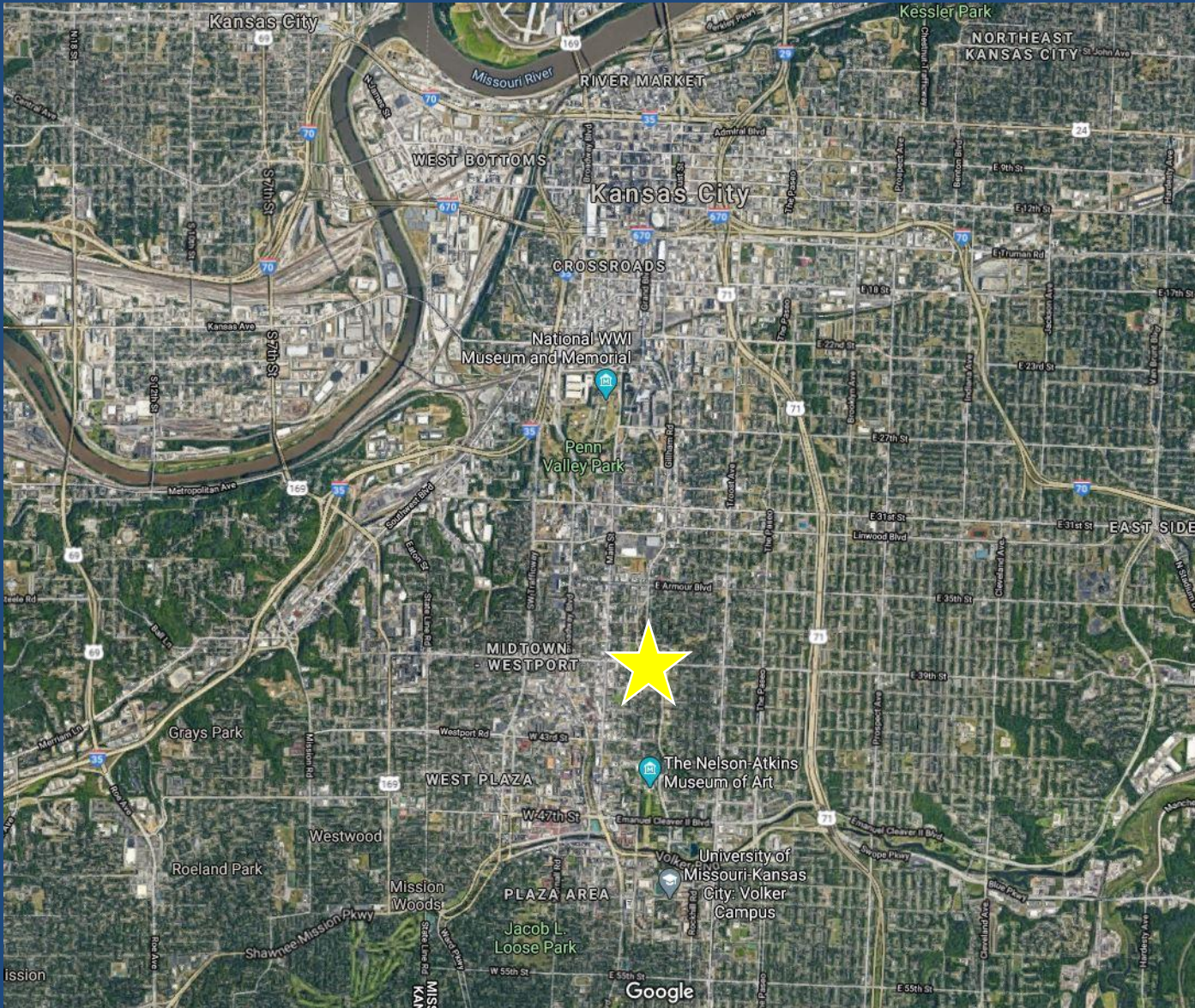


Proposed Westport High School PIEA Planning Area

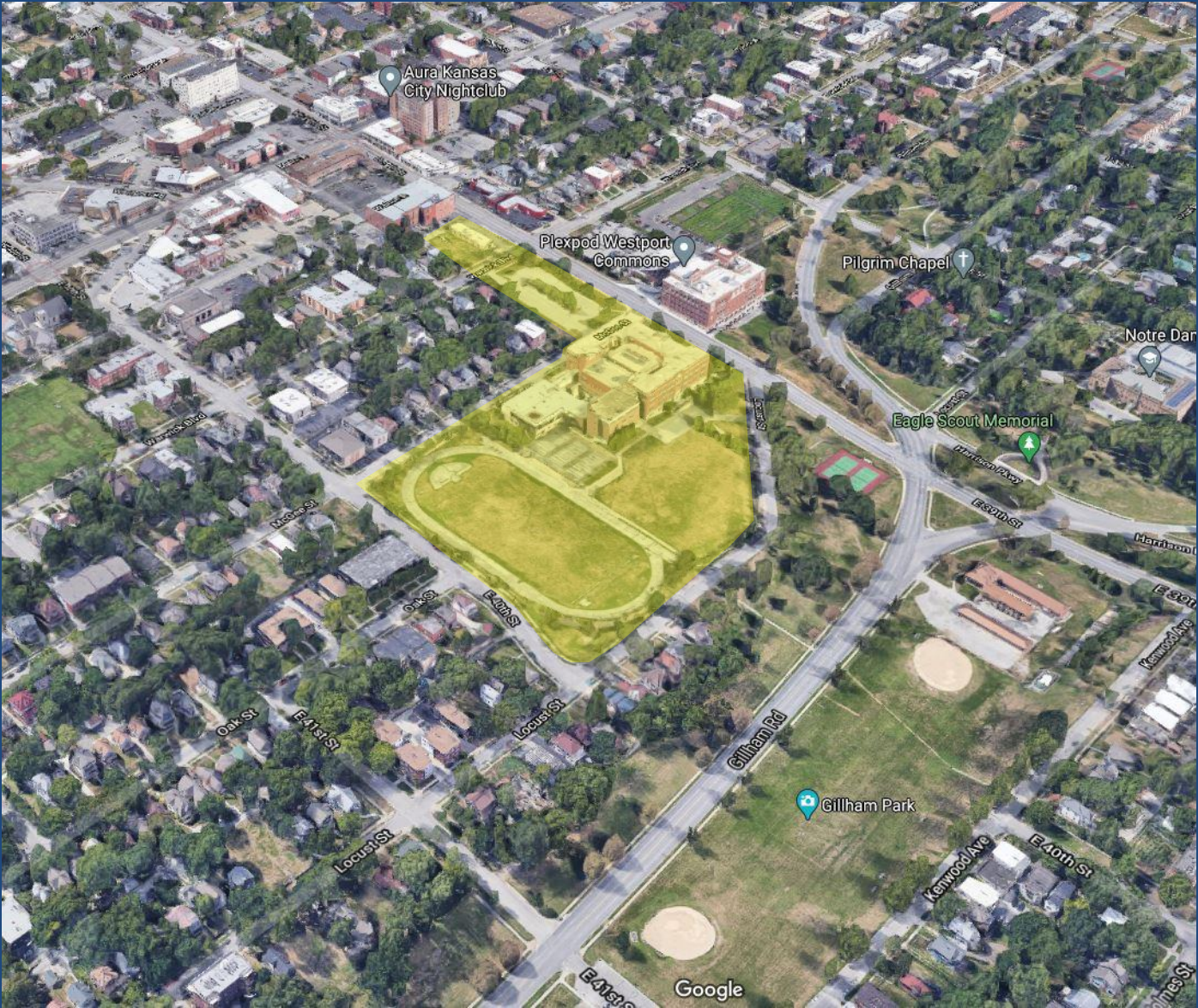
Neighborhood Planning and Development Committee
December 9, 2020

development initiatives
4501 fairmount ave.
kansas city, mo, 64111
Jim Potter, AICP

General Development Plan



General Development Plan



Planning Area

Planning Area Size: 499,322 sf or 11.46 acres.
95% of area vacant.

Planning Area Parcels: 5 property parcels.

Planning Area Owners: 1 property owner.

Existing Structures

- 95% currently vacant.
- Average date of construction – 1939. (Avg. age 82 yrs old)
- Former high school built in 1907.
- Fast Stop built in 1970.
- Deteriorating conditions associated with age and lack of maintenance.
- Environmental issues relating to improvements at former school.

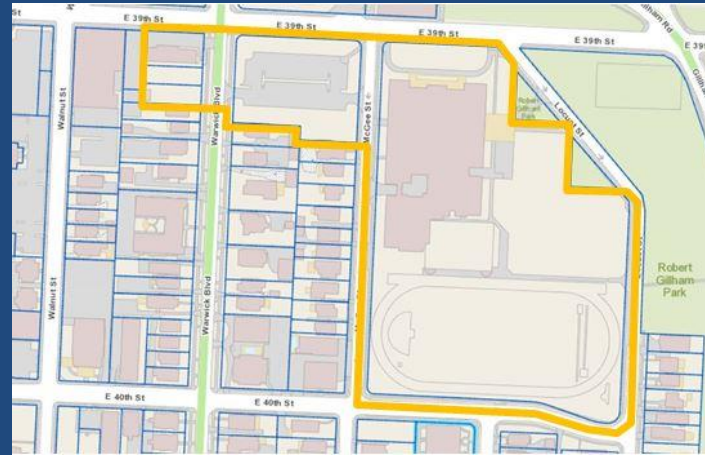
Existing Zoning: Various

- MPD, R-1.5, B 3-2

Proposed Zoning:

UR Design Guidelines:

- Midtown Plaza Area Plan

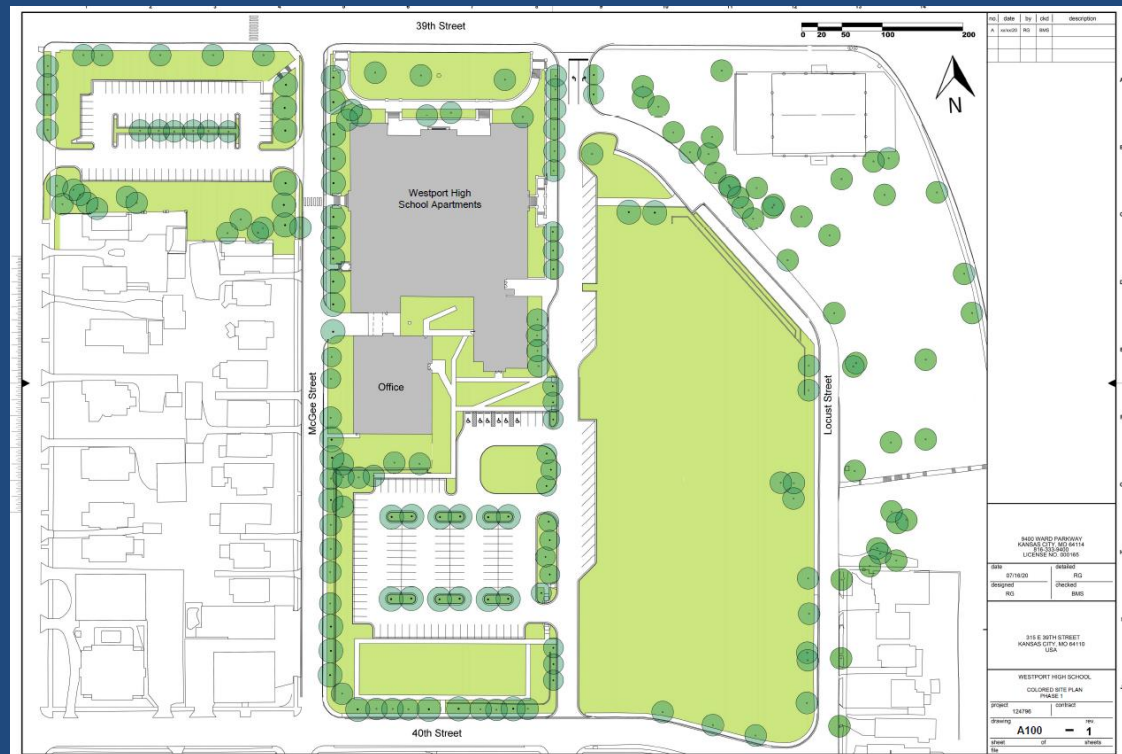


Standard PIEA Benefits.

- Tax abatement: 10 yrs 100%, 15 yrs 50%.
 - Developer not seeking tax abatement unless under a future specific agreement with KCPS.
 - Developer will be seeking Sales Tax Exemption on Construction Materials (STECM).
- No condemnation as part of this Plan.
- Planning Area is located within a “Distressed Census Tract”.
 - Distressed: “Income <80% AMI or Poverty > 20%”.

Proposed Project

- Renovation of historic school building into 133 apartments.
 - Includes total building system replacement (electrical, plumbing, mechanical systems, etc.)
- Restoration of Oak Street thru site.
- Development of 6,000-7,000 sf of entertainment/restaurant.



Statutory Definition

“Blighted Area” shall mean an area which by reason of predominance of defective, or inadequate street layout, unsanitary or unsafe conditions, deterioration of the site improvements, improper subdivision or obsolete platting, 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, morals or welfare in its present condition and use. (RSMo Sec. 100.310 (2)).

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: Defective or inadequate street layout,
- Factor 2: Unsanitary or unsafe conditions,
- Factor 3: Deterioration of site improvements,
- Factor 4: Improper subdivision or obsolete platting, or
- Factor 5: 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:

Factor 6: Retards the provision of housing accommodations, or

Factor 7: Constitute an economic or social liability, or

Factor 8: Constitute a menace to the public health, safety, morals 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, morals or welfare in its present condition.</i>
Defective or Inadequate Street Layout				
Unsanitary or Unsafe Conditions	Yes		Yes	
Deterioration of Site Improv.	Yes		Yes	
Improper Subdivision or Obsolete Platting				
Existence of Conditions which Endanger Life or Property	Yes		Yes	

Factor 2: Insanitary or Unsafe Conditions

- Illegally dumped trash and debris. Scattered throughout the Planning Area.
- Environmental hazardous materials. ACM, LBP.
- Vacant structure. All improvements in Planning Area are vacant. This effects 98% of the Planning Area.
- Several property code violations.
- Numerous instances of property crime.

Factor 2



Factor 2



Factor 2



Factor 2



Factor 2



Factor 2



Factor 3: Deterioration of site improvements.

- Compromised exterior envelope systems (i.e. windows, doors, etc.).
- Compromised roofing systems.
- Outdated and significantly deteriorated heating and ventilation systems.
- Outdated and significantly deteriorated electrical systems.
- Outdated and significantly deteriorated plumbing systems.
- Non-functioning fire-suppression systems.
- Non-functioning vertical transportation systems (elevators).

Factor 3



Factor 3



Factor 3



Factor 3



Factor 3



Factor 3



Factor 3



Factor 3



Factor 3



Factor 3



Factor 3



Factor 3



Factor 3



Factor 3



Factor 5: Existence of conditions which endanger life or property by fire or other causes.

- Structure vacancy.
- Illegal Trespassing, graffiti, property crime.
- Deterioration of life safety components....General building deterioration and lack of general maintenance.
- Illegally dumped trash & debris scattered throughout the Planning Area.

Part Two

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

Factor 6: Retards the provision of housing accommodations, or

Factor 7: Constitute an economic or social liability, or

Factor 8: Constitute a menace to the public health, safety, morals or welfare in its present condition and use.

Factor 7: Economic or Social Liability.

- **Improvement age within Planning Area: 82+ years of age.**
- **Structure vacancy & deterioration.**
- **Incidents of property crime within the Planning Area.**
- **Property tax decline.**
 - **Market value decrease by 65% since 2016.**
 - **Assessed value decrease by 66% since 2016.**
- **Extra ordinary Redevelopment Costs.**

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, morals or welfare in its present condition.</i>
Defective or Inadequate Street Layout				
Unsanitary or Unsafe Conditions	Yes		Yes	
Deterioration of Site Improv.	Yes		Yes	
Improper Subdivision or Obsolete Platting				
Existence of Conditions which Endanger Life or Property	Yes		Yes	

Summary

As determined in our analysis, it is our opinion that the Planning Area qualifies under Section 100.310(2) 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 100.310 (2) of the Revised Statutes of Missouri.

Proposed Westport High School PIEA

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